



# Mobile Planning Commission Results Agenda

November 21, 2024 – 2:00 P.M.

## ADMINISTRATIVE

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### 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, Michelle French, Victoria Burch, Doug Anderson, Stephen Guthrie, Logan Anderson, Shayla Beaco

**Adoption of the Agenda:** Motion to adopt by Matt Anderson. Second by Nick Amberger. **Adopted.**

## HOLDOVERS

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### 1. SUB-003093-2024 & MOD-003094-2024

**Location:** 6301 Grelot Road  
**Subdivision Name:** Christ United Church West Subdivision  
**Applicant / Agent:** Kari Givens, Byrd Surveying, Inc.  
**Council District:** District 6  
**Proposal:** Subdivision of 3 lots, 17.85± acres; and Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

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

After discussion the Planning Commission Approved the request.

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

After discussion the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council.

## NEW ITEMS

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### 2. SUB-002965-2024

**Location:** 7451 Old Military Road  
**Subdivision Name:** Nelson Addition Subdivision  
**Applicant / Agent:** Ryan Compton, BHL Federal  
**Council District:** District 4  
**Proposal:** Subdivision of 1 lot, 0.36± acres

Motion to approve by Jennifer Denson. Second by Matt Anderson. **Approved.**

After discussion the Planning Commission waived Section 6.C.4. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the access parcel and easement recording data on the Final Plat;
2. Revision of the plat to illustrate the 25-foot minimum building setback line where the lot is at least 60 feet wide;
3. Removal of the side and rear yard setback lines from the Final Plat;
4. Retention of the Lot Table providing the lot size in both square feet and acres on the Final Plat, or labeling of the lot to provide 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.

### 3. SUB-003105-2024

**Location:** 8000 Foxfire Drive  
**Subdivision Name:** Foxfire II Subdivision  
**Applicant / Agent:** Kari Givens, Byrd Surveying, Inc.  
**Council District:** District 7  
**Proposal:** Subdivision of 1 lot, 20.31± acres

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

After discussion the Planning Commission waived Section 6.C.4. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to label the lot's size in both square feet and acres, or provision of a table on the Final Plat with the same information;
2. Revision of the Final Plat to illustrate a 15-foot setback where the ingress/egress easement abuts the subject site, in compliance with Article 2, Section 64-2-17.E. of the Unified Development Code;

3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report; and,
6. Compliance with all Fire Department comments noted in the staff report.

#### 4. SUB-003116-2024

**Location:** East side of Wolf Ridge Road, 790'± South of Holleman Drive  
**Subdivision Name:** Wolf Ridge Business Park Subdivision, Phase Two  
**Applicant / Agent:** John G. Walton, Wolf Ridge Properties, LLP  
**Council District:** District 1  
**Proposal:** Subdivision of 1 lot, 10.5± acres

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

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

1. Revision of the plat to illustrate the minimum existing right-of-way and, if less than 100 feet, dedication to provide 50 feet from the centerline of Wolf Ridge Road;
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 any required dedication;
3. Revision of the plat to illustrate a 25-foot front yard setback along Wolf Ridge Road, adjusted for any required dedication;
4. Revision of the plat to depict the easement facilitating cross access between the two sites;
5. Retention of the future development area, as illustrated and labeled on the preliminary 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;
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.

#### 5. SUB-003119-2024

**Location:** North side of Height Street, at the North terminus of Glenn Street, extending to the South side of Robinson Drive, 128'± west of the South terminus of Keith Street  
**Subdivision Name:** Dog River Heights Subdivision, Resubdivision of Lot 19, Block A  
**Applicant / Agent:** John Mark Stephens  
**Council District:** District 3  
**Proposal:** Subdivision of 2 lots, 0.20± acres

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

After discussion the Planning Commission waived Sections 6.B.9. and 6.C.2.(a)(1) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot sizes in square feet and acres on the Final Plat;
2. Depiction of a compliant 25-foot minimum building setback along both street frontages;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report; and
6. Compliance with all Fire Department comments noted in the staff report.

## 6. SUB-003121-2024

<b>Location:</b>	5340, 5344 & 5348 U.S. Highway 90 West, 5525, 5535, 5537, 5561, & 5567 Nevius Road, and 4575 & 4589 Hermitage Avenue
<b>Subdivision Name:</b>	Tillman's Corner Development Subdivision
<b>Applicant / Agent:</b>	KD Tillman's Corner, LLC (Garrett Baker, Delaney Property Group, LLC, Agent)
<b>Council District:</b>	District 4
<b>Proposal:</b>	Subdivision of 4 lots, 6.8± acres

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

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

1. Retention of the right-of-way width of U.S. Highway 90 (Government Boulevard) on the Final Plat;
2. Provision of the right-of-way width of Nevius Road on the Final Plat, and if less than 150 feet to the centerline of Nevius Road, dedication to provide 150 feet to the centerline of Nevius Road;
3. Dedication to provide 30 feet from the centerline of Hermitage Avenue;
4. Dedication to provide a 25-foot radius curve at the intersection of U.S. Highway 90 (Government Boulevard) and Nevius Road on the Final Plat;
5. Dedication to provide a 25-foot radius curve at the intersection of Nevius Road and Hermitage Avenue on the Final Plat;
6. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
7. Revision of the plat to illustrate a 25-foot front yard setback along all street frontages, adjusted for any required dedication;
8. Placement of a note on the Final Plat stating that no structure shall be constructed or placed within any easement without the permission of the easement holder;
9. Compliance with all Engineering comments noted in the staff report;

10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

## 7. ZON-UDC-003059-2024

**Location:** 5105, 5109, and 5111 Overlook Road  
**Applicant / Agent:** Lloyd Thomas  
**Council District:** District 7  
**Proposal:** Rezoning from Single-Family Residential Suburban District (R-1), to Neighborhood Business Suburban District (B-2).

Motion to holdover by Matt Anderson. Second by Nick Amberger. **Heldover until the December 19, 2024 meeting.**

After discussion the Planning Commission heldover the request until the November 21<sup>st</sup> meeting to allow the Rezoning application to be heard concurrently with the proposed Subdivision.

## 8. 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).

Josh Woods recused.

Motion to holdover by Harry Brislin. Second by Matt Anderson. **Heldover until the December 19, 2024 meeting.**

After discussion the Planning Commission heldover the request until the December 19<sup>th</sup> meeting to allow the Rezoning application to be heard concurrently with the revised Subdivision and Rezoning applications.

## 9. SUB-SW-003115-2024

**Location:** 7858, 7860, and 7900 Zeigler Boulevard  
**Applicant / Agent:** David Warren, Warren Adhesives, Inc.  
**Council District:** District 7  
**Proposal:** Request to waive the construction of a sidewalk along Zeigler Boulevard.

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

After discussion, the Planning Commission approved the Sidewalk Waiver request.

## 10.SUB-003067-2024 & ZON-UDC-003064-2024

**Location:** 5301 Moffett Road  
**Subdivision Name:** Overlook Cargo Connection Subdivision  
**Applicant / Agent:** Jane Steiner, PMG, LLC (Bruce Smith, Cowles Murphy Glover & Associates, Inc., Agent)  
**Council District:** District 7  
**Proposal:** Subdivision of 1 lot, 6.85± acres; and Rezoning from Neighborhood Business Suburban District (B-2) to Office Distribution District (B-5).

**Subdivision:** Motion to approve by Harry Brislin. Second by Nick Amberger. **Approved.**

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

1. Revision of the plat to illustrate the minimum existing right-of-way and, if less than 100 feet, dedication to provide 50 feet from the centerline of Moffett Road;
2. Revision of the plat to depict the existing right-of-way along Overlook Road;
3. Retention of the lot's size in both square feet and acres on the Final Plat, adjusted for any required dedication;
4. Revision of the plat to illustrate a 25-foot front yard setback along each street frontage where the lot is at least 60 feet wide, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2 of the Unified Development Code;
5. Placement of a note on the Final Plat stating the site shall comply with the development provisions of Article 3 of the Unified Development Code;
6. Placement of a note on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder;
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:** Motion to approve by Matt Anderson. Second by Nick Amberger. **Approved.**

After discussion, the Planning Commission determined that 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. 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 in the vicinity of the subject property;
  - (2) Surrounding land uses;

- (3) Would not adversely impact neighboring properties; and
- (4) Would not 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 Subdivision process;
2. Compliance with the development provisions of Article 3 of the Unified Development Code;
3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
4. Full compliance with all municipal codes and ordinances.