



Mobile Planning Commission Agenda

July 18, 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			

NEW ITEMS

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.

OTHER BUSINESS

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

February 3, 2021

February 18, 2021

March 4, 2021

March 18, 2021

April 1, 2021

April 15, 2021

- **Call for Public Hearing**

Amendments to the Map for Mobile, including the Future Land Use Map and Major Street Plan.

Proposed for the August 15, 2024 Planning Commission meeting.
