



Mobile Planning Commission Agenda

April 17, 2025 – 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)
	Mr. Harry Brislin, IV		Mr. Kenny Nichols (S)
	Mr. Larry Dorsey		Ms. Ellie Edwards (S)
	Mr. Chad Anderson		
(S) Supernumerary (MD) Mayor’s Designee (AO) Administrative Official (CC) City Council Representative			

HOLDOVERS

1. [SUB-003180-2024](#)

Location: 429 Lincoln Boulevard
Subdivision Name: Mobile Terrace Subdivision, Resubdivision of Lots 1-5, Block 23
Applicant / Agent: Linda Ellerby
Council District: District 7
Proposal: Subdivision of 3 lots, 0.29± acres

EXTENSIONS

2. [SUB-001934-2022](#)

Location: 5400 Hamilton Boulevard
Subdivision Name: Esfeller Industrial Park Subdivision
Applicant / Agent: Bruce Smith, Cowles, Murphy, Glover & Associates
Council District: District 4
Proposal: Extension of the Approval of a 4-lot subdivision, 45.8± acres

NEW ITEMS

3. [SUB-003282-2025](#)

Location: 61 South McGregor Avenue
Subdivision Name: Gray McGregor Estate Subdivision
Applicant / Agent: Charles Gray
Council District: District 5
Proposal: Subdivision of 3 lots, 1.00± acre

4. [SUB-003281-2025](#)

Location: 1600 University Boulevard South
Subdivision Name: Logan Cottages Subdivision
Applicant / Agent: 195, LLC
Council District: District 4
Proposal: Subdivision of 7 lots, 1.67± acres

5. [SUB-003227-2025](#)

Location: East side of Rabbit Creek Drive, 1,050'± South of Rangeline Road
Subdivision Name: Resubdivision of Lot 1, Rangeline/Rabbit Creek Drive Subdivision
Applicant / Agent: John Fayard Real Estate, LLC
Council District: District 4
Proposal: Subdivision of 18 lots, 6.7± acres

6. [MOD-003285-2025](#)

Location: 63 East Drive
Applicant / Agent: Muhammad Shafique, The Islamic Society of Mobile, AL
Council District: District 6
Proposal: Major Modification of a previously approved Planning Approval allowing the expansion of an existing church and school in an R-1, Single-Family Residential Suburban District.

7. [ZON-UDC-003283-2025](#)

Location: 720 Museum Drive
Applicant / Agent: Phillip Burton, Burton Property Group, LLC
Council District: District 7
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2), within the Neighborhood General sub-district of the Village of Spring Hill Overlay.

8. [ZON-UDC-003284-2025](#)

Location: 94 East Drive
Applicant / Agent: Muhammad Shafique, The Islamic Society of Mobile, AL
Council District: District 6
Proposal: Rezoning from Multi-Family Residential Suburban District (R-3) to Multi-Family Residential Suburban District (R-3), to remove a condition of previous rezoning approval limiting development of the site to an approved Planned Unit Development.

9. [ZON-UDC-003286-2025](#)

Location: 2005 Old Bay Front Drive & 4182 Commanders Drive
Applicant / Agent: Phillip Burton, Burton Property Group, LLC
Council District: District 3
Proposal: Rezoning from Single-Family Residential Suburban District (R-1) to Heavy Industry District (I-2).

10. [SUB-003244-2025](#) & [MOD-003274-2025](#)

Location: 5487, 5491 & 5495 Hilltop Drive South
Subdivision Name: Westhill Subdivision, Resubdivision of Lots 4, 5 & 6
Applicant / Agent: Hunter Smith & Daniel Clark, Smith Clark & Associates, LLC
Council District: District 7
Proposal: Subdivision of 2 lots, 0.84± acres; and Major Modification of a previously approved Planned Unit Development allowing reduced lot widths and sizes, and reduced building setbacks in a single-family residential subdivision.

11. [SUB-003259-2025](#) & [MOD-003288-2025](#)

Location: 7500 Airport Boulevard
Subdivision Name: Resubdivision of Lot 1, Westgate Pavilion
Applicant / Agent: David Kirby, Kirby Properties, LLC
Council District: District 7
Proposal: Subdivision of 3 lots, 13.15± acres; and Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple building sites.

12. [SUB-003226-2025](#) & [ZON-UDC-003228-2025](#)

Location: 6030 Rangeline Road
Subdivision Name: Rangeline/Rabbit Creek Drive Subdivision
Applicant / Agent: John Fayard Real Estate, LLC
Council District: District 4
Proposal: Subdivision of 2 lots, 71.56± acres; and Rezoning from Residential Agricultural District (R-A) and Office Distribution District (B-5), to Single-Family Residential Suburban District (R-1) and Office Distribution District (B-5).

13. [MOD-003287-2025](#), [MOD-003280-2025](#) & [SUB-SW-003279-2025](#)

Location: 3720 Michael Boulevard
Applicant / Agent: Rev. Bry Shields, McGill-Toolen Catholic High School (Eric J. Adams, P.E., Clark, Geer, Latham & Associates, Inc., Agent)
Council District: District 5
Proposal: Major Modification of a previously approved Planning Approval allowing the expansion of a private school athletic complex; Major Modification of a previously approved Planned Unit Development allowing the expansion of an existing stadium complex with multiple buildings on a single building site; and a request to waive the construction of sidewalks along Michael Boulevard and Marion Beckham Drive.

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- November 3, 2022
- November 17, 2022
- December 1, 2022
- December 15, 2022
- January 5, 2023
- January 19, 2023

Public Hearing:

Historic Avenue Overlay

- Amendment to the Unified Development Code to add Article 15, “Historic Avenue Overlay.”