

Mobile Planning Commission Minutes

August 20, 2026 – 2:00 P.M.

ADMINISTRATIVE:

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman		Mr. Nick Amberger (AO)
x	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
x	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
	Mr. Larry Dorsey	x	Ms. Ellie Edwards (S)
x	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

Staff: Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, B.J. Lyons, Stephen Guthrie, Logan Anderson, Marion McElroy

A Motion TO APPROVE was made by Matt Anderson. Second by Josh Woods. The Motion TO APPROVE passed unanimously.

Adoption of the Agenda: Motion to adopt by Josh Woods. Second by Kenny Nichols. Adopted.

HOLDOVERS:

1. ZON-UDC-003780-2026

Location: 1451 Cedar Crescent Drive
Applicant / Agent: John S. Ray, Tenacious 4, LLC
Council District: District 3
Proposal: Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3) to remove a previously approved rezoning condition limiting the number of mobile dwellings on the site to 133 units.

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, was present and discussed the following points:

- The original number of units was approved in 1970.
- A proposal of a 20% reduction of units.
- The staff report and maximum number of units for the size of the property.

- The fencing being repaired and the six (6) foot privacy fence currently under construction.
- The owner bringing in twenty-five (25) new mobile homes every six (6) months.
- The plat showing four hundred forty-seven (447) spaces with utilities.
- Limiting the units to three hundred fifty-seven (357).

The following person spoke in favor of the application citing upgraded conditions, growing up in the trailer park since 2010, repaired fences, and was presently living on the property as the onsite property manager:

- Cristy Carranea, 1451 Cedar Crescent Drive, Mobile, Alabama, lot 381.

Commissioner Woods discussed the conditions of the fencing and inquired about the status of the repairs. Ms. Carranea stated her workers were repairing the fence on the west side, however, due to a water leak, repairs were delayed for a short time. Ms. Carranea stated the west side repairs should be completed by next week. Commissioner Woods asked about the fence being there since 1970. Ms. Carranea stated debris and pine straw knocked the chain length fence down and they were in the process of cleaning it all up.

Commissioner Chad Anderson inquired about phasing in the 25 units over time and if there were there any restriction on what was brought into the complex. Jerry Byrd stated every unit would be brand new and would be brought in every six (6) months. There would be no used units brought onto the property.

Commissioner Nichols asked if Mr. Byrd was authorized to make decisions on Mr. Ray's behalf. Jerry Byrd stated he thought he was.

Commissioner Mattei and Staff discussed the staff report regarding the number of units. Staff stated to increase the number of units, a Conditional Use Permit (CUP) was required.

The following people spoke against the application citing over crowding, danger to Mobile Bay, Brookley Airport, close proximity to B.C. Rain High School, storm drainage, and inferior roads. Also, safety and security concerns, the area being a low density residential area and added traffic with one thousand more people traveling through the neighborhood. Emergency services unable to absorb one thousand (1000) additional people. The site never once being in compliance. Ongoing issues such as unanswered or ignored complaints. The new fencing was actually sheet metal, not fencing. No permits had been pulled for the fencing repairs/replacement. Ongoing security and criminal concerns in the trailer park, where more people mean more issues.

- Kenley Cutts, 1400 Park Road, Mobile, Alabama
- Bryant Knight, 4501 Park Road, Mobile, Alabama
- Betina Bailey, 3206 Bay Front Road, Mobile, Alabama

Rebuttal – Mr. Byrd discussed only asking for 357 units stating all water and power was in place.

Deliberation: Commissioner Nichols discussed how back in 2002 and 2003 there appeared to be around three hundred (300) trailers on the property before Hurricane Katrina hit the area. Mr. Ray has owned the property for eleven (11) years, and it seemed only recently decided to give the property any attention. Commissioner Nichols stated he was not willing to add more for a total of three hundred fifty-seven (357) units based on the long history of non-compliance.

Staff discussed non-compliance and how the site had never been in full compliance and was considered non-conforming in its current state. This request to remove the condition of one hundred thirty-three units did not allow the applicant to expand without a CUP and must come into full compliance.

Commissioner Woods and Staff discussed fence permits and fence materials. Staff stated the Unified Development Code (UDC) did not govern fence material unless it was a buffer fence, however, they were in violation of no permit. Commissioner Woods discussed how the applicant/owner was not in compliance, and he had a hard time going forward with adding more units. Commissioner Woods stated he wanted to vote denial.

Commissioner Nichols and Staff discussed if the application was denied today, the applicant could bring it back up in one year.

City Attorney, Doug Anderson, stated the traffic impact study needed to be done with a CUP as rezoning would triple traffic in a residential area. There would be an increase of four hundred and fifty (450) to five hundred (500) additional cars moving in and out of the residential area.

Commissioner Matt Anderson made a Motion TO DENY.

A Motion TO DENY was made by Matt Anderson. Second by Harry Brislin. The Motion TO DENY the Rezoning application passed unanimously. There was no one else present regarding the application.

After discussion the Planning Commission denied the Rezoning request due to the following:

- A) Consistency. The proposed amendment is not consistent with the Comprehensive Plan;
- B) Compatibility. The proposed amendment is not compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- C) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
- D) Change. There are no changed or changing conditions in a particular area making an amendment necessary and desirable.
- E) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

NEW ITEMS:

2. SUB-003800-2026

Location: 4035 Dauphin Island Parkway
Subdivision Name: Ulla Compton Subdivision
Applicant / Agent: Ulla J. Compton, Sr.
Council District: District 2
Proposal: Subdivision of 1 lot, 3.71± acres

The Applicant/Agent was present and in agreement with the eight (8) conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Kenny Nichols. Approved.

After discussion the Planning Commission waived Section 6.C.3 of the Subdivision Regulations (for lot depth) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 100-foot right-of-way width along Dauphin Island Parkway;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot minimum building setback line along Dauphin Island Parkway;
4. Placement of a note on the Final Plat stating the site is within the Peninsula Overlay and development or redevelopment of the site is subject to the applicable provisions of Article 12 of the Unified Development Code;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

3. SUB-003804-2026

Location: 6517 Vanderbilt Drive
Subdivision Name: Royal Lee Wilson Subdivision
Applicant / Agent: Royal Wilson
Council District: District 4
Proposal: Subdivision of 1 lot, 0.23± acres

The Applicant/Agent was present and in agreement with seven the (7) listed conditions.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Harry Brislin. Second by Matt Anderson. Approved.

After discussion the Planning Commission waived Section 6.C.4. of the Subdivision Regulations (to allow a lot to not abut a public street) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot size label in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
2. Retention of the 25-foot minimum front yard setback on the Final Plat;
3. Revision of the plat to remove the 5-foot side and rear yard setbacks;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and
7. Compliance with all Fire Department comments noted in the staff report.

4. SUB-003818-2026

Location: 4801 Halls Mill Road
Subdivision Name: Halls Mill Mixed Use Subdivision
Applicant / Agent: Smith Clark & Associates, LLC
Council District: District 4
Proposal: Subdivision of 1 lot, 3.13± acres

The Applicant/Agent was not present. Staff stated they had no communications with applicant since the filing of the application and there were no public comments associated with the it. There was no one else present regarding the application.

After discussion, the Board approved the subdivision application.

A Motion TO APPROVE was made by Matt Anderson. Second by Kenny Nichols. Approved.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication sufficient to provide 35 feet from the centerline of Halls Mill Road;
2. Retention of the lot's size in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat providing the same information;
3. Revision of the Final Plat to illustrate the required 25-foot front yard setback along Halls Mill Road, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
4. Provision of a note on the Final Plat stating future development of the site may be subject to the applicable requirements of Article 3 of the Unified Development Code;

5. Provision of a note on the Final Plat stating that non-conforming conditions proposed to be retained on the site are subject to the applicable non-conforming provisions of Article 6 of the Unified Development Code;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

5. SUB-003822-2026

Location: 1401 & 1403 Dr. Martin Luther King Jr. Avenue
Subdivision Name: Kstylez Beauty Subdivision
Applicant / Agent: Mary Campbell
Council District: District 2
Proposal: Subdivision of 1 lot, 0.08± acres

The Applicant/Agent, Zeke Hudson, 3502 Laughlin Drive, Mobile, Alabama, requested to waive the requirement of thirty (30) foot centerline (6.B.9.) as Martin Luther King, Jr., Avenue was recently paved. Staff stated the waiver of 6.C.2.(a)(1) and 6.C.2.(b)(4) should be deferred to engineering who agreed to the waiver.

A Motion TO APPROVE was made by Matt Anderson. Second by Harry Brislin. Approved.

After discussion the Planning Commission waived Section 6.B.9. (for substandard right-of-way), Section 6.C.2.(a)(1) (for substandard lot area) and Section 6.C.2.(b)(4) (for substandard lot width) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot's size in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat providing the same information;
2. Revision of the Final Plat to illustrate the required 25-foot front yard setback along Dr. Martin Luther King Jr. Ave, in compliance with Article 2, Section 64-2-13.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report; and,
6. Compliance with all Fire Department comments noted in the staff report.

6. SUB-003824-2026

Location: 5152 Willis Road & 5529, 5535, & 5563 Middle Road
Subdivision Name: CWorks Operating Subdivision
Applicant / Agent: Stephen D. Upton, Theodore Yard II, LLC
Council District: District 4
Proposal: Subdivision of 1 lot, 8.96± acres

The Applicant/Agent was present and in agreement with the nine (9) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Kenny Nichols. Second by Matt Anderson. Approved.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 30 feet from the centerline of Willis Road;
2. Dedication to provide 30 feet from the centerline of Middle Road;
3. Illustration of 25-foot minimum front yard setbacks along both Willis Road and Middle Road;
4. Revision of the plat to provide the existing corner radius at the intersection of Willis Road and Middle Road and, if less than 25 feet, dedication sufficient to achieve a 25-foot corner radius;
5. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

7. SUB-003803-2026

Location: 601 Charleston Street & 354 South Warren Street
Subdivision Name: Symone Mixon Subdivision
Applicant / Agent: Sophia Newby
Council District: District 2
Proposal: Subdivision of 2 lots, 0.42± acres

The Applicant/Agent was present and in agreement with the nine (9) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Harry Brislin. Approved.

After discussion the Planning Commission waived Section 6.C.2.(b)(2) (for substandard lot width), Section 64-2-5.E. (for substandard lot area) and Section 6.C.6. (for corner radius

dedication) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way width along Charleston Street;
2. Retention of the 50-foot right-of-way width along South Warren Street;
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Retention of the illustrated protection buffer between Lots 1 and 2;
5. Revision of the plat to depict the existing structure on Lot 2, or provision of a note stating that the structure will be removed pursuant to the required demolition permits;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

8. SUB-003811-2026

Location: 5654 U.S. Highway 90 West
Subdivision Name: Tread Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 4
Proposal: Subdivision of 2 lots, 2.02± acres

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill, Mobile, Alabama, was present and in agreement with all nine (9) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Harry Brislin. Approved.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 180-foot-wide right-of-way along U.S. Highway 90 West and the 60-foot-wide right-of-way along I-10 Industrial Parkway on the Final Plat;
2. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of U.S. Highway 90 West and I-10 Industrial Parkway unless a waiver of 6.C.6. is recommended by the City Engineer and Traffic Engineer;
3. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
4. Retention of the 25-foot setback along U.S. Highway 90 West and I-10 Industrial Parkway in compliance with Section 64-2-14. E. of the Unified Development Code and Section 6.C.8 of the Subdivision Regulations adjusted for any required dedication;

5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report;
8. Compliance with all Fire Department comments noted in the staff report; and
9. Full compliance with all other codes and ordinances.

9. SUB-003826-2026

Location: 2251 Waterview Lane
Subdivision Name: Dees Subdivision Number Two
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 3
Proposal: Subdivision of 2 lots, 3.58± acres

At the applicant's request, the application was withdrawn from consideration.

10. SUB-003827-2026

Location: 53 Foreman Road & 6784 & 6788 Dickens Ferry Road
Subdivision Name: Gracepointe Mobile Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 7
Proposal: Subdivision of 2 lots, 5.14± acres

After discussion, the Planning Commission heldover the request to the September 17th meeting to allow the applicant sufficient time to submit concurrent Major Planning Approval Modification and Major Planned Unit Development Modification applications pursuant to Article 5, Section 64-5-1.D. of the Unified Development Code. The applications, including any additional required information and applicable fees, must be submitted to the Planning and Zoning Department no later than August 31st.

A Motion TO HOLDOVER was made by Jay Stubbs. Second by Matt Anderson. The Motion TO HOLDOVER passed unanimously.

11. SUB-003823-2026

Location: 1312 & 1316 Chamberlain Avenue & 1313 Old Shell Road
Subdivision Name: Chamberlain – Old Shell Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 3 lots, 0.70± acres

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, did not agree with item #2 with a dedication sufficient for a fifty (50) foot wide right-of-way which would put the

road at the front door. Mr. Byrd requested to waive #2. Staff discussed Chamberlain Avenue and was not aware of plans to widen it.

A Motion TO APPROVE was made by Matt Anderson. Second by Kenny Nichols. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.B.9 of the Subdivision Regulations (for substandard right-of-way width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide right-of-way along Old Shell Road;
2. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
3. Revision of the Final Plat to remove the five (5)-foot front yard setbacks and to add a note stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code, including the front yard dimensional standards applicable within the Historic District overlay;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report; and
8. Full compliance with all other codes and ordinances.

12. SUB-SW-003828-2026

Location: 5301 Moffett Road
Applicant / Agent: Canopy Partners, LLC
Council District: District 7
Proposal: Request to waive the construction of a sidewalk along Moffett Road.

The Applicant/Agent, Bruce Smith, 457 St. Michael Street, Mobile, Alabama, discussed the service road and the fifteen (15%) percent grade decrease along Moffett Road and north of the property. A sidewalk would not be safe for pedestrians.

A Motion TO APPROVE was made by Josh Woods. Second by Kenny Nichols. Approved.

After discussion the Planning Commission approved the Sidewalk Waiver request.

13. MOD-003825-2026

Location: 801 South University Boulevard
Applicant / Agent: University Professional Park (Cummings Architecture Corp., Agent)

Council District: District 5
Proposal: Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple building sites to allow construction of a 1,110 square-foot building addition and ten (10) additional parking spaces.

Kirk Mattei recused.

The Applicant/Agent, Ben Cummings, 1 Houston Street, Mobile, Alabama, requested a holdover to the October 15th meeting.

A Motion TO HOLDOVER was made by Jay Stubbs. Second by Matt Anderson. The Motion TO HOLDOVER until October 15, 2026, passed with Kirk Mattei recusing from the hearing and vote.

After discussion, and at the applicant's request, the Planning Commission heldover the application to the October 15th meeting to allow the applicant to submit revised plans for the proposed Major Planned Unit Development Modification. Revised plans and supporting documents, additional information, and the applicable notification fees must be submitted to the Planning and Zoning Department by September 14th.

14. MOD-003829-2026

Location: 1891 & 1901 Hurtel Street
Applicant / Agent: City of Mobile (James Roberts, III, Agent)
Council District: District 3
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on multiple building sites with shared access between building sites, to remove two (2) lots from the previously approved Planned Unit Development.

The Applicant/Agent, Jackson Berkbicker, Rowe Engineering, 3502 Laughlin Drive, Mobile, Alabama, discussed removing lot 2 and 3 from the overall Platt.

James Johnson, 1613 Prairie Avenue, spoke in favor of the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Harry Brislin. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;

- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approved of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

- 1. Retain the notes on Lots 2 and 3 stating, "Not to be included in PUD," on the Final PUD Site Plan;
- 2. Revise the Final PUD Site Plan to label the required 25-foot minimum front yard setback along Hurtel Street;
- 3. Revise the Final PUD Site Plan to provide the size of each building in square feet;
- 4. Revise the Final PUD Site Plan to depict the location of any dumpsters or dumpster enclosures, or provide a note stating curbside waste collection is utilized;
- 5. Revise the Final PUD Site Plan to either depict compliance with the approved landscape and tree planting plan on file with the Planning and Zoning Department or include a note stating that the site shall comply with the applicable tree planting and landscaping requirements of the Unified Development Code;
- 6. Provide a note on the Final PUD Site Plan stating parking lot lighting shall continue to comply with the applicable illumination standards of the Unified Development Code;
- 7. Retain the lot area for Lot 1 on the Final PUD Site Plan;
- 8. Retain the previously recorded 50-foot-wide right-of-way along Hurtel Street on the Final PUD Site Plan;
- 9. Provide a note on the Final PUD Site Plan stating that any future development, redevelopment, or site modifications affecting Lot 1 may require modification of the Planned Unit Development (PUD) in accordance with Article 5 of the Unified Development Code, unless the PUD is subsequently terminated through the applicable approval process;
- 10. Comply with all Engineering comments noted in the staff report;
- 11. Comply with all Traffic Engineering comments noted in the staff report;
- 12. Comply with all Urban Forestry comments noted in the staff report;

13. Comply with all Fire Department comments noted in the staff report;
14. Submit a revised Final PUD Site Plan for Planning and Zoning Approval prior to its recording in the Mobile County Probate Court, and provide one (1) copy of the recorded site plan (hard copy and/or pdf) to the Planning and Zoning Department; and
15. Fully comply with all municipal codes and ordinances.

15. SUB-003836-2026 & ZON-UDC-003834-2026

Location: 255, 257 & 259 Dogwood Drive
Subdivision Name: SDC-B1 Subdivision
Applicant / Agent: SDC-B1 (Goodwyn Mills Cawood, Agent)
Council District: District 5
Proposal: Subdivision of 1 lot, 2.82± acres; and Rezoning from Single-Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-1).

Kenny Nichols recused.

The Applicant/Agent, Melissa Hadley, 2039 Main Street, Daphne, Alabama, was present and requested a holdover to the October meeting to revise the traffic study. Ms. Hadley stated they were not making any changes, just waiting on traffic study and it should be submitted October 1st.

Subdivision: A Motion TO HOLDOVER was made by Jay Stubbs. Second by Matt Anderson. Heldover until the October 15, 2026, meeting with Kenny Nichols recusing from the hearing and the vote.

After discussion, and at the applicant's request, the Planning Commission held over the application to the October 15th meeting, with any additional information to be submitted to the Planning and Zoning Department no later than October 1st.

Rezoning: Motion to holdover by Jay Stubbs. Second by Matt Anderson. Heldover until the October 15, 2026, meeting with Kenny Nichols recusing from the hearing and the vote.

After discussion, and at the applicant's request, the Planning Commission held over the application to the October 15th meeting, with any additional information to be submitted to the Planning and Zoning Department no later than October 1st.

16. ZON-UDC-003831-2026 & ZON-CUP-003832-2026

Location: 2759 Moot Avenue, 2599-2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626-2634, 2636-2639, 2642, 2644, & 2646 Griffith Circle West, 2650-2657 & 2659 Griffith Lane North, 2650-2657, 2658-2660, 2662, & 2664 Griffith Circle South, 1051-1057, 1059, 1061,

& 1063 Griffith Circle East, 2650, 2654, & 2656 Halls Mill Road,
& 1212 McRae Avenue

Applicant / Agent: Owen Gates, Kinetic Capital IV, LLC (Lieb Engineering Company, LLC, Agent)

Council District: District 3

Proposal: Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Multi-Family Residential Suburban District (R-3); and Conditional Use Permit approval to allow expansion of an existing mobile home community in an R-3, Multi-Family Residential Suburban District.

The Applicant/Agent, Owen Gates, 11597 Privet Drive, Spanish Fort, Alabama, was present and discussed the following points:

- His company managed Griffith Mobile Home Park, and they have made extensive improvements.
- They wanted to bring the area back for the community. ‘
- They were requesting to make all of the properties R-3 with one zone and one set of rules.

After discussion with the Board and Staff, a holdover was requested to the October 15th meeting with a filing deadline of Sept 14th.

Rezoning: A Motion TO HOLDOVER was made by Jay Stubbs. Second by Matt Anderson. The application was Heldover until the October 15, 2026, meeting.

After discussion, the Planning Commission held over the request to the October 15th meeting to allow the applicant an opportunity to meet with staff and revise the application and site plan as follows. All revisions, additional information, and any required applications must be submitted no later than September 14th:

1. Have a Pre-Application meeting with staff;
2. Submit a Subdivision Application to create at least one (1) lot;
3. Revise the application to include Parcel Number R022909510011004.000 and remove the duplicate listing of Parcel Number R02290950011053.000;
4. Revise the site boundaries and setbacks to conform to those of an approved subdivision;
5. Revise the site plan to demonstrate that all structures meet the required setbacks established by the subdivision;
6. Clarify whether the internal streets are dedicated rights-of-way subject to required setbacks or private drives;

7. Revise the existing internal drives to provide a compliant 24-foot width for two-way traffic and meet the standards of the 2021 International Fire Code, Appendix D;
8. Revise the site plan to indicate asphalt, concrete, or another approved paving surface for all parking pads, or obtain a Parking Surface Variance from the Board of Zoning Adjustment;
9. If an on-site office is proposed, provide compliant vehicle and bicycle parking;
10. Revise the site plan to provide public sidewalks within the street rights-of-way, unless a Sidewalk Waiver is granted by the Planning Commission;
11. If an on-site office is proposed, revise the site plan to provide a Pedestrian Connection from the public sidewalk to the office, unless a Sidewalk Waiver is granted by the Planning Commission;
12. Revise the site plan to indicate compliant landscaping and tree plantings and provide the required calculations;
13. Revise the site plan to provide a minimum of 700 square feet of open space per dwelling unit (mobile home); and
14. Revise the site plan to provide a compliant Riparian Buffer along Bolton's Branch.

Conditional Use Permit: Motion to holdover by Jay Stubbs. Second by Matt Anderson. Heldover until the October 15, 2026, meeting.

After discussion, the Planning Commission held over the request to the October 15th meeting to allow the applicant an opportunity to meet with staff and revise the application and site plan as follows. All revisions, additional information, and any required applications must be submitted no later than September 14th:

1. Have a Pre-Application meeting with staff;
2. Submit a Subdivision Application to create at least one (1) lot;
3. Revise the application to list Parcel Number R022909510011004.000 and remove the duplicate listing of Parcel Number R02290950011053.000;
4. Revise the site boundaries and setbacks to conform to those of an approved Subdivision;
5. Revise the site plan to indicate that all structures meet the required setbacks of the Subdivision;
6. Clarify whether the internal streets are rights-of-way subject to required setbacks or simply drives;
7. Revise the existing internal drives to a compliant 24-foot width to accommodate two (2)-way traffic and meet the standards of the 2021 International Fire Code, Appendix D;
8. Revise the site plan to indicate asphalt, concrete, or an approved alternative paving surface for all parking pads, or obtain a Parking Surface Variance through the Board of Zoning Adjustment;
9. If an on-site office is to be used, provide compliant vehicle and bicycle parking;

10. Revise the site plan to provide public sidewalks within the street rights-of-way, unless a Sidewalk Waiver is granted by the Planning Commission;
11. If an on-site office is to be used, revise the site plan to provide a Pedestrian Connection from the public sidewalk to the office, unless a Sidewalk Waiver is granted;
12. Revise the site plan to indicate compliant landscaping and tree plantings, with the required calculations provided;
13. Revise the site plan to provide a minimum of 700 square feet of open space per dwelling unit (mobile home); and
14. Revise the site plan to provide a compliant Riparian Buffer along Bolton's Branch.

17. SUB-003830-2026 & MOD-003833-2026

Location: 3201 Airport Boulevard
Subdivision Name: MAEF Center for Advanced Careers / Bel Air Mall Subdivision
Applicant / Agent: Zeke Hudson, Rowe Engineering & Surveying
Council District: District 1
Proposal: Subdivision of 2 lots, 40.49± acres; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking between multiple building sites, to modify lot lines in coordination with an associated subdivision.

Kenny Nichols recused.

The Applicant/Agent, Zeke Hudson, 3502 Laughlin Drive, Mobile, Alabama, was present and in agreement with the listed conditions except 6.C.3. of the Subdivision Regulations. Mr. Hudson stated the shape of the lot was difficult and asked for a waiver of that condition.

Subdivision: A Motion TO APPROVE was made by Harry Brislin. Second by Matt Anderson. The Motion TO APPROVE passed with Kenny Nichols recusing from the hearing and vote.

After discussion the Planning Commission waived Section 6.C.3. of the Subdivision Regulations (for unusually shaped lots) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths for Airport Boulevard and Bel Air Boulevard;
2. Retention of the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Retention of all easements on the plat and the note stating that no structures are to be placed in any easement, without the permission of the easement holder
4. Depiction of the 25-foot minimum building setback line along each street frontage, per 64-2-14.E. of the UDC for lots in B-3 zoning districts;
5. Compliance with all Engineering comments noted in the staff report;

6. Provision of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

Major Modification: A Motion TO APPROVE was made by Matt Anderson. Second by Jennifer Denson. Approved.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

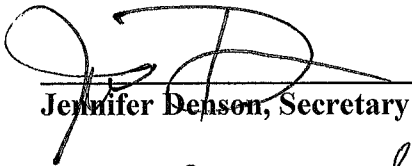
As such, the Planning Commission voted to recommend approved of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Revision of the site plan and legal description to include proposed Lot A;
2. Retention of the lot sizes in both square feet and acres on the site plan, or provision of a table on the site plan with the same information;
3. Depiction of the 25-foot minimum building setback line along each street frontage, per 64-2-14.E. of the UDC for lots in B-3 zoning districts;
4. Provision of a note on the site plan stating that any future development or redevelopment of the site may require additional modification of the Planned Unit Development, subject to Planning Commission and City Council approval;
5. Completion of the Subdivision process prior to recording the site plan in Probate Court;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report;

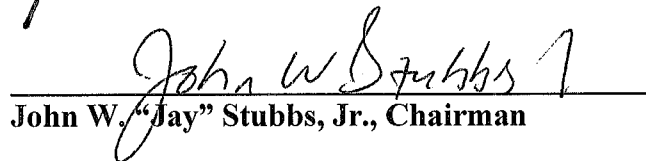
10. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
11. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

Minutes approved: 09/17/2026



Jennifer Denson, Secretary



John W. "Jay" Stubbs, Jr., Chairman