

Mobile Planning Commission Minutes

July 16, 2026 – 1:00 P.M.

ADMINISTRATIVE:

Roll Call

x	Mr. John W. “Jay” Stubbs, Jr., Chairman	x	Mr. Matt Anderson (MD)
x	Mr. Kirk Mattei, Vice Chairman	x	Mr. Nick Amberger (AO)
x	Ms. Jennifer Denson, Secretary	x	Mr. Josh Woods (CC)
x	Mr. Harry Brislin, IV	x	Mr. Kenny Nichols (S)
x	Mr. Larry Dorsey		Ms. Ellie Edwards (S)
	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, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

Planning Commission Operating Rules and Procedures:

- Consider an amendment to Section 3(G) (Order of Business) to allow deliberation and determination of voting members immediately following the presentation and public hearing for each agenda item.

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 Jay Stubbs. Second by Matt Anderson. Adopted.

Order of Vote: Agenda item #18, agenda items #1 – #17, and agenda items #19 – #33

HOLDOVERS:

1. SUB-003730-2026

Location: 1930 Bay Bridge Road Cutoff & 124 Industrial Canal Road East
Subdivision Name: Rogers Group Subdivision
Applicant / Agent: Tim Gorman, Rogers Group, Inc.
Council District: District 2
Proposal: Subdivision of 1 lot, 31.62± acres

The Applicant/Agent, Jarrod White, 1266 Dauphin Street, Mobile, Alabama discussed the application and made the following points:

- There were improvements made to the property regarding the issue of noise, a new bulkhead and conveyor system.
- Rogers Group would not broach Chin Street.
- Drainage issues would be worked out with city engineers.

City Engineer, George Davis, discussed the public drainage easement on the north side and right of way along 3 Mile creek.

Commissioners and Mr. White discussed the easement, the City maintaining the ditch and, the Subdivision of 1 lot.

The following people spoke in opposition to the application citing water drainage issues, the City not maintaining the ditch, and overwhelming dust:

- Daphne Frieson, 359 Chin Street, Mobile, Alabama.
- Kermit McAlpine, 308 Chin Street, Mobile, Alabama
- Ramsey Sprague, 5404 Dogwood Court, Mobile, Alabama

Commissioner Amberger stated it was more of a creek, than a ditch. There were wetlands that are regulatory, and the City cannot just dig areas out.

Commissioner Woods stated there was a representative from Rogers Group and recommended the neighbors ask him questions and reach out to their council member for more answers.

Commissioner Anderson and Staff discussed the creek/ditch easement of 20ft and asked to make that a condition. Commissioner Amberger stated it was better to work with the City Engineers.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Kenny Nichols. Second by Harry Brislin. The Motion TO APPROVE passed unanimously.

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

1. Revision of the Final Plat to provide a drainage easement where applicable, as approved by the City Engineer;
2. Retention of the 50-foot-wide ingress/egress easement providing access to Bay Bridge Road Cutoff on the Final Plat, together with reference to the associated legal instrument;
3. Revision of the Final Plat to correctly label "Bay Bridge Cutoff Road";
4. Retention of the lot area in both square feet and acres on the Final Plat, or provision of the same information in tabular form;

5. Illustration of a 30-foot setback along all portions of the site abutting residentially zoned property;
6. Retention of the existing 100-foot-wide Terminal Railroad right-of-way on the Final Plat;
7. Retention of all existing utility easements on the Final Plat;
8. Retention of a note on the Final Plat stating: "No structure shall be constructed or placed within any easement without the permission of the easement holder";
9. Placement of a note on the Final Plat stating that the site is located within the Africatown Overlay District and that development or redevelopment of the site is subject to the applicable provisions of Article 11 of the Unified Development Code;
10. Compliance with all Engineering comments noted in the staff report;
11. Placement of a note on the Final Plat stating compliance with all Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and
13. Compliance with all Fire Department comments noted in the staff report.

2. SUB-003642-2026

Location: 5536 Sermon Road West, and 5660 & 5680 Sermon Road North
Subdivision Name: Willis-Sermon Connector Subdivision
Applicant / Agent: Ramshead, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 1.04± acres

Kirk Mattei recused.

The Applicant/Agent, Pete Riehm, 3904 Camellia Drive, Mobile, Alabama, discussed the following points:

- The subdivision was done fifteen (15) years ago, but the was not completed. This was an attempt to correct it.
- He had two signed letters and two responding they were interested; however, one person will not sign at all. All of the land owners, except one, were in agreement.
- Mr. Riehm asked if they should just withdraw the application.

City Attorney, Doug Anderson, stated they could withdraw the application and work with the City on the issues.

The following person spoke in opposition to the application citing disagreements with turning the property into a parking lot for tractor trailer trucks:

- David "Tony" Cooper, 900 Hillcrest Road

Commissioner Woods and Mr. Cooper discussed that this application was not a rezoning and B-3 cannot be a freight depot. There was no one else present regarding the application.

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

3. SUB-003675-2026

Location: 3000 Bryant Road
Subdivision Name: Resubdivision of the Resubdivision of Revised Bucci Subdivision
Applicant / Agent: Johana A. Bucci (Keri Coumanis, Helmsing Leach, P.C., Agent)
Council District: District 3
Proposal: Subdivision of 2 lots; 2.48± acres

Kirk Mattei recused.

The Applicant/Agent, Johana Bucci, 3000 Bryant Road, Mobile, Alabama, was present and stated all of the required paperwork had been timely submitted and Staff agreed. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Josh Woods. The Motion TO APPROVE passed with Kirk Mattei recusing from the hearing and vote.

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. Either approval of a Setback Variance to allow existing structures to have non-compliant side yard setbacks, or revision of the plat to depict compliant setbacks for all structures;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information;
3. Placement of a note on the Final Plat stating that no future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots;
4. Illustration of the 25-foot minimum building setback line on both lots from the 40-foot private ingress/egress easement;
5. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission from the easement holder;
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.

4. ZON-CUP-003725-2026

Location: 6455 Howells Ferry Road
Applicant / Agent: Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)
Council District: District 7
Proposal: Request for Conditional Use Permit approval to establish and operate a religious facility on property zoned R-1, Single-Family Residential Suburban District.

Larry Dorsey recused.

The Applicant/Agent was present and in agreement with the ten (10) listed Findings of Fact and six (6) listed Conditions.

A Motion TO APPROVE was made by Matt Anderson. Second by Harry Brislin. The Motion TO APPROVE passed with Larry Dorsey recusing from the hearing and vote.

After discussion, the Planning Commission determined the following Findings of Fact to support approval of the Conditional Use Permit:

1. The request is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. The request is compatible with the character of the surrounding neighborhood;
3. The request will not impede the orderly development and improvement of surrounding property; and
4. 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.
5. The request is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. The request is designed to minimize the impact on storm water facilities;
7. The request will be adequately served by water and sanitary sewer services;
8. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. The request shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet 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 approval of the Conditional Use Permit to the City Council, subject to the following conditions:

1. Revision of the legal description to reflect the recorded Grace Community Church Subdivision;
2. Revision of the site plan to provide residential buffers in compliance with Section 64-3-8 of the UDC;
3. Revision of the site plan to provide landscaping and tree plantings in compliance with Section 64-3-7 of the UDC;
4. Submittal of a revised site plan to Planning and Zoning for review and approval prior to the application being forwarded to the City Council for consideration;
5. Submission of a photometric lighting plan at the time of Land Disturbance Permit application; and
6. Full compliance with all applicable municipal codes, ordinances, and regulations.

5. ZON-UDC-003728-2026

Location: 97 Center Drive
Applicant / Agent: Silvertone Enterprise, LLC (Casey Pipes, Helmsing Leach, P.C., Agent)
Council District: District 5
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

Kirk Mattei recused.

The Applicant/Agent, Casey Pipes, 150 Government Street, Mobile, Alabama, was present and discussed the following points:

- The application called for a Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3). The area had been developed to R-3 all around this property.
- The Social was the center of all the complaints, and this property will be next to it.
- Mr. Pipes stated he reached out to neighbors and council members, however, no one wanted to meet.
- Voluntary Use for bedrooms was capped at thirty-two (32).
- Mr. Pipes stated that this property would never be residential.

The following people spoke in opposition to the application citing drainage issues, parking problems, how the University of South Alabama's enrollment dropped over the last three (3) years, access to Center Drive, numerous problems with The Social apartment complex next to this property, and how rezoning to an R-3 would set a precedence:

- Dr. Clive Woods
- Mary Desverreaux, 6004 Sussex Drive, Mobile, Alabama
- Renee Smith, 6040 Sussex Drive, Mobile, Alabama.

Commissioner Woods stated Counselor Fleming contacted Mobile Police Department (MPD) regarding students parking in the fire lane on Center Drive.

Casey Pipes stated The University of South Alabama was growing and this property needed to be rezoned as no one would build a single family home on the lot. Mr. Pipes stated the permitting stage would handle the drainage and the parking site plan met the requirements.

There was no one else present regarding the application.

After discussion, a Motion TO DENY was made by Matt Anderson. Second by Josh Woods. Kenny Nichols opposed. The Motion TO DENY passed with Kenny Nichols opposing the denial and Kirk Mattei recusing from the hearing and vote.

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

- A) 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) It would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- B) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
- C) Change. There are no changed or changing conditions in a particular area that make an amendment necessary and desirable.

EXTENSIONS:

6. SUB-003327-2025

Location: 5451 Halls Mill Road
Subdivision Name: Cloverleaf Plaza Unit One Subdivision
Applicant / Agent: Velmeir Acquisition Services, LLC
Council District: District 4
Proposal: Extension of the Approval of a 2-lot subdivision, 26.67± acres

The Applicant/Agent was present and requested an extension. There was no one else present regarding the application.

After discussion, a Motion TO APPROVE was made by Jay Stubbs. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission approved the extension request, restating the conditions of the original approval:

1. Dedication to provide 30' from the centerline along Noble Drive West;
2. Dedication to provide 30' from the centerline along Noble Drive North;

3. Either dedication to provide 35' from the centerline along Halls Mill Road, or depiction of sufficient existing right-of-way;
4. Either dedication to provide 125' from the centerline along U.S. Highway 90 West, or depiction of sufficient existing right-of-way;
5. Dedication to provide 25' from the centerline along Wiley Orr Road;
6. Dedication to provide a 25-foot corner radius where Halls Mill Road and Noble Drive North intersect, unless a waiver of Section 6.B.12. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
7. Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information, adjusted for dedication;
8. Depiction of the 25' minimum building setback along all public rights-of-way, adjusted for dedication;
9. Retention of the lot area labels in both square feet and acres on the Final Plat for each lot, adjusted for any required dedication, or placement of a table on the Final Plat with the same information;
10. Depiction of the 25-foot front yard setback along both street frontages, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2 of the Unified Development Code;
11. Compliance with all Engineering comments noted in the staff report;
12. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report; and
14. Compliance with all Fire Department comments noted in the staff report.

NEW ITEMS:

7. SUB-003757-2026

Location: 3812-A Bay Front Road
Subdivision Name: Sunrise Prayer House Subdivision
Applicant / Agent: Ricky Dixon
Council District: District 3
Proposal: Subdivision of 1 lot, 0.15± acres

The Applicant/Agent was present and in agreement with the seven (7) listed conditions and requested to waive Section 6.C.2.(a)(1)a. There was no one else present regarding the application.

A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

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

1. Revision of the plat to illustrate dedication sufficient to provide 30 feet from the centerline of Bay Front Road, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
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 Bay Front 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. 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; and,
7. Compliance with all Fire Department comments noted in the staff report.

8. SUB-003771-2026

Location: 2620 Rose Court
Subdivision Name: Annie's Place Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 6
Proposal: Subdivision of 1 lot, 0.89± acres

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, was present and in agreement with the nine (9) listed conditions and requested to waive Section 6.C.9.

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.C.9 of the Subdivision Regulations (for irregularly shaped lots) and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to depict dedication along Rose Court to provide a 60-foot right-of-way width;
2. Revision of the Final Plat to depict dedication sufficient to provide a turnaround at the terminus of Rose Court, in compliance with Section 6.C.3 and 6.C.9 of the Subdivision Regulations, and as approved by the City Engineer;
3. Retention of the lot's size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Revision of the Final Plat to depict a 25-foot front yard setback line along Rose Court, 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-003783-2026

Location: Northwest corner of Elmira Street and Chatham Street
Subdivision Name: Corsey-Singleton Estates at Oakleigh Subdivision
Applicant / Agent: Devin Singleton Blakely
Council District: District 2
Proposal: Subdivision of 1 lot, 0.14± acres

The Applicant/Agent was not present, and Staff stated they have had no communication with the applicant. There was no one else present regarding the application.

After further discussion, the Board voted to approve the subdivision application.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

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

1. Retention of the 50-foot-wide rights-of-way along Chatham Street and Elmira Street on the Final Plat;
2. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of Elmira Street and Chatham Street unless a waiver of 6.C.6. is recommended by the City Engineer and Traffic Engineer;
3. Retention of the lot's size in square feet and acres on the Final Plat;
4. Revision of the Final Plat 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 standard applicable within the Historic District Overlay;
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.

10. SUB-003743-2026

Location: 130 Myrtlewood Lane
Subdivision Name: Marshall Addition to Myrtlewood Lane Subdivision
Applicant / Agent: Steve Sheridan, Sheridan Contractors, Inc.
Council District: District 5
Proposal: Subdivision of 2 lots, 0.67± 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 Harry Brislin. Second by Kenny Nichols. The Motion TO APPROVE passed unanimously.

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

1. Dedication to provide 25 feet from the centerline of Myrtlewood Lane, unless a waiver of Section 6.B.9 is recommended by the City Engineer and Traffic Engineer;
2. Dedication to provide 25 feet from the centerline of Batre Lane, unless a waiver of Section 6.B.9 is recommended by the City Engineer and Traffic Engineer;
3. Retention of the 25-foot corner radius at the intersection of Myrtlewood Lane and Batre Lane, in compliance with Section 6.C.6. of the Subdivision Regulations;
4. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Retention of the 25-foot minimum building setback line along Myrtlewood Lane and Batre Lane, 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

11. SUB-003775-2026

Location: 4297 Riviere Du Chien Road
Subdivision Name: Du Chien Subdivision, Resubdivision of Lot 1
Applicant / Agent: Christopher Haase, 2CJ-Mobile, LLC
Council District: District 4
Proposal: Subdivision of 3 lots, 10.63± acres

The Applicant/Agent, Zeke Hudson, 3502 Laughlin Drive, Mobile, Alabama, was present and discussed the following points:

- Requested to waive 6.B.9 and 6.C.9. due to substandard right of way and flag shaped lot design.

There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Larry Dorsey. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Sections 6.B.9. (for substandard right-of-way) and 6.C.9. (for flag-shaped lot design) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way width along Riviere du Chien Road on the Final Plat, as illustrated on the preliminary plat;
2. Revision of the Final Plat to illustrate dedication sufficient to provide a 70-foot-wide right-of-way along Halls Mill Road;
3. Revision of the Final Plat to illustrate dedication sufficient to provide a 25-foot corner radius where Riviere du Chien Road and Interstate 10 intersect, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
4. Retention of the lot sizes 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;
5. Retention of the 25-foot minimum building setback along all frontages, in compliance with Article 2 Section 64-2-21.E. of the Unified Development Code, and Section 6.C.8. of the Subdivision Regulations;
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.

12. SUB-003722-2026

Location: 1645 & 1655 Dawes Road
Subdivision Name: Pecan Ridge Estates Subdivision
Applicant / Agent: Jared Oates (Amy Oates, Agent)
Council District: District 6
Proposal: Subdivision of 4 lots, 1.61± acres

The Applicant/Agent, Jared Oates, 1645 Dawes Road, Mobile, Alabama, was present and in agreement with the seven (7) listed conditions. Mr. Oates requested waiving Sections 6.B.9 and 6.C.9. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

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

1. Retention of the 45-foot front yard setback on the Final Plat in lieu of additional right-of-way dedication;
2. Retention of the lot sizes in both square feet and acres as a label on the Final Plat, or provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along Dawes Road where Lots 2 and 3 are at least 60 feet wide, in compliance with Section 64-2-5.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all 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.

13. SUB-003723-2026

Location: 101 Marine Street
Subdivision Name: The Residences at Oakleigh Subdivision, Phase Two
Applicant / Agent: Oakleigh Development Partners, LLC (Trae Corte, Agent)
Council District: District 2
Proposal: Subdivision of 4 lots, 0.57± acres

The Applicant/Agent was present and in agreement with all thirteen (13) listed conditions.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.C.2.(b)(3) of the Subdivision Regulations (for substandard lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 100-foot-wide right-of-way along Government Street on the Final Plat;
2. Retention of the 50-foot-wide right-of-way along Marine Street on the Final Plat;
3. Revision of the plat to provide a minimum 25-foot corner radius at the intersection of Government Street and Marine Street, in compliance with Section 6.C.6. of the Subdivision Regulations, unless the City Engineer approves a smaller radius, and the Planning Commission grants a waiver of Section 6.C.6.;
4. Revision of the plat to remove the 10-foot front yard setback line along Government Street and Marine Street;

5. Revision of the plat to remove the side and rear setback lines on all lots;
6. Placement of a note on the Final Plat stating that all development on the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front yard setback requirements;
7. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
8. Retention of the labels identifying each lot number on the Final Plat;
9. Placement of a note on the Final Plat stating that all required approvals from the Historic Development Department and/or the Architectural Review Board shall be obtained prior to the issuance of any development permits;
10. Compliance with all Engineering comments noted in the staff report;
11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and,
13. Compliance with all Fire Department comments noted in the staff report.

14. SUB-003781-2026

Location: 1308 Old Shell Road and 109 North Ann Street
Subdivision Name: Old Shell Landings Subdivision
Applicant / Agent: Ellis Foster, Old Shell & Ann, LLC
Council District: District 2
Proposal: Subdivision of 10 lots, 1.3± acres

The Applicant/Agent, Ellis Foster, 1308 Old Shell Road, Mobile, Alabama, was present and in agreement with all eleven (11) listed conditions.

The following person spoke in opposition to the application citing historic district issues, and too many buildings on small lots:

- John Lipari, 115 N. Ann Street, Mobile, Alabama.

Commissioner Nichols and Mr. Foster discussed easements, parking and lot access.

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.C.2.(a) (for substandard lot area), Section 6.C.2.(b)(3) (for substandard lot width), and Section 6.C.3. (for lot depth) 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 Old Shell Road;
2. Retention of the 50-foot right-of-way width along North Ann Street;

3. Revision of the Final Plat to illustrate dedication sufficient to provide a 25-foot corner radius at the intersection of Old Shell Road and Ann Street, unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
4. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Removal of the 25-foot front yard setback line along Old Shell Road and North Ann Street;
6. Placement of a note on the Final Plat stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code (UDC), including the front yard dimension standards applicable within the Historic District Overlay;
7. Retention of the ingress/egress easements on the Final Plat;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

15. SUB-003758-2026

Location: 162 and 186 East Drive
Subdivision Name: SpringHill Villas Subdivision
Applicant / Agent: SpringHill Villas, LLC (Jonathan Petty, P.E., Axis Engineering Group, LLC, Agent)
Council District: District 5
Proposal: Subdivision of 13 lots, 3.96± acres

Kirk Mattei recused.

The Applicant/Agent was present and in agreement with the twelve (12) listed conditions.

The following people spoke in opposition to the application citing oncoming headlights shining into his home, fencing on Lot 1, how long construction would take, construction noise restrictions, will only single family units with garages be on the lot, construction of a wall along the west side, green space and fencing along the entire subdivision:

- Rickey Bailen, 151 East Drive, Mobile, Alabama
- Dr. Clive Woods, Mobile, Alabama
- Renee Smith, 6040 Sussex Drive, Mobile, Alabama
- Mary Desverreaux, 6004 Sussex Drive, Mobile, Alabama

The Applicant/Agent, Jonathan Petty, 200 West Laurel Street, Foley Alabama, stated he was not sure how to mitigate headlights, and was not positive regarding the fencing. He stated

construction depended on the review from engineering and estimated six (6) months to a year. Mr. Petty stated the home type would be cottage style homes but didn't know if they were brick.

Commissioner Woods and Mr. Petty discussed single family residences only going on the lots.

A Motion TO APPROVE was made by Kenny Nichols. Second by Matt Anderson. The Motion TO APPROVE passed with Kirk Mattei recused from the hearing and vote.

After discussion the Planning Commission waived Sections 6.C.2(b)(2) (for reduced lot width), and 6.C.7. (double frontage lots) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Removal of the proposed dedication of 20 feet along East Drive;
2. Placement of a note on the plat stating that Lot 1 and the Common Area are denied direct access to East Drive;
3. Placement of a note on the Final Plat stating that Lot 1 and the Common Area are denied direct access to East Drive;
4. Retention of lot sizes in square feet and acres, or provision of a table on the Final Plat with the same information;
5. Retention of the Common Area size in square feet and acres, or provision of a table on the Final Plat with the same information;
6. Placement of a note on the revised plat stating that the maintenance of all common areas is the responsibility of the property owner(s) and not the City of Mobile, in compliance with Section 2.A. of the Subdivision Regulations;
7. Revision of the plat to illustrate a 25-foot front setback for all lots and the Common Area along both East Drive and Spring Villa Lane;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report;
11. Compliance with all Fire Department comments noted in the staff report; and
12. Full compliance with all other codes and ordinances.

16. SUB-003750-2026

Location: North side of Grelot Road, 1,110'± East of Leroy Stevens Road, extending North, 2,730'± to the South terminus of Navion Drive

Subdivision Name: Cavallo Ridge Subdivision

Applicant / Agent: Brandon Mason, DHI Engineering, LLC

Council District: District 6

Proposal: Subdivision of 141 lots, 51.7± acres

The Applicant/Agent was present and in agreement with all seventeen (17) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Harry Brislin. Second by Matt Anderson. The Motion TO APPROVE passed with Josh Woods opposing.

After discussion the Planning Commission waived Section 6.C.2(b)(2) of the Subdivision Regulations (for reduced lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 100-foot-wide right-of-way along Grelot Road, as depicted on the preliminary plat;
2. Retention of the 50-foot-wide rights-of-way along each proposed street, as depicted on the preliminary plat
3. Labeling of the dimensions of the additional right-of-way associated with the partial turnarounds adjacent to proposed Lots 22, 23, 24, 137, 138, 139, and 140, on the Final Plat;
4. Approval of all street names by the City Engineer prior to recording of the Final Plat, with any approved name changes reflected on the Final Plat;
5. Retention of the curve data table demonstrating compliance with the required 25-foot corner radii for all corner lots and common areas on the Final Plat;
6. Retention of lot area labels in both square feet and acres or in an accompanying table on the Final Plat;
7. Revision of the common area labels on the Final Plat to provide sequential numbering or, alternatively, labeling all such areas simply as "Common Area";
8. Provision of a note on the Final Plat stating that the maintenance of all common areas shall be the responsibility of the property owner(s) and not the City of Mobile;
9. Removal of all side and rear yard setback lines from the Final Plat;
10. Depiction of a 25-foot front yard setback adjacent to all common areas where they are at least 60 feet in width, including the northernmost common area along Navion Drive, despite it being less than 60 feet wide;
11. Retention of all easements on the Final Plat, as depicted on the preliminary plat;
12. Provision of a note on the Final Plat stating that no structure shall be placed within any easement without the permission of the easement holder;
13. Retention of the sidewalk note on the Final Plat stating that sidewalks shall be constructed on both sides of the subdivision's streets and along common areas and other non-lotted areas in accordance with Section 7.C.4. of the Subdivision Regulations, unless a Sidewalk Waiver is approved;
14. Compliance with all Engineering comments noted in the staff report;
15. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
16. Compliance with all Urban Forestry comments noted in the staff report; and,
17. Compliance with all Fire Department comments noted in the staff report.

17. SUB-SW-003761-2026

Location: 380 Schillinger Road North
Applicant / Agent: Anthony T. Fadalla (Byrd Surveying, Inc., Agent)
Council District: District 7
Proposal: Request to waive the construction of a sidewalk along 7th Avenue.

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama discussed the following issues:

- On the corner of Schillinger and 7th Avenue there were oak trees, water lines and fiber optic cables in the way of a sidewalk. Avenue E had an open ditch.

Commissioner Woods discussed 7th Avenue being waived but will build a sidewalk on Schillinger Road. There was no one else present regarding the application.

A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission approved the Sidewalk Waiver request.

18. MOD-003753-2026

Location: East side of Hillcrest Road, 290'± South of Grelot Road
Applicant / Agent: Lukas Benedetto, Piazza Kitchen & Patio
Council District: District 6
Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites, to allow construction of a restaurant on a single building site with shared access between multiple building sites.

The Applicant/Agent, Bryan Pugh, 1325 Dauphin Street, Mobile, Alabama, discussed the following points:

- Piazza Kitchen will be a 3000square foot restaurant near Christ United Church. They plan to purchase lot 2 from the church, D-Bat Mobile, Ronnies Car Wash, and CVS. Mr. Pugh stated William Taylor from CVS would not return his call.

Commissioner Woods and Mr. Pugh discussed the site plan and an alternate site plan that doesn't expand to the CVS lot. Mr. Pugh stated McCrory Williams designed the site plan around William Taylor not wanting to be a part of the application.

City Attorney, Doug Anderson, stated the curb cut to CVS was denied. Commissioner Nichols and Staff discussed if CVS was required to provide access or not. The CVS was part of the original Planned Unit Development (PUD) but changed owners since that time. Commissioner

Denson and Mr. Pugh discussed the back lot located by the drive thru and how the church was allowing access. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. 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 approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions, with revisions submitted to and approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

1. Revision of the site plan to remove the proposed shared parking access connection to the adjacent property to the north;
2. Revision of the site plan to depict one (1) nine-foot (9') by eighteen-foot (18') landscape island for every twelve (12) contiguous parking spaces, in compliance with Section 64-3-7.A.3.(2)c. of the UDC;
3. Revision of the site plan to clearly depict one (1) off-street loading space meeting the requirements of Section 64-3-12.B. of the UDC;
4. Revision of the site plan to either clearly depict a dumpster and compliant enclosure in accordance with Section 64-3-13.A.4. of the UDC, or provide a note stating that curbside waste collection will be utilized;
5. Compliance with the alternative surfacing requirements of the UDC for all parking spaces provided in excess of the minimum required parking;
6. Submission of a photometric lighting plan demonstrating compliance with Section 64-3-9.C. of the UDC at the time of permitting;

7. Submission of building elevations demonstrating compliance with the building design and height requirements of Section 64-3-6 of the UDC at the time of permitting;
8. Compliance with all Engineering comments noted in the staff report;
9. Compliance with all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report;
11. Compliance with all Fire Department comments noted in the staff report;
12. Submittal to and approval by Planning and Zoning of the Final Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) recorded copy of the site plan to Planning and Zoning in both hard-copy and PDF formats; and
13. Full compliance with all applicable municipal codes, ordinances, and regulations.

19. MOD-003792-2026

Location: 1, 3, and 5 Mobile Infirmary Circle (Private Road); 166 Mobile Infirmary Drive (Private Road); 168, 169, 171, 176, 177, 185, 190, 191, and 196 Mobile Infirmary Boulevard; and 1700, 1720, 1740, 1768, and 1806 Spring Hill Avenue

Applicant / Agent: Mobile Infirmary

Council District: Districts 1 & 2

Proposal: Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access and parking between building sites to facilitate expansion of an existing hospital emergency room and incorporation of an additional lot into the development.

Kirk Mattei recused.

The Applicant/Agent was present and in agreement with all Findings of Fact (a-h) and the eight (8) listed conditions. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed with Kirk Mattei recusing from the hearing and vote.

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 approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions, with revisions submitted to and approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

1. Revision of the site plan to indicate that there is sufficient parking for the number of hospital beds as well as the amount of office space;
2. Placement of a note on the site plan stating that any future development or redevelopment of the site may require additional PUD modifications subject to review and approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Compliance with all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the Final Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) recorded copy of the site plan to Planning and Zoning in both hard-copy and PDF formats; and
8. Full compliance with all applicable municipal codes, ordinances, and regulations.

20. ZON-UDC-003734-2026

Location: 4600-A Hamilton Boulevard
Applicant / Agent: K & R Diesel Repair (Byrd Surveying, Inc., Agent)
Council District: District 4
Proposal: Rezoning from Residential Agricultural District (R-A) to Heavy Industry District (I-2).

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, discussed the following issue:

- This property was previously a hydraulic repair shop and should have been rezoned at the time.

Commissioner Woods and Jerry Byrd discussed the use of the property being a diesel mechanic shop and the applicant asking for I-2 rezoning but with an I-1 rezoning, this shop was allowed

and would accomplish his goal. Staff stated diesel repairs are allowed in I-1, however, there were opposition comments on file.

The following people spoke in opposition to the application citing storm water drainage, chemical and oil spills into Rabbit Creek and how this property was a crane storage facility, not a hydraulic shop.

:

- Alex Craft, 1219 Texas Street, Mobile, Alabama
- . Joe Johson , 4562 Hamilton Blvd, Theodore, Alabama.

Jerry Byrd discussed ending storm drainage from traveling down Hamilton Boulevard by putting a detention pond in the area. He was aware of Alabama Department of Environmental Management (ADEM) regulations. Mr. Byrd stated that six hundred (600) feet to the west of this property was a trucking company where water runs down to this property, but that company would need to take care of their property and that issue.

Staff discussed I-1 aggregate surfaces.

Commissioner Nichols and Staff discussed future land use map with heavy industry to the east and north. Staff stated crane repair was registered from the previous property owners. There was no one else present regarding the application.

After further discussion, a Motion TO DENY was made by Matt Anderson. Second by Jennifer Denson. Kenny Nichols opposed. The Motion TO DENY the rezoning application passed with Kenny Nichols opposing.

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

- A) 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) It would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- B) Health, Safety and General Welfare. The proposed amendment does not promote the community's public health, safety, and general welfare; and,
- C) Change. There are no changed or changing conditions in a particular area that make an amendment necessary and desirable.

21. ZON-UDC-003749-2026

Location: 2604 St. Stephens Road
Applicant / Agent: Nadra Williams
Council District: District 2
Proposal: Rezoning from Single-Family Residential Urban District (R-1) to Limited Neighborhood Business Urban District (LB-2).

The Applicant/Agent, Nadra Williams, 2604 St. Stephens Road, Mobile, Alabama, who owns the property at 2600 St. Stephens Road, discussed the following points:

- Requesting to rezone her property to mixed use and develop apartments, a laundry mat, and café.
- All businesses would operate within residential hours.

The following person had questions about the development citing developmental rules and if they were being followed:

- Gwendolyn Smith, 2613 St. Stephens Road, Mobile, Alabama.

Nadra Williams stated she would follow the guidelines and laws. There was no one else present regarding the application.

A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **LB-2, Limited Neighborhood Business Urban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- D) 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 approval of Rezoning the property to **LB-2, Limited Neighborhood Business Urban District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

22. ZON-UDC-003752-2026

Location: 4460 Dauphin Island Parkway
Applicant / Agent: Matthew Noel, Daddy's Boy Seafood
Council District: District 3
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Maritime Light District (ML).

The Applicant/Agent was present and in agreement with all criteria A-G and seven (7) listed conditions.

The following people spoke in favor of the application:

- Donald Banks, 1263 Skywood Drive, Mobile, Alabama.
- Harry Day, 2814 Kingswood Drive West.

Staff discussed what Maritime Light would mean for the area. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **ML, Maritime Light District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 approval of Rezoning the property to **ML, Maritime Light District**, to the City Council, subject to the following conditions:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

23. ZON-UDC-003770-2026

Location: 1509 Navco Road
Applicant / Agent: Bayview Auto, LLC
Council District: District 3
Proposal: Rezoning from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3).

The Applicant/Agent, Mohamad Haifa, 6595 Red Maple Drive, Mobile, Alabama, was present and discussed the following points:

- The property would be a used car lot. The building had been vacant for twenty (20) years.
- There was fencing and a car wash on the other side of the property. There was also a chain link fence on one side of the property.

The following people spoke against the application:

- Patricia Westbrook, R&W Tire, 1501 Navco Road, discussed needing a buffer to separate the businesses.

Commissioner Nichols discussed concerns in a B-3 zoned district and how there was no way to control the number of cars parked on a lot.

Commissioner Amberger stated that numerous dealerships park on the Right-of-Way (ROW) and on the roadway and this created serious safety concerns. Since this property was already paved, he will need to know where the property line is located.

Commissioner Woods asked the applicant, due to the many issues of parking in the ROW, would he be willing to consider a Voluntary Use Restriction of how many cars would be on the lot at

one time. Mr. Haifa stated he did not believe there would be any more than fifteen (15) cars on the lot. Commissioner Anderson discussed needing to know the spaces available for the cars.

City Attorney, Doug Anderson, stated we could hold the application over for a detailed site plan for the number of spots. Mr. Haifa stated they have twelve (12) retail spaces for parking. He stated he could park sixty (60) vehicles on the lot but fifteen (15) or twenty (20) cars would be better. Mr. Haifa stated he had a Certificate of Occupancy (CO) from the City for twelve (12) parking spots and would add three (3) more. Staff stated the site plan had no parking on it and Non-Conforming did not extend to this use. Mr. Haifa stated only fifteen (15) cars would be parked on the lot.

Further discussion from the Board included who was going to police the Volunteer Use Restrictions and was customer parking included in the total count. Commissioner Amberger stated a site plan was needed.

There was no one else present regarding the application.

A Motion TO DENY was made by Kenny Nichols. Second by Jennifer Denson. The Motion TO DENY passed unanimously.

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) Mistake. For a Rezoning, there was no mistake or error in the original zoning map; and
- C) 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) It would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment does not the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
- F) Change. There are no changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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.

24. ZON-UDC-003777-2026

Location: 255 Church Street
Applicant / Agent: James F. Watkins, Maynard Nexsen, PC
Council District: District 2
Proposal: Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.2 to T-6.

The Applicant/Agent, Jay Watkins, 11 N. Water Street, Mobile, Alabama, discussed the Quality Inn at 255 Church Street with regards to rezoning to Mixed Use T-6 and construction higher than five (5) stories. Mr. Watkins stated this hotel would be twenty (20) to twenty-five (25) stories. Staff stated there was no height restriction. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **T-6**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 approval of Rezoning the property to **T-6** to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

25. ZON-UDC-003780-2026

Location: 1451 Cedar Crescent Drive
Applicant / Agent: John S. Ray, Tenacious 4, LLC
Council District: District 2
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, John Ray, 1100 Comstock Drive, Los Vegas, discussed the following points:

- The application and history of the property.
- Repairing the privacy fence, which had begun, and how people rent the land but own the mobile homes they bring onto the lot.
- He requested to return to the four hundred forty-seven (447) unit lots on the property. There were currently one hundred thirty-three (133) lots being rented. Mr. Ray stated the property was made for 447 lots and he borrowed money from the bank based on that number.
- He stated the water bill he was paying monthly was based on 447 lots regardless of how many units were being rented.

Commissioner Anderson discussed the changes needed to the landscaping and layout of the property. Mr. Ray stated he was prepared to make those changes. Staff stated four (4) years ago the property owner had an officer who agreed to the 133 lots. Mr. Ray stated there were 135 units and 56 acres. This property had been a mobile home park since the 1970s.

Commissioner Woods asked about the damaged fencing and Mr. Ray stated it was 50% complete with the rest being done in 90 days.

Commissioner Amberger stated he needed to see the conditions of the roads on the property which needed to be improved before traffic is brought in and the property needed to be brought up to standard before any more units are rented. Commissioner Amberger stated the photo shows drainage, the roads on the property were in poor condition and need improvements. Mr. Ray stated it was not going to happen overnight, and the conditions would be improved. Mr. Byrd stated the layout was original from 1970.

City Attorney, Doug Anderson, asked what size the lots were and Mr. Byrd didn't know but probably thirty-five (35) to forty (40) feet wide.

Commissioner Nichols discussed R-3 which Unified Development Code (UDC) allowed twenty-five (25) units per acre on apartments but did not know if the density governs mobile homes.

Commissioner Woods and Staff discussed municipal enforcement.

The following people spoke against the application citing how the property had never been in compliance especially with broken fences. Complaint after complaint had been submitted and

nothing was ever done. Other concerns ranged from shootings, crime, loud music, and people jumping fences. Serious concerns with adding so many more units would make these issues worse.

- Batina Bailey, 3206 Bay Front Road, Mobile, Alabama.
- Edward Franklin 908 Stanton Rad, Mobile, Alabama.

Mr. Ray stated three (3) years ago there were issues with the managing company, Sherman Industries, so he terminated them. He stated those issues have been taken care of now and he had managers living on the property.

Commissioner Nichols asked if there was any compromise with the number of units. Mr. Ray said maybe a certain number could be added this year and revisited after.

Commissioner Amberger asked Staff to find out why 133 units was agreed on and the conditions of the property. He requested a holdover. Commissioner Brislin stated the site plan submitted in 2021 stated 133 units.

Commissioner Anderson stated he had a lot of concerns with this property and trash routes needed to be looked at. Mr. Ray agreed to a holdover. There was no one else present regarding the application.

A Motion TO HOLDOVER was made by Nick Amberger. Second by Matt Anderson. The Motion TO HOLDOVER until the August 20, 2026, meeting passed unanimously.

After discussion the Planning Commission heldover the request to the August 20th meeting.

26. ZON-UDC-003784-2026

Location:	West side of Weinacker Avenue, 151'± North of Virginia Street
Applicant / Agent:	MG Property Services, LLC
Council District:	District 2
Proposal:	Rezoning from Single-Family Residential Urban District (R-1) to Two-Family Residential Urban District (R-2).

The Applicant/Agent was present and in agreement with all listed criteria A-G and one (1) listed condition. There was no one else present regarding the application.

A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **R-2, Two-Family Residential Urban District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;

- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 approval of Rezoning the property to **R-2, Two-Family Residential Urban District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

27. SUB-003760-2026 & SUB-SW-003756-2026

Location: 4086 Riviere Du Chien Road
Subdivision Name: Hackbarth Gardens Subdivision
Applicant / Agent: Robert & Carol Hackbarth (Patrick Garstecki, P.E., CMG Engineers, Inc., Agent)
Council District: District 4
Proposal: Subdivision of 1 lot, 19.2± acres; and request to waive the construction of sidewalks along Riviere Du Chien Road and Lloyd Station Road.

The Applicant/Agent, Patrick Garstecki, 457 St. Michael Street, Mobile, Alabama, stated there were no sidewalks on Riviere Du Chien. Mr. Garstecki and Commissioners Anderson and Amberger discussed the driveway going into the property.

After further discussion by the Board, a Motion was made TO APPROVE the application. There was no one else present regarding both applications.

Subdivision: A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

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

1. Retention of the 60-foot-wide right-of-way along Lloyd Station Road on the Final Plat;
2. Either dedication to provide 30 feet to the centerline along Riviere Du Chein Road or illustration that such right-of-way currently exists;
3. Label the new lot as "Lot 1";
4. Retention of the lot size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
5. Revision of the Final Plat to remove the side and rear yard setback notes;
6. Retention of the 25-foot minimum front yard setback line along the entire frontage;
7. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission from the easement holder;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

Sidewalk Waiver: A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission approved the Sidewalk Waiver request.

28. SUB-003755-2026 & MOD-003762-2026

Location: 753 and 755 Bolling Brothers Boulevard
Subdivision Name: 90/65 Commercial Park Subdivision
Applicant / Agent: Elizabeth Tonsmeire, McGowin Properties, LTD
Council District: District 3
Proposal: Subdivision of 3 lots, 34.3± acres; and Major Modification of a previously approved Planning Approval allowing a baseball park, stadium, ice rink, and museum in a B-3, Community Business Suburban District, to modify lot lines in coordination with the proposed subdivision and remove two (2) lots from the existing Planning Approval.

The Applicant/Agent was present and in agreement with Subdivision ten (10) listed conditions and the Major Modification's Findings of Fact (a-h) and seventeen (17) listed conditions.

The following person had questions regarding the application citing no knowledge of what was going to be built on the property and how much more traffic it would bring to the area:

- Susan Jamerson, 1450 Tingle Circle West, Mobile, Alabama.

Bryan Metcalfe, 5 Dauphin Street, Mobile, Alabama, discussed the thirty-four (34) acres were commercial use. He stated they were subdividing the 34 acres into three (3) lots. All B-3 lots. However, he had no development plan past what was before the Board right now.

There was no one else present regarding the application.

Subdivision: A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

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

1. Revision of the Final Plat to illustrate either the minimum existing right-of-way width or a 300-foot-wide right-of-way along U.S. I-65, whichever is greater;
2. Relabeling of the proposed easement on the Final Plat as an "Ingress/Egress Easement," or similar designation, rather than a "Private Road Easement";
3. Retention of the lot size labels in square feet and acres on the Final Plat, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;
4. Revision of the Final Plat to illustrate a 25-foot front yard setback along U.S. Interstate 65, adjusted for any required dedication;
5. Revision of the Final Plat to illustrate a 25-foot front yard setback along Bolling Brothers Boulevard where Lot 1 and Lot 3 are each 60 feet wide;
6. Approval of the Major Planning Approval Modification;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

Major Modification: A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

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

- 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 approval of the Major Planning Approval Modification to the City Council, subject to the following conditions, with revisions submitted to and approved by the Planning and Zoning Department prior to the application being forwarded to the City Council:

- 1. Provision of a note on the Final Planning Approval Site Plan stating: "Lots 1 and 2 are hereby removed from the Planning Approval";
- 2. Revision of the Final Planning Approval Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final Planning Approval Site Plan with the same information;
- 3. Revision of the Final Planning Approval Site Plan to illustrate the 25-foot front yard setback along all street frontages;
- 4. Revision of the Final Planning Approval Site Plan to label each existing building with its size in square feet;
- 5. Revision of the Final Planning Approval Site Plan to depict all other existing site features;
- 6. Provision of a table on the Final Planning Approval Site Plan showing required and existing parking calculations;
- 7. Revision of the Final Planning Approval Site Plan to illustrate any/all curbing and/or wheel stops;
- 8. Revision of the Final Planning Approval Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final Planning Approval Site Plan stating curbside waste collection is utilized;
- 9. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final Planning Approval Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
- 10. Provision of a note on the Final Planning Approval Site Plan stating that any future development or redevelopment of the site may require additional modification of the Planning Approval, subject to Planning Commission and City Council approval;
- 11. Completion of the subdivision process prior to recording the Final Planning Approval Site Plan in Probate Court;
- 12. Compliance with all Engineering comments noted in the staff report;

13. Compliance with all Traffic Engineering comments noted in the staff report;
14. Compliance with all Urban Forestry comments noted in the staff report;
15. Compliance with all Fire Department comments noted in the staff report;
16. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval 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,
17. Full compliance with all municipal codes and ordinances.

29. SUB-003787-2026 & ZON-UDC-003788-2026

Location: 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue

Subdivision Name: Sagging Oaks Subdivision

Applicant / Agent: Byrd Surveying, Inc.

Council District: District 2

Proposal: Subdivision of 1 lot, 2.53± acres; and Rezoning from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3).

The Applicant Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, was present and discussed the rezoning application. Mr. Byrd discussed waiving Section 6.B.9 of the conditions to label the right-of-way widths of both streets after any required dedication. There was no one else present regarding the application.

After discussion with the Board, a motion was put for a vote.

Subdivision: A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. 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) and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to label the right-of-way widths of both streets after any required dedication;
2. Revision of the plat to illustrate a minimum building setback line of at least 25 feet along both street frontages, adjusted for any required dedication;
3. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
4. Completion of the Rezoning process to eliminate the potential for split-zoning prior to signing the Final Plat;
5. Compliance with all Engineering comments noted in the staff report;

6. Compliance with 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.

Rezoning: A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 approval of Rezoning the property to **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and
2. Full compliance with all municipal codes and ordinances.

30. SUB-003785-2026 & ZON-UDC-003786-2026

Location: 320 & 330 Western Drive
Subdivision Name: Aiden Property Subdivision
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 1
Proposal: Subdivision of 2 lots, 2.41± acres; and Rezoning from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1).

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama was in agreement with all eight (8) listed conditions and rezoning criteria (A-G) There was no one else present regarding the application.

Subdivision: A Motion TO APPROVE was made by Matt Anderson. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission waived Section 6.C.9. of the Subdivision Regulations (for lot design) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide right-of-way along Western Drive on the Final Plat;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback line along Western Drive where each lot is at least 60 feet in width, in compliance with Section 6.C.8. of the Subdivision Regulations;
4. Completion of the Rezoning process prior to signing the Final Plat;
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.

Rezoning: A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **I-1, Light Industry District:**

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.

- G) 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 approval of Rezoning the property to **I-1, Light Industry District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

31. SUB-003791-2026 & ZON-UDC-003793-2026

Location: 4213 & 4221 Spring Valley Drive South
Subdivision Name: Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision
Applicant / Agent: Sawgrass Consulting, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 0.87± acres; and Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1).

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, was present and in agreement with all ten (10) listed conditions for the Subdivision and Rezoning criteria (A-G). There was no one else present.

Subdivision: A Motion TO APPROVE was made by Harry Brislin. Second by Nick Amberger. The Motion TO APPROVE passed unanimously.

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

1. Retention of the existing 50-foot-wide right-of-way along Spring Valley Drive South on the Final Plat;
2. Retention of the lot area in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of at least a 25-foot front yard setback along Spring Valley Drive South on the Final Plat, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-5.E. of the Unified Development Code;
4. Revision of the Final Plat to remove or omit the depiction of the existing structures, as their illustration is not necessary to demonstrate compliance with the applicable setback requirements

5. Provision of a note on the Final Plat stating no structures shall be permitted in any easement without permission from the easement holder;
6. Completion of the Rezoning process prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

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

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **R-1, Single-Family Residential Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 approval of Rezoning the property to **R-1, Single-Family Residential Suburban District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

32. SUB-003731-2026 & ZON-UDC-003732-2026

Location: 2665 Government Boulevard and 604 and 610 Mandrell Street
Subdivision Name: Sunset Estates Subdivision
Applicant / Agent: Bryant Properties (Byrd Surveying, Inc., Agent)
Council District: District 2
Proposal: Subdivision of 3 lots, 1.69± acres; and Rezoning from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3).

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, discussed the reconfigured lots and requested Section 6.B.9 be waived regarding the Subdivision. Mr. Byrd stated the rezoning application was filed for the children who wanted to sell the lots. There was no one else present regarding the application.

After further discussion, a motion was made by the Board.

Subdivision: A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. 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) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide right-of-way along Mandrell Street on the Final Plat;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Retention of the 25-foot front yard setback line along all street frontages, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations;
4. Completion of the Rezoning process prior to signing the Final Plat;
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.

Rezoning: A Motion TO APPROVE was made by Nick Amberger. Second by Kenny Nichols. The Motion TO APPROVE passed unanimously.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 approval of Rezoning the property to **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District** to the City Council, subject to the following conditions:

- 1. Completion of the Subdivision process;
- 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
- 3. Full compliance with all municipal codes and ordinances.

33. SUB-003789-2026 & ZON-UDC-003790-2026

Location: Northwest corner of Bear Fork Road and Moffett Road
Subdivision Name: Moffett-Bear Fork Subdivision, Resubdivision of Lot 2
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 7
Proposal: Subdivision of 3 lots, 12.63± acres; and Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3).

The Applicant/Agent, Jerry Byrd, 2609 Halls Mill Road, Mobile, Alabama, agreed with the eight (8) listed conditions with a request to waive Section 6.C.3 regarding the Subdivision. The rezoning application was filed so the owner could expand camper and mobile home sales on the first lot, however, no plans had been made for Lot 3 to date. There was no one else present.

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

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

1. Retention of the right-of-way widths of Moffett Road and Bear Fork Road on the Final Plat;
2. Retention of the 25-foot minimum building setback line along both street frontages on the Final Plat;
3. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Completion of the Rezoning process prior to signing the Final Plat;
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.

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

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 approval of Rezoning the property to **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

Adoption of the 2026 – 2027 Planning Commission filing deadline and meeting schedule.

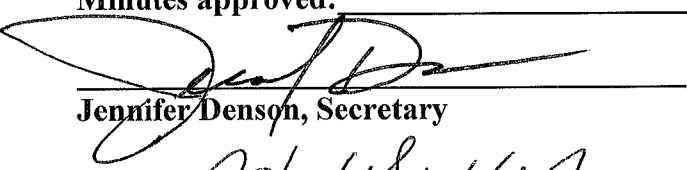
Motion to adopt by Jay Stubbs. Second by Matt Anderson. Adopted.

Review of Minutes from the following Planning Commission meetings:

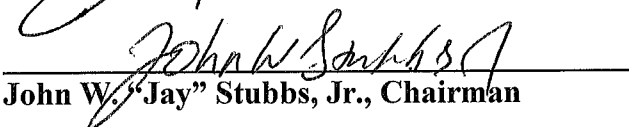
- January 15, 2026
- February 19, 2026
- March 19, 2026
- April 16, 2026
- May 21, 2026

A Motion TO APPROVE was made by Nick Amberger. Second by Matt Anderson. The Motion TO APPROVE passed unanimously.

Minutes approved: 09/17/2026



Jennifer Denson, Secretary



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