



# Mobile Planning Commission Agenda

July 18, 2024 – 2:00 P.M.

## ADMINISTRATIVE

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### 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 |   |  |                           |

## NEW ITEMS

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### 1. [SUB-002978-2024](#)

**Location:** 109 Randolph Street  
**Subdivision Name:** Crichton Subdivision, Resubdivision of Parts of Lots 7 & 8  
**Applicant / Agent:** John Friess, JWTC-Louisiana, LLC  
**Council District:** District 1  
**Proposal:** Subdivision of 1 lot, 0.11± acres

### 2. [SUB-002989-2024](#)

**Location:** 2216 Roosevelt Avenue  
**Subdivision Name:** Eau-Clair Subdivision, Resubdivision of a Portion of Lots 11, 12, & 13  
**Applicant / Agent:** John Friess, JWTC-Louisiana, LLC  
**Council District:** District 1  
**Proposal:** Subdivision of 1 lot, 0.20± acres

### 3. [SUB-002970-2024](#)

**Location:** 7125 Bellingrath Road  
**Subdivision Name:** Resubdivision of Lot 2B, Resubdivision of Lot 2, Resubdivision of Parcel A, First Baptist Church of Theodore  
**Applicant / Agent:** The First Baptist Church of Theodore (T.J. Debrow, Sr., Agent)  
**Council District:** District 4  
**Proposal:** Subdivision of 2 lots, 10.99± acres

#### 4. [SUB-002987-2024](#)

**Location:** 2223 River Forest Road  
**Subdivision Name:** River Forest Subdivision, Resubdivision of Lot 32  
**Applicant / Agent:** Robert Willett  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 2.7± acres

#### 5. [SUB-002995-2024](#)

**Location:** 7335 Old Military Road  
**Subdivision Name:** Chassidy's Woods Subdivision  
**Applicant / Agent:** Saint Bayou, LLC (Joyce Zirlott, Agent)  
**Council District:** District 4  
**Proposal:** Subdivision of 2 lots, 7.34± acres

#### 6. [SUB-002991-2024](#)

**Location:** 810 Wildwood Drive & 4056 Hillcrest Lane West  
**Subdivision Name:** Vivian's Homes Subdivision  
**Applicant / Agent:** Vivian Nguyen  
**Council District:** District 4  
**Proposal:** Subdivision of 4 lots, 1.65± acres

#### 7. [SUB-002990-2024](#)

**Location:** 261 Rickarby Street  
**Subdivision Name:** Woodcock Place Subdivision  
**Applicant / Agent:** Terry Harbin  
**Council District:** District 2  
**Proposal:** Subdivision of 22 lots, 4.23± acres

#### 8. [MOD-002949-2024](#)

**Location:** 1480 Satchel Paige Drive  
**Applicant / Agent:** Owen Barry, NF V Acquisitions, LLC  
**Council District:** District 4  
**Proposal:** Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site with shared access and parking.

## 9. [ZON-UDC-003001-2024](#)

**Location:** 4589 Hermitage Avenue & 5340 U.S. Highway 90 West  
**Applicant / Agent:** KD Tillmans Corner, LLC / MS One, LLC  
**Council District:** District 4  
**Proposal:** Pre-Zoning Request pursuant to Alabama Code 11-52-85 to pre-zone property to B-3, Community Business Suburban District upon completion of the annexation process.

## 10. [SUB-002968-2024](#) & [SUB-SW-002969-2024](#)

**Location:** 104 Elmira Street  
**Subdivision Name:** Gritter Family Subdivision  
**Applicant / Agent:** Hunter Lyons, Gulf City Body & Trailer (Patrick Garstecki, Cowles, Murphy, Glover & Associates, Agent)  
**Council District:** District 2  
**Proposal:** Subdivision of 1 lot, 2.66± acres; and a request to waive the construction of sidewalks along Elmira Street, South Royal Street, and Saint Emanuel Street.

## 11. [SUB-002996-2024](#) & [SUB-SW-002972-2024](#)

**Location:** 2301 McFarland Road  
**Subdivision Name:** Anglebrook Subdivision  
**Applicant / Agent:** Heather Bell, Sawgrass Consulting  
**Council District:** District 6  
**Proposal:** Subdivision of 108 lots, 39.86± acres; and a request to waive the construction of a sidewalk along McFarland Road.

## 12. [ZON-UDC-002993-2024](#) & [ZON-CUP-002994-2024](#)

**Location:** 6411 Howells Ferry Road  
**Applicant / Agent:** Anganette Williams, Branches of Life, LLC (Keri R. Coumanis, Helmsing Leach, P.C., Agent)  
**Council District:** District 7  
**Proposal:** Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3), to remove a previous condition of rezoning approval limiting use of the site to an assisted living center; and Conditional Use Permit approval to allow a Community Residence for 16 persons in an R-3, Multi-Family Residential Suburban District.