



Mobile Planning Commission Agenda

December 19, 2024 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

HOLDOVERS

1. [ZON-UDC-003106-2024](#)

Location: Southeast corner of Commerce Boulevard East and Commerce Boulevard West

Applicant / Agent: Mobile City Council

Council District: District 4

Proposal: Rezoning from Office Distribution District (B-5) to Single-Family Residential Suburban District (R-1).

EXTENSIONS

2. [SUB-002733-2023](#)

Location: South terminus of McNeill Avenue

Subdivision Name: Lots 1-3, Block 138 and Lots 15-18 & The North 20’ of Lot 14, Block 139 Pinehurst, Delany’s Addition to Spring Hill Resubdivision of and Addition to

Applicant / Agent: Mike Daniels, BDMD, LLC

Council District: District 6

Proposal: Extension of the Approval of a 6-lot subdivision, 1.44± acres

NEW ITEMS

3. [SUB-003147-2024](#)

Location: 603 South Broad Street and 650 & 652 South Jefferson Street
Subdivision Name: Parks Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 1
Proposal: Subdivision of 1 lot, 2.0± acres

4. [SUB-003134-2024](#)

Location: 2015 Old Shell Road
Subdivision Name: 2015 Old Shell Road Subdivision
Applicant / Agent: Samuel & Meagan Harris
Council District: District 1
Proposal: Subdivision of 2 lots, 1.21± acres

5. [SUB-003151-2024](#)

Location: 2250, 2260 & 2271 Maple Drive
Subdivision Name: Hale's Place Subdivision
Applicant / Agent: Mark N. Hale
Council District: District 6
Proposal: Subdivision of 4 lots, 10.10± acres

6. [SUB-003149-2024](#)

Location: 859, 861, 863, & 865 Edwards Street and 858 Grimes Street
Subdivision Name: Resubdivision of Lots 1-4 & 13-15, Grimes & Winbush Subdivision
Applicant / Agent: Keri Coumanis, Helmsing Leach, P.C.
Council District: District 2
Proposal: Subdivision of 5 lots, 0.74± acres

7. [SUB-SW-003141-2024](#)

Location: 4450 Old Shell Road
Applicant / Agent: Springhill Convenience, LLC
Council District: District 7
Proposal: Request to reduce the minimum required width of a sidewalk from twelve (12) feet to ten (10) feet along Old Shell Road and North McGregor Avenue within a Village Center Sub-District of the Spring Hill Overlay.

8. [MOD-003124-2024](#)

Location: 6254 Howells Ferry Road
Applicant / Agent: Redeemed Community Church (Kari Givens, Byrd Surveying, Inc., Agent)
Council District: District 7
Proposal: Major Modification of a previously approved Planning Approval allowing a church in an R-1, Single-Family Residential Suburban District.

9. [SUB-003145-2024](#) & [ZON-UDC-003059-2024](#) (Holdover)

Location: 5105, 5109, and 5111 Overlook Road
Subdivision Name: L Thomas Place Subdivision
Applicant / Agent: Lloyd Thomas
Council District: District 7
Proposal: Subdivision of 1 lot, 0.74± acres; and Rezoning from Single-Family Residential Suburban District (R-1), to Neighborhood Business Suburban District (B-2).

10. [SUB-003153-2024](#) & [ZON-UDC-003154-2024](#)

Location: Southeast corner of Commerce Boulevard East and Commerce Boulevard South, extending to the Southwest corner of Commerce Boulevard South and Commerce Boulevard West
Subdivision Name: Resubdivision of Lots 5 & 6, Todd Acres Industrial Park Subdivision
Applicant / Agent: Charles D. Tisher, Jr., P.E., Clark Geer Latham & Associates
Council District: District 4
Proposal: Subdivision of 2 lots, 37.73± acres; and Rezoning from Office Distribution District (B-5) and Light Industry District (I-1), to Single-Family Residential Suburban District (R-1).

11. [SUB-003146-2024](#) & [MOD-003120-2024](#)

Location: East terminus of Leighton Place Drive
Subdivision Name: Leighton Village Subdivision, Phase III
Applicant / Agent: 195, LLC
Council District: District 4
Proposal: Subdivision of 15 lots, 4.23± acres; and Major Modification of a previously approved Planned Unit Development allowing reduced front yard and side yard setbacks, and increased site coverage in an R-1, Single-Family Residential Suburban District.

12. MOD-003155-2024 & MOD-003148-2024

Location: 6208 Grotto Road (Private Street)
Applicant / Agent: Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)
Council District: District 7
Proposal: Major Modification of a previously approved Planning Approval allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District; and Major Modification of a previously approved Planned Unit Development amending the Master Plan of an existing college in an R-1, Single-Family Residential Suburban District.

13. MOD-003152-2024 & MOD-003150-2024

Location: 817 Downtowner Boulevard
Applicant / Agent: Accel Academy (Charles D. Tisher, Jr., P.E., Agent)
Council District: District 5
Proposal: Major Modification of a previously approved Planning Approval allowing the expansion of an existing charter secondary school in a B-3, Community Business Suburban District; and Major Modification of a previously approved Planned Unit Development allowing shared access between two (2) building sites.

OTHER BUSINESS

- **Review of Minutes from the following Planning Commission meetings:**

January 6, 2022
January 20, 2022

February 3, 2022
February 16, 2022

March 3, 2022
March 17, 2022