



Mobile Planning Commission Results Agenda

February 20, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

Staff: Jonathan Ellzey, George Davis, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Bert Hoffman, Shayla Beaco

Adoption of the Agenda: Motion to adopt by Jennifer Denson. Second by Kenny Nichols. **Adopted.**

NEW ITEMS

1. SUB-003184-2024

Location: 2555 Fairway Drive
Subdivision Name: Tate Addition Subdivision
Applicant / Agent: Latricia Tate (Nick Hadji, SLSCO, Ltd., Agent)
Council District: District 5
Proposal: Subdivision of 1 lot, 0.27± acres

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

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

1. Provision of a subdivision plat in compliance with Section 5.A. of the Subdivision Regulations;
2. Revision of the Final Plat to illustrate Fairway Drive with compliant right-of-way and/or dedication sufficient to provide 30 feet from the centerline of Fairway Drive;
3. Provision of a label with the lot’s size in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;

4. Revision of the Final Plat to retain the 25-foot front yard setback along Fairway Drive, adjusted for any required dedication, and to remove the side and rear setbacks;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the 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.

2. SUB-003202-2025

Location: 2289 Egret Crossing
Subdivision Name: Resubdivision of and Addition to Lot 7, Heron Landing, Unit One
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 3
Proposal: Subdivision of 1 lot, 1.39± acres

Motion to approve by Nick Amberger. Second by Matt Anderson. **Approved.**

After discussion the Planning Commission waived Sections 6.B.9, 6.C.3. and 6.C.7. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide a 60-foot radius within the Doyle Street cul-de-sac;
2. Revision of the curve data table to provide all data after any required dedication;
3. Placement of a note on the Final Plat stating that access is limited to one street frontage;
4. Retention of the 25-foot minimum building setback line from Egret Crossing where the lot is at least 60 feet wide;
5. Revision of the plat to illustrate the 25-foot minimum building setback line off the Doyle Street cul-de-sac as blocked-out within the main part of the lot where the “finger” intersects;
6. Retention of the lot size label in both square feet and acres, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
7. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of 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.

3. SUB-003195-2025

Location: 5789 U.S. Highway 90 West & 5480 Hamilton Boulevard
Subdivision Name: Airgas South Subdivision
Applicant / Agent: Adam J. Metcalfe, Metcalfe & Company, Inc.

Council District: District 4
Proposal: Subdivision of 2 lots, 15.1± acres

Motion to approve by Harry Brislin. Second by Kenny Nichols. **Approved.**

After discussion the Planning Commission waived Sections 6.B.9., 8.A.1., and 8.A.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the distance from the subject site to the centerline of Hamilton Boulevard;
2. Placement of a note on the Final Plat stating that at such a time as Fore Road is developed, it will be required to be developed to City Standards, per Section 9.D. of the Subdivision Regulations;
3. Retention of the lot size label in both square feet and acres on the Final Plat;
4. Revision of the plat to depict the 25-foot front yard minimum building setback along both street frontages;
5. Placement of a note on the Final Plat stating that no structures are allowed in any easements without the permission of the easement holder
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the 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. SUB-003205-2025

Location: 135 Westfield Avenue
Subdivision Name: Resubdivision of Lot 4, Block B of Sunset Hills, 2nd Addition
Applicant / Agent: Brad Crain
Council District: District 6
Proposal: Subdivision of 2 lots, 0.48± acres

Motion to approve by Matt Anderson. Second by Larry Dorsey. **Approved.**

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

1. Retention of the 50-foot right-of-way widths along Westfield Avenue and Rawleigh Drive on the Final Plat;
2. Revision of the plat to illustrate dedication of a 25-foot corner radius at the intersection of Westfield Avenue and Rawleigh Drive, per Section 6.C.6. (or as approved by the City Engineer and the Traffic Engineering Director);
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;

4. Retention of the 25-foot front yard setback along both Westfield Avenue and Rawleigh Drive;
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.

5. SUB-003208-2025

Location: 7900 & 7908 Airport Boulevard
Subdivision Name: Foo Properties Airport Boulevard West Subdivision
Applicant / Agent: William Fusaiotti, Foo Properties, Inc. (Don Whittington, McCrory & Williams, Inc., Agent)
Council District: District 7
Proposal: Subdivision of 2 lots, 3.84± acres

Kenny Nichols recused.

Motion to approve by Matt Anderson. Second by Kirk Mattei. **Approved.**

After discussion the Planning Commission waived Section 6.C.1. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to label Airport Boulevard and illustrate a compliant right-of-way width, or dedication sufficient to provide 50 feet from the centerline of Airport Boulevard;
2. Retention of the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
3. Retention of the 25-foot front yard setback along Airport Boulevard, adjusted for any required dedication;
4. Approval and completion of a Request for Minor Modification to a previously approved Planned Unit Development 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 the 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.

6. SUB-003212-2025

Location: 401 Civic Center Drive
Subdivision Name: Resubdivision of Mobile Civic Center Subdivision
Applicant / Agent: Carleen Stout, City of Mobile
Council District: District 2
Proposal: Subdivision of 3 lots, 20.06± acres

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission waived Sections 6.B.9., 6.C.6., 6.A.1.(a), and 9.F.4.(b) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the existing minimum right-of-way to the centerline of Canal Street (or total right-of-way width), including dedication if necessary, to provide 60-feet from the centerline;
2. Retention of the rights-of-way for South Lawrence Street and Civic Center Drive;
3. Revision of the plat to depict the minimum existing right-of-way to the centerline of South Jackson Street and South Claiborne Street, including dedication if necessary, to provide 25-feet from the centerline;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Depiction of the 12-foot maximum setback along all street frontages;
6. Depiction of the 5-foot minimum setback for the secondary frontage of the T-3 portions of Lot 3;
7. Placement of a note stating that no structures are allowed in any easements without the permission of 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;
11. Compliance with all Fire Department comments noted in the staff report; and
12. Completion of the Subdivision process prior to the application for permits.

7. SUB-003173-2024

Location: 6759 Overlook Road
Subdivision Name: Gawrychowski Subdivision
Applicant / Agent: Gawrych Holdings, LLC
Council District: District 7
Proposal: Subdivision of 4 lots, 3.27± acres

Motion to approve by Harry Brislin. Second by Jennifer Denson. **Approved.**

After discussion the Planning Commission waived Sections 6.C.3. and 6.C.9. of the Subdivision Regulations will be required and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width of Overlook Road on the Final Plat;
2. Retention of the 25-foot minimum building setback line for Lots 1, 2 and 3 as illustrated on the preliminary plat;

3. Revision of the plat to illustrate the 25-foot minimum building setback line for Lot 4 as measured from where the lot is at least 60 feet wide;
4. 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;
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.

8. SUB-003207-2025

Location: 2806 Old Shell Road
Subdivision Name: Old Shell Cottages Subdivision
Applicant / Agent: 195, LLC
Council District: District 1
Proposal: Subdivision of 7 lots, 0.65± acres

Motion to approve by Matt Anderson. Second by Josh Woods. **Approved.**

After discussion the Planning Commission waived Sections 6.C.2(a)(1) and 6.C.2.(b)(3) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide right-of-way along Old Shell Road;
2. Revision of the plat to label each lot with its size in square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of the 5-foot front yard setback along Old Shell Road;
4. Removal of the side and rear yard setbacks from the Final Plat;
5. Provision of the name of the proposed subdivision on the Final Plat;
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, amended as follows: *Each lot will only be allowed to have a single shared access driveway. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;*
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.

9. SUB-003206-2025

Location: 3511 River Oaks Drive
Subdivision Name: Resubdivision of River Oaks Estates
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 4
Proposal: Subdivision of 11 lots, 31.1± acres

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

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

1. Retention of the compliant 50-foot right-of-way width for River Oaks Drive as illustrated on the preliminary plat;
2. Provision of a label for all proposed Lots to include the lot's size 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 each street frontage, where each lot is at least 60 feet wide;
4. Retention of the note on the Final Plat stating that no structure shall be constructed within any easement without permission from the easement holder;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the 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.

10.SUB-003211-2025

Location: 1408 Cody Road North
Subdivision Name: The Villas at Cody Crossing Subdivision
Applicant / Agent: Amanda Crose, Elliott Land Developments, LLC
Council District: District 7
Proposal: Subdivision of 229 lots, 16.44± acres

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**

After discussion the Planning Commission waived Sections 6.C.2(a) and 6.C.2(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 50-feet from the from the centerline of Cody Road;
2. Dedication to provide 25-feet from the from the centerline of Victor Road;
3. Approval of the proposed street names by the City Engineer, with any streets labeled on the Final Plat;
4. Provision of signs at the entrances to the private streets with the street names and identifying them as private streets, per Manual on Uniform Traffic Control Devices (MUTCD) standards;
5. Revision of the plat to illustrate the applicable utility easements, per Section 9.D.1(b)(4) of the Subdivision Regulations;
6. Placement of a note on the revised plat stating that the streets are privately maintained and that there shall be no public right-of-way, in compliance with Sections 9.D.1(b)(5) and 9.D.1(b)(7) of the Subdivision Regulations;

7. Placement of a note on the revised plat stating that if the private streets are ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the streets up to the prevailing standards shall be assessed to the property owner(s) at the time the private streets are dedicated, and that said assessment shall run with the land to any subsequent property owners, in compliance with Section 9.D.1(b)(9) of the Subdivision Regulations;
8. Provision and approval of the required private street legal document in compliance with Section 9.D.1(b)(8) of the Subdivision Regulations, prior to signing of the Final Plat;
9. Placement of a note on the Final Plat stating that Lots 1-24 and Lot 29 are denied direct access to Cody Road North;
10. Revision of the plat to label each lot with its size in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
11. Revision of the plat to label each common area with its size in square feet and acres, adjusted for dedication, or provision of a table on the Final Plat with the same information;
12. 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;
13. Revision of the plat to illustrate a 25-foot front yard setback along each proposed street, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Section 64-2-6.E. of the Unified Development Code, or acquisition of the necessary variances;
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;
17. Compliance with all Fire Department comments noted in the staff report; and
18. Full compliance with all other codes and ordinances.

11.SUB-SW-003194-2025

Location: 5344 & 5348 U.S. Highway 90 West
Applicant / Agent: Garrett Baker, KD Tillman’s Corner, LLC
Council District: District 4
Proposal: Request to waive the construction of sidewalks along U.S. Highway 90 West, Nevius Road, and Hermitage Avenue.

Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

After discussion the Planning Commission approved the request to waive the construction of sidewalks along U.S. Highway 90 West and Nevius Road. The Commission did not approve a waiver along Hermitage Avenue.

12.SUB-SW-003198-2025

Location: 6255 Airport Boulevard
Applicant / Agent: Don Whittington, McCrory & Williams, Inc.
Council District: District 6
Proposal: Request to waive the construction of a sidewalk along Louise Avenue.

Kenny Nichols recused.

Motion to approve by Matt Anderson. Second by Josh Woods. **Approved.**

After discussion the Planning Commission approved the Sidewalk Waiver request.

13.ZON-STR-003214-2025

Location: 2411 Venetia Road
Applicant / Agent: Marbury Buckhaults, Shropshire, LLC
Council District: District 4
Proposal: Conditional Use Permit approval to allow a Short-Term Rental in an R-1, Single-Family Residential Suburban District.

Motion to holdover by Matt Anderson. Second by Matt Anderson. **Heldover until the March 20, 2025 meeting.**

After discussion the Planning Commission heldover the request until the March 20th meeting, with additional information submitted no later than March 5th, to allow the applicant to address the following:

1. Revise the site plan to depict the location of any/all garbage cans or other waste refuse bins;
2. Provide proof that all waste (garbage) refuse containers are screened from view (via photographs);
3. Provide certification (via a notarized affidavit) of the following:
 - a. That there shall be no on-site employees;
 - b. That the establishment shall not serve meals;
 - c. That the guest rooms shall not contain cooking facilities;
 - d. That a valid City of Mobile business license shall be obtained for the site, and the business license number shall be provided on any advertisement or listing for the Short-Term Rental;
 - e. That no signage or advertising copy such as Vacancy/No Vacancy, Rent/Lease, etc. shall be placed on the site;
 - f. That the name and telephone number of a local responsible party shall be conspicuously posted within the Short-Term Rental;
 - g. That the local responsible party shall answer and respond to calls twenty-four (24) hours a day, seven (7) days a week for the duration of the Short-Term Rental period to address guests' problems or complaints;

- h. That the Short-Term Rental shall be equipped with smoke and carbon monoxide detectors;
- i. That one (1) 2.5 lb. Class A-B-C fire extinguisher shall be provided on each floor of the dwelling; and
- j. That the address of the dwelling shall be prominently displayed and legible on the building.

14.ZON-UDC-003166-2024

Location: 162 & 186 East Drive
Applicant / Agent: Shabbir Hossain (Vincent D. LaCoste, II, Bethel Engineering, Agent)
Council District: District 6
Proposal: Rezoning from Two-Family Residential Suburban District (R-2) to Multi-Family Residential Suburban District (R-3).

Motion to deny by Matt Anderson. Second by Josh Woods. **Denied.**

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

- A) The proposed amendment is not consistent with the Comprehensive Plan;
- B) There was no mistake or error in the original zoning map; and
- C) 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) The proposed amendment does not promote the community’s public health, safety, and general welfare.
- E) The infrastructure is not in place to accommodate the proposed amendment; and,
- F) There are no changing conditions in a particular area that make an amendment necessary and desirable.
- G) 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.

15.SUB-003209-2025 & ZON-UDC-003210-2025

Location: 3300 Knollwood Drive
Subdivision Name: The Knollwood Place, First Addition
Applicant / Agent: GK Land Holdings, LLC (Jerry Byrd, Byrd Surveying, Inc., Agent)
Council District: District 6
Proposal: Subdivision of 1 lot, 17.16± acres; and Rezoning from Single-Family Residential Suburban District (R-1) and Buffer Business Suburban District (B-1), to Multi-Family Residential Suburban District (R-3).

Kirk Mattei recused.

Subdivision: Motion to approve by Matt Anderson. Second by Kenny Nichols. **Approved.**

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

1. Retention of the right-of-way widths of Knollwood Drive (100 feet) and Medical Park Drive (50 feet) on the Final Plat;
2. Retention of the 25-foot corner radius at the intersection of Knollwood Drive and Medical Park Drive;
3. Retention of the 25-foot minimum building setback line along both street frontages;
4. Retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
5. Completion of the Rezoning process to eliminate the potential for split-zoning prior to signing the Final Plat;
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, amended as follows: *A traffic impact study will be required for the subdivision. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code;*
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.

Rezoning: Motion to approve by Matt Anderson. Second by Kenny Nichols. **Approved.**

After discussion, the Planning Commission determined that the following criteria prevail to support rezoning of the property to **R-3, Multi-Family Residential Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. 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-3, Multi-Family Residential Suburban District**, subject to the following conditions:

1. Limited to the Voluntary Conditions and Use Restrictions submitted by the applicant;
2. Recording of the Voluntary Conditions and Use Restrictions in Mobile County Probate Court;
3. Subject to completion of a Traffic Impact Study; and,
4. Full compliance with all municipal codes and ordinances.

OTHER BUSINESS

- **Call for Public Hearing on March 20, 2025, for a proposed amendment to the Unified Development Code:**
 - Article 8, Section 64-8-2 of the Unified Development Code, to amend the definition of “Lot of Record.”

Motion to approve by Josh Woods. Second by Matt Anderson. **Approved.**

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

June 2, 2022

June 16, 2022

July 21, 2022

August 4, 2022

August 18, 2022

Motion to approve by Matt Anderson. Second by Harry Brislin. **Approved.**