



AGENDA

Mobile City Council

Auditorium
Government Plaza
205 Government Street
Mobile, AL 36644

Tuesday, December 9, 2025, 10:30 AM

1. CALL TO ORDER

2. INVOCATION

Father Dan Good, Public Safety Chaplain

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. STATEMENT OF RULES BY COUNCIL PRESIDENT

6. APPROVAL OF MINUTES

November 25 and December 2, 2025

7. COMMUNICATIONS FROM THE MAYOR

8. ADOPTION OF THE AGENDA

9. APPEALS

Request of Fast Time Tax & Angel Wings for a waiver of the Noise Ordinance at 2301 Airport Boulevard on December 21, 2025, from 10:00 a.m. - 6:00 p.m. (District 5/new District 2).

Request of Hargrove and Associates, Inc. for a waiver of the Noise Ordinance at 109 Government Street on May 21, 2026, from 5:00 p.m - 8:00 p.m. (District 2).

Request of Ron Olmsted for a waiver of the Noise Ordinance at Medal of Honor Park on September 12, 2026, from 9:00 a.m. - 1:00 p.m. (District 6).

10. PRESENTATION OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

Christopher Paragone — proposal to partner with the City on a new performing arts facility to fill the gap left by the loss of the Civic Center.

Brenda Barnes - comments about a rezoning request on MLK, Jr. Ave. and cement pillars placed throughout Pleasant Ave. and Toulminville communities.

Roy Pendleton - were residents notified about the cement pillars placed on Pleasant Ave. and what is the purpose.

11. ORDINANCES HELD OVER

64-058 Consider an ordinance to amend Appendix A, Downtown Development District, of the City of Mobile Unified Development Code, Chapter 64 of the Mobile City Code, 2022 (sponsored by Councilmember Ingram and Mayor Cheriogotis)

64-059 Consider the proposed rezoning of property located at 2243, 2245, 2345, and 2509 Halls Mill Road from B-3 to B-5 (sponsored by Councilmember Small).

64-060 Consider the proposed Conditional Use Permit for property located at 2574 and 2664 Sollie Road to allow expansion of a religious facility in an R-1 (sponsored by Councilmember Woods).

12. RESOLUTIONS HELD OVER

47-1471 Consider vacation of all rights-of-way located within Lot 1 of MAA-ACDC Subdivision (sponsored by Mayor Cheriogotis).

47-1472 Consider a vacation fee as a condition of the vacation of rights-of-way within Lot 1 of MAA-ACDC Subdivision (sponsored by Mayor Cheriogotis).

25-1512 Accept temporary construction easements for misc. drainage repairs for Toulmins Spring Branch east of Wilson Avenue(sponsored by Mayor Cheriogotis) (John Forrester, Eng. Dept. and Carleen Stout-Clark, REAM).

13. CONSENT RESOLUTIONS BEING INTRODUCED

03-1513 Appoint Catherine O'Keefe to the Citizens Parks and Recreation Advisory Committee (sponsored by Councilmember Fleming).

03-1514 Appoint Katelanne Fadalla to the Mobile Housing Authority Board (sponsored by Mayor Cheriogotis).

37-1515 Recommend approval to the ABC Board for issuance of a Retail Beer/Table Wine (Off Premises Only) License to Old Shell; 6567 Old Shell Road (sponsored by Councilmember Gregory).

58-1516 Declare Weeds Noxious, Weed Lien Group 1673.

58-1517 Assess costs for removal of weeds, Repeat Weed Lien Group #94.

60-1518 Approve award of special bonus to the Public Works Employee of the Month; Johnson (sponsored by Mayor Cheriogotis) (submitted by Shonnda Smith, Public Works Dept.).

60-1519 Approve award of special bonus to the Officer of the Month; Parnell (sponsored by Mayor Cheriogotis) (submitted by Chief William Jackson, MPD).

60-1520 Determine an appropriation for The Village Community Mental Health Program serves a public purpose and approve payment (sponsored by Councilmember Penn) (submitted by Donna Bryars, Finance Dept.).

60-1521 Determine an appropriation to Toulminville Rattlers serves a public purpose and approve payment (sponsored by Councilmember Penn) (submitted by Donna Bryars, Finance Dept.).

60-1522 Determine an appropriation to Mobile County Public School System, Division of Teaching, Learning, and Assessment serves a public purpose and approve payment (sponsored by Councilmember Fleming) (submitted by Donna Bryars, Finance Dept.).

14. RESOLUTIONS BEING INTRODUCED

08-1523 Approve purchase order to B & L Cable Construction, LLC for fiber optic installation at Maitre Park; \$21,725.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-1524 Approve purchase order to CDW Government, LLC for fiber optic transceiver

modules for MIT; \$27,362.40 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-1525 Approve purchase order to Graybar Electric Co., Inc. for utility access boxes for fiber optic security cameras; \$22,283.28 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-1526 Approve purchase order to Lagniappe annual weekly advertising 2026 Parks & Rec. event; \$15,610.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-1527 Approve purchase order to Schaefer Plastics North America, LLC for garbage carts for Sanitation Dept.; \$42,443.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

21-1528 Authorize Contract with Advanced Property eXposure US, Corp. for MFRD records management; \$16,800.00 per year (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

25-1529 Grant a permanent easement to Alabama Power to provide service to the Mobile Arena from Canal Street (sponsored by Councilmember Ingram and Mayor Cheriogotis) (submitted by Carleen Stout-Clark, REAM Dept.).

15. CALL FOR PUBLIC HEARINGS

41-1530 Call for public hearing to consider the proposed rezoning of property located at 7125 Bellingrath Road from R-1 to CW (scheduled for January 13, 2026) (District 4).

41-1531 Call for public hearing to consider the proposed modification of a previously approved Planned Unit Development for property located at 3456 Halls Mill Road and 2390 West I-65 Service Road South (scheduled for January 13, 2026) (District 4).

41-1532 Call for public hearing to consider the proposed modification of a previously approved Planning Approval for property located at 6710 Old Shell Road (scheduled for January 13, 2026) (District 7).

16. ANNOUNCEMENTS



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 a.m. to 10:00 p.m.:

(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City; or

(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before 2:00 p.m. the previous Thursday in order to be placed on their next agenda.

Name of Applicant: LASONYA LUCY DARNECIA WEBB

PLEASE PRINT ALL INFORMATION

Home Phone Number: 251-656-4008 Cell Number: 251-318-5940

Organization (if applicable) FAST TIME TAX & ANGEL WINGS

Mailing Address of Applicant 5408 Highland Rd Mobile AL 36693

Telephone No 251-656-4008 Email address Fasttimetax@gmail.com

Location or address of event where amplification will be used:

2301 Airport Blvd Mobile AL 36606

Date of Event: 12/21/2025 Starting Time: 10am Ending Time: 6pm

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: CHRISTMAS TOY DRIVE

Do you plan to sell alcohol at this event? YES ☒ NO

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org



APPLICATION FOR WAIVER OF NOISE ORDINANCE

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(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 am. to 10:00 p.m.:

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(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before **2:00 p.m. the previous Thursday** in order to be placed on their next agenda.

Name of Applicant: Hargrove and Associates, Inc.

PLEASE PRINT ALL INFORMATION

Home Phone Number: 251-476-0605 Cell Number: _____

Organization (if applicable) Hargrove and Associates, Inc.

Mailing Address of Applicant 20 S Royal St, Mobile, AL 36602

Telephone No. 251-476-0605 E-mail address cbrueske@hargrove-epc.com

Location or address of event where amplification will be used:

109 Government Street, Mobile, AL 36602

Date of Event: 5/21/2026 Starting Time: 5pm Ending Time 8pm

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: Private employee picnic

Do you plan to sell alcohol at this event? _____ YES ☒ NO

CITY CLERK'S OFFICE

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

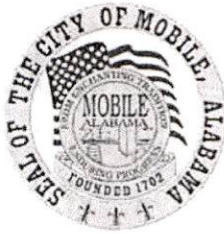
P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

MOBILE, AL

MO, DEC 1, PM2:05 RCVD



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 am. to 10:00 p.m.:

(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City; or

(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before **2:00 p.m. the previous Thursday** in order to be placed on their next agenda.

Name of Applicant: RON OLMSTED
PLEASE PRINT ALL INFORMATION

Home Phone Number: N/A Cell Number: 619-206-7482

Organization (if applicable) NAMI

Mailing Address of Applicant 945 SCHILLINGER ROAD SOUTH #602

Telephone No. _____ E-mail address RONC.WING@CROSSAL.ORG
rjolmsted99@gmail.com

Location or address of event where amplification will be used:

PAVILION AT MEDAL OF HONOR PARK

Date of Event: 9/12/26 Starting Time: 9:00AM Ending Time 1:00 PM

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: CHARITY WALK FOR NAMI

Do you plan to sell alcohol at this event? _____ YES X NO

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

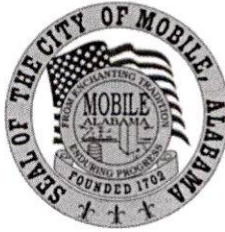
(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

CITY CLERK'S OFFICE

MOBILE, AL

MO, DEC 1, PM 2:05 RCVD



ADDRESSING THE CITY COUNCIL

This form must be received in the City Clerk's Office by 2:00 p.m., on the Thursday **before** the next City Council meeting you would like to speak at. This form must be filled out to speak about a non-agenda item and your topic must concern City of Mobile business.

Please return this form to: City Clerk's Office
205 Government Street
9th Floor, South Tower
Mobile, AL 36644
Fax: (251) 208-7576
Email: cityclerk@cityofmobile.org

Your comments will be limited to three (3) minutes

Name: Christopher Paragone Date: 11/30/2025

Address: 63 Midtown Park East Mobile AL 36606

Phone: 251-510-1808 Email: director@azaleacityarts.org

Date to Address City Council: 12/9/2025

Subject (must complete):

Proposal to partner with city on a new performing arts facility to fill the gap left by the loss of the Civic Center. Packets have been provided to Mr. Penn and will be presented to the whole council. Request for partnership funding.

CITY CLERK'S OFFICE

MOBILE, AL

Specific Questions: Will the city help Azalea City Center for the Arts provide funds for a performing arts facility located in Midtown to serve the needs of the Mobile Arts commu

Signature: Christopher Paragone

MO, DEC 1, AM 10:24 RCVD

From: [City Clerk](#)
To: [Pafenbach, Lana](#)
Subject: Fw: CityofMobile.org: Addressing City Council Submission
Date: Wednesday, December 3, 2025 8:16:30 AM

From: cityofmobile@forms.dwdgo.net <cityofmobile@forms.dwdgo.net>
Sent: Tuesday, December 2, 2025 8:29 PM
To: City Clerk <cityclerk@cityofmobile.org>
Subject: CityofMobile.org: Addressing City Council Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: Brenda Barnes
Date To Address Council: 2025-12-09
Address: P O Box 180614 Mobile AL 36618
Email: brendafbarnes55@yahoo.com
Phone: 2517538394
Subject And Specific Questions: Rezonie requested on MLK and residents of St Charles Ave and cement pillars throughout Pleasant Ave and the District 2 and Toulonvieve communities
Pertain To City Business: Weâ€™re homeowners properly notified and is this type of construction healthy for humans?
Signature: Brenda Barnes
Signature Verify: X
Agree: X
Date Submitted: 2025-12-02 20:29:48

This submission was recieved from your website <https://www.cityofmobile.org/>



CITY CLERK DEPARTMENT

2025 DEC -1 PM 2:30

ADDRESSING THE CITY COUNCIL

This form must be received in the City Clerk's Office by 2:00 p.m., on the Thursday **before** the City Council meeting you would like to speak at. Requests must be submitted in writing to the City Clerk identifying the subject matter to be discussed and describing in detail the specific question or issue to be addressed. Single word descriptions or topics are insufficient. Persons who do not provide the required information in their request **will not be called on to address the Council**. This form must be filled out to speak about a non-agenda item and your topic must concern City of Mobile business.

Please return this form to:

City Clerk's Office
205 Government Street
9th Floor, South Tower
Fax: (251) 208-7576
Email: cityclerk@cityofmobile.org

Your comments will be limited to three (3) minutes

Name: Roy Pendleton Date: 12-1-25

Address: 1830 ST CHARLES AVE.

Phone: 251-214-4125 Email: pendleton-roy@hotmail.com

Date to Address City Council: 12-2-25

Subject and/or specific questions (must complete):

*on station
kd 100*
The area on Pleasant Ave. What is the purpose of these stations and where the community members notified. Also what's in the store for the future.

*1) were residents notified
2) what is the purpose*

How does this pertain to city business (must complete):

The city has to fund this

Signature: _____

RESOLUTION CALLING FOR PUBLIC HEARING

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED by the City Council of the City of Mobile, Alabama, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation in Mobile County the attached NOTICE OF PUBLIC HEARING AND CONSIDERATION OF ORDINANCE TO AMEND APPENDIX A, DOWNTOWN DEVELOPMENT DISTRICT, OF THE CITY OF MOBILE UNIFIED DEVELOPMENT CODE, CHAPTER 64 OF THE MOBILE CITY CODE, 2022, in the time and manner as set forth in said notice.

Adopted:

City Clerk

**NOTICE OF PUBLIC HEARING AND CONSIDERATION OF ORDINANCE TO AMEND APPENDIX
A, DOWNTOWN DEVELOPMENT DISTRICT, OF THE UNIFIED DEVELOPMENT CODE,
CHAPTER 64 OF THE MOBILE CITY CODE, 2022**

NOTICE is hereby given that at 10:30 a.m. on **Tuesday, December 2, 2025**, in the Mobile Government Plaza Auditorium, 205 Government Street, Mobile, Alabama 36644, and pursuant to *Code of Alabama* § 11-52-77, the City Council for the City of Mobile will hold a public hearing on, take public comment on, and consider an ordinance to AMEND APPENDIX A, DOWNTOWN DEVELOPMENT DISTRICT, OF THE CITY OF MOBILE UNIFIED DEVELOPMENT CODE, CHAPTER 64 OF THE MOBILE CITY CODE, adopted July 12, 2022 by the City Council. All persons may be heard in opposition to or in favor of the said ordinance at the said time and place. Government Plaza, 205 Government Street, Mobile, Alabama 36644, serves as the City Hall for the City of Mobile.

Written comments may be submitted. Those desiring to submit written comments may email them to cityclerk@cityofmobile.org, or may mail them to City of Mobile, City Clerk, P.O. Box 1827, Mobile, Alabama 36633, or may deliver them to the City Clerk's Office, Mobile Government Plaza, Ninth Floor, 205 Government Street, Mobile, Alabama 36644. Written comments must be received by noon on **Wednesday, November 26, 2025**.

The proposed amendments to Appendix A reorganize the format, layout and sequence of the Downtown Development District regulations for clarity, process and ease of use. Changes for clarity include explaining the steps and order of the development review process, eliminating ambiguity about signage and revising the parking lot perimeter screening requirements. Changes for process include the elimination of the Consolidated Review Committee and its associated separate review process, replacing it with a staff-level review. Changes regarding the ease of use include the provision of more illustrations and the consolidation of information from paragraphs throughout the document into tables. Conflicts with the Building Code regarding transparency requirements have been eliminated.

The Downtown Development District regulations will be reorganized into the following Sections:

- Appendix A Downtown Development District
 - Section 1. General Provisions
 - Section 2. Administrative Procedures
 - Section 3. Zoning Sub-Districts
 - Section 4. Use Regulations
 - Section 5. Development Standards
 - Section 6. Frontage Standards
 - Section 7. Building Design and Material Standards
 - Section 8. Nonconformities
 - Section 9. Definitions and Rules of Construction

The proposed amendments can be viewed on the City of Mobile's website at <https://mapformobile.org/udc/>.

A copy of the proposed amendments is available for public inspection in the Office of the Mobile City Clerk on the 9th floor of Mobile Government Plaza, South Tower, 205 Government Street, Mobile, Alabama 36602, during normal business hours.

Publish: Three Consecutive Weeks in LEGAL section in standard form; and also one time in regular section [DISPLAY AD] in the form of at least a one-quarter page advertisement; all in a newspaper of general circulation in Mobile County.

**AN ORDINANCE TO AMEND THE CITY OF MOBILE DOWNTOWN
DEVELOPMENT DISTRICT REGULATIONS SET FORTH IN APPENDIX
A OF THE UNIFIED DEVELOPMENT CODE, CHAPTER 64 OF THE
MOBILE CITY CODE**

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE,
ALABAMA, that the “DDD Code” set forth in Appendix A of the Unified Development Code,
Chapter 64, adopted by the Mobile City Council on July 12, 2022 (Ordinance 64-017-2022) be,
and the same hereby is, amended so that it now reads in full as set forth in the attached.

The amendment of Appendix A, the DDD Code set forth in the Unified Development
Code, Chapter 64, shall be effective upon adoption and publication as required by law.

APPROVED:

CITY CLERK

Appendix A Unified Development Code

Contents

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Appendix A Downtown Development District

Section 1. General Provisions

A. Purpose

The purpose of this section is to establish the regulations for the Downtown Development District (DDD) that is identified on the city's zoning map. In particular, the purpose of this section, which may be referred to as the "DDD code," is to:

1. Implement the purposes and objectives of the city's comprehensive plan, including the New Plan for Mobile;
2. Guide the siting, form, and use of private property and buildings to support walkability, safe streets, and safe public spaces;
3. Guide building siting and form to vary by context and intensity in coordination with community identity and preferences; and
4. Build on the work of the city's historic development commission in protecting and enhancing the historic and cultural heritage of the city's historic downtown.

B. Authority

The DDD code is adopted by the City Council under authority of Alabama Code §§ 11-52-70 – 11-52-84. The original version of the DDD code was adopted by the City Council on May 13, 2014.

C. Applicability

1. The provisions of this Appendix A shall constitute the complete zoning code for the DDD. Where the DDD code is in conflict with engineering ordinances, with the exception of the stormwater management and flood control ordinance, the

Section 2 Administrative Procedures

Section 1.D. Relationship to UDC

DDD code shall govern. Where the DDD code is silent on engineering issues, engineering ordinances shall govern. Where the DDD code is in conflict with lot sizes allowed by the Subdivision Regulations, the DDD code shall govern.

2. The DDD code applies to all properties located within the DDD as depicted on the zoning map.

D. Relationship to UDC

1. The noise regulations in Section 39-96 of the City Code shall apply throughout the DDD. The noise restriction regulations in Section 39-96.1 of the City Code shall apply to all sub-districts where residential uses are allowed by right.
2. Terms used throughout the DDD code shall be interpreted in accordance with the definitions in o, and definitions in the UDC. The definitions in o shall take precedence over other definitions in the UDC. Other terms shall be interpreted using their common meaning.

Section 2. Administrative Procedures

A. Administration

The director is responsible for the administration of the plan review process established in this section. The director shall consult with other city staff and agencies as needed to ensure thorough review of plans, and may delegate any of the responsibilities assigned to the director to other professional staff in the planning and zoning department.

B. Specific Application Procedures

This section sets forth the standards applicable to the development and substantial improvement of structures and other elements of the built environment within private properties.

1. *Plan Review*

(a) *Predevelopment Meeting*

Prior to the submission of an application, an applicant shall contact planning and zoning to schedule a predevelopment meeting. The Director shall determine if a predevelopment meeting is necessary in light of the scope of the proposed development and its context. The applicant, the applicant's design professionals, the associated city departments, and the director shall attend the predevelopment meeting.

(b) *Application Submission*

- (1) A completed application shall include two types of documents that are submitted together: site plan and building design documents (note that the building design documents required for review in accordance with the DDD code do not include construction documents required for building permit review).
- (2) Building design documents and site plans shall be sealed by a licensed design professional, except that a site plan for a single-family, detached dwelling less than three stories in height is not required to be sealed.
- (3) Site plans shall demonstrate compliance with the following sections of the DDD code:
 - a. Section 4, Use Regulations;
 - b. Section 3, Zoning Sub-Districts;
 - c. Section 5, Development Standards;
 - d. Section 6, Frontage Standards; and
 - e. Section 8, Nonconformities.
- (4) Building design documents shall demonstrate compliance with the following sections of the DDD code:
 - a. Standards relating to maximum permitted height in Section 3.B, Transect Sub-Districts and Section 9.A, Building Height;
 - b. Section 5.D, Signs; and

Section 2 Administrative Procedures
Section 2.B. Specific Application Procedures

c. Section 7, Building Design and Material Standards.

(c) *Administrative Review*

- (1) The director shall review the application, receive recommendations from other relevant staff such as the city engineer or historic development staff, as applicable, and based on the review and recommendations determine whether the application complies with the standards in the DDD code.
- (2) If the director determines that the application complies with the terms of the DDD code, the director shall notify the applicant, and the applicant may seek additional approvals, such as from the Architectural Review Board (ARB), and seek permitting of the project with the city, as appropriate.
- (3) If the director determines that the application does not comply with the standards in the DDD code, the director shall advise the applicant of the aspects of the application that do not comply with standards in the DDD code. The applicant may resubmit plans with revisions or may apply to the Board of Adjustment for a variance with respect to the standards in the DDD code to which the applications does not comply, in accordance with subsection 6 below.

(d) *Architectural Review Board Review and Decision (Optional)*

For applications involving property in a historic district, following initial review by the director, the application shall be submitted to the Architectural Review Board (ARB) for consideration of a certificate of appropriateness in accordance with Section 44-77 of the City Code. If ARB requires changes to the application as a condition of issuance of a certificate of appropriateness, the application shall be resubmitted to the director for further review in accordance with subsection (c) above.

(e) *Re-Review Following Permitting*

- (1) Following permitting, the director shall review any changes made to the project that may impact the project's compliance with the standards in

Section 2 Administrative Procedures

Section 2.B. Specific Application Procedures

the DDD code and receive recommendations from other relevant staff such as the city engineer or historic development staff, as applicable.

- (2) Based on the review and recommendations, if the director determines that the application as modified following permitting complies with the terms of the DDD code, the director shall notify the applicant, and the applicant may continue with the project.
- (3) Based on the director's review and recommendations, if the director determines that the application as modified following permitting does not comply with the standards in the DDD code, the director shall advise the applicant of the aspects of the application that do not comply with standards in the DDD code. The applicant may resubmit plans with revisions or may apply to the Board of Adjustment for a variance with respect to the applicable standards, in accordance with subsection 6 below.

2. *Regulating Plan Amendment*

An application may be submitted for an update to the regulating plan in accordance with Chapter 64, Articles 5 and 10, and the following:

(a) *Allowable Plan and Text Amendments*

The following updates to the regulating plan and text of the DDD code are permitted:

- (1) By a property owner or an authorized agent of the property owner, an application to update land in a sub-district to a different transect sub-district, as follows:
 - a. From the T-3 sub-district to the T-4 sub-district if the land sought to be updated is adjacent to land in the T-4 sub-district.
 - b. From the T-4 sub-district to the T-5.1 sub-district if the land sought to be updated is adjacent to land in the T-5.1 sub-district
 - c. From the T-5.1 sub-district to the T-5.2 sub-district if the land sought to be updated is adjacent to land in the T-5.2 sub-district.

Section 2 Administrative Procedures

Section 2.B. Specific Application Procedures

- d. From the T-5.2 sub-district to the T-6 sub-district if the land sought to be updated is adjacent to land in the T-6 sub-district.
 - e. From the SD-WH sub-district to an adjacent sub-district.
 - f. To assemble multiple properties in single ownership into one sub-district.
- (2) By a property owner or an authorized agent of the property owner, an application to establish a new special sub-district and/or establish the special sub-district to land in the DDD.
 - (3) By a property owner or an authorized agent of the property owner, an application to assign land in the SD district to a transect sub-district or sub-districts and assign associated development standards.
 - (4) By the city council on its own initiative, an application to update the text of the DDD code or the zoning map.

3. *Demolition*

A permit is required for the complete demolition of property within the DDD, in accordance with the following:

(a) *Application*

An application shall be submitted that includes the following:

- (1) The date the owner acquired the property, purchase price and condition on date of acquisition;
- (2) If and when the structure has been cited or received a notice of violation of the City Code;
- (3) Documentation whether the owner has complied with or attempted to bring the building into compliance with the city's International Property Maintenance Code (IPMC) and International Existing Building Code (IEBC) and if not, why. The amount of money it will cost to bring the building into minimal compliance with IPMC and/or rectify any notices of violation;

Section 2 Administrative Procedures

Section 2.B. Specific Application Procedures

- (4) Whether the property has been listed for sale, prices asked, and offers received, if any;
- (5) Redevelopment plans for the property in question, the amounts expended upon such plans, and the dates of such expenditures;
- (6) The opinion from a licensed structural engineer that the structure is in danger of collapse, if the applicant proposes the demolition in order to protect public health and safety;
- (7) Any such other information as may reasonably be required by the department.

(b) *Review and Decision*

- (1) The director shall review the application and make a decision on the application based on the following criteria:
 - a. Whether the applicant produces substantial evidence that demonstrates that the structure is beyond repair and structurally unsound;
 - b. Whether the demolition will impair the unique character of the DDD;
 - c. Whether there are redevelopment plans for the site;
 - d. Whether the redevelopment plans conform to the DDD code;
 - e. Whether the demolition of the structure in question is necessary for the public health and safety due to the physical condition of the structure.

(c) *Appeal*

An applicant that is denied a demolition permit by the director may file an administrative appeal to the Board of Adjustment in accordance with Chapter 64, Articles 5 and 10, and the following:

Section 2 Administrative Procedures
Section 2.B. Specific Application Procedures

- (1) The appeal application shall include an affidavit by a property owner or an authorized agent of the property owner that states:
 - a. Replacement construction plans for the property in question and amounts expended upon such plans, including an itemization of each and every expenditure, and the dates of such expenditures.
 - b. Whether there are definite plans for reuse of the property if the proposed demolition is carried out.
- (2) The Board of Adjustment may approve a demolition permit if it determines that:
 - a. The structure is a hazard to the public health and safety due to its condition; or
 - b. The enforcement of the DDD code presents an unreasonable economic hardship on the owner, in accordance with the following:
 1. An exception for unreasonable economic hardship shall be applicable to owners (or the owner's assignee or lessee) of structures who have expended significant sums of money on development plans involving the demolition of such structures.
 2. The Board of Adjustment shall weigh the economic hardship and investment expectations of the owner (or the owner's assignee or lessee) against the potential damage to the structure and of the surrounding built environment in question.
 3. The mere purchase of a structure for future development without further development expenditures shall not be classified as an unreasonable economic hardship.

4. *Conditional Use Permit*

Prior to commencing a use that is listed as requiring a Conditional Use Permit in Table 4.1: Use Table, the applicant shall apply for and obtain a Conditional Use Permit in accordance with Section 64-5-6 of the UDC.

Section 3 Zoning Sub-Districts
Section 3.A. Zoning Sub-Districts Established

5. *Special Exception*

Prior to commencing a use that is listed as requiring a special exception in Table 4.1: Use Table, the applicant shall apply for and obtain a special exception permit in accordance with Section 64-5-11 of the UDC.

6. *Variance*

- (a) Prior to seeking permitting for a plan that the director determines does not comply with the standards of the DDD code during plan review in subsection 1(c) above, or for any other variance from the requirements of this UDC, the applicant shall apply for a variance in accordance with Section 64-5-10 of the UDC.
- (b) If the Board of Adjustment approves a variance for all areas of the plan review that the director determined did not comply with the DDD code in accordance with subsection 1(c) above, the applicant may move forward with permitting, subject to any conditions requiring review by the director included as part of the Board of Adjustment's decision.

Section 3. Zoning Sub-Districts

A. Zoning Sub-Districts Established

- 1. The zoning sub-districts in Table 64-15-3.1: Zoning Sub-Districts Established are hereby established:

Table 64-15-3.1: Zoning Sub-Districts Established	
District	Name
T-6	T-6: Mixed-Use High Intensity Transect
T-5.2	T-5.2: Mixed Use Medium Intensity Transect
T-5.1	T-5;1: Mixed Use Medium Intensity Transect
T-4	T-4: Mixed Use Low Intensity Transect
T-3	T-3: Low Density Residential Transect
Municipal	Municipal district
Open	Open space district
SD-WH	SD-WH: Special District – Warehouse

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

2. No other districts, including planned developments, may be applied to land in the Downtown FLUM category in the comprehensive plan except for special districts established in accordance with this Appendix.
3. All district and sub-district boundaries shall be interpreted to be mapped along street centerlines, and rear and side property lines.
4. Multiple properties in more than one transect sub-district that are proposed to be assembled into a single property may not be developed until a regulating plan amendment and a lot recombination, as applicable, is approved to assign the properties to a single transect sub-district.

B. Transect Sub-Districts

1. *General Standards for Transect Sub-Districts*

The following standards apply to development in all transit sub-districts:

- (a) The primary frontage shall be:
 - (1) If a property abuts one street, the street that the property abuts;
 - (2) If a property abuts more than one street, and one of those streets is an A street, the A street; or
 - (3) If a property abuts more than one street, and none of those streets is an A street, a street-facing frontage chosen by the applicant.
- (b) Building height may be increased to match structures on contiguous lots within the same transect subdistrict.
- (c) The maximum lot width standards shall not apply to lots that exceeded the lot width for the sub-district and that existed as of May 13, 2014.
- (d) On a site with multiple buildings, a principal building shall be designated.
- (e) Each floor in a building shall comply with the standards in Table 9.1:
Building Floor Height.

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

2. *T-6: Mixed-Use High Intensity Transect Sub-District*

(a) *Generally*

The T-6 sub-district regulations are designed to support mixed-use development at the highest intensity in the DDD, with a walkable urban form and a mixture of residential and commercial uses.

(b) *FLUM Applicability*

T-6 subdistricts may be considered for location within the Downtown FLUM category.

(c) *Overlay Applicability*

Not applicable

(d) *Permitted Uses*

See Table 4.1: Use Table, in Section 4, Use Regulations

(e) *Dimensional and Intensity Standards*

See Table 3.2: T-6 Dimensional and Intensity Standards.

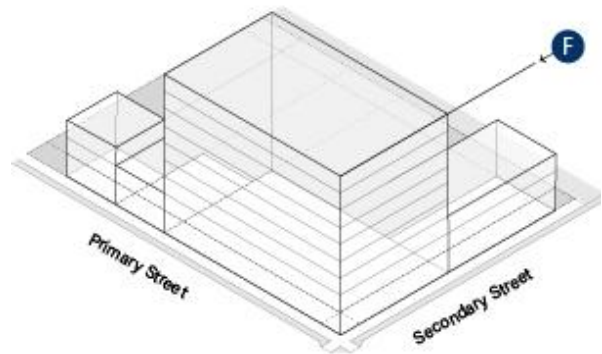
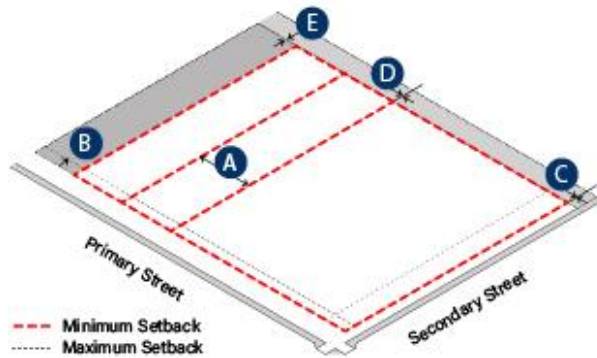
(f) *Additional Standards*

Commercial uses that do not have a shopfront frontage (see Section 6.M, Shopfront Frontage Type) shall have transparent windows covering a minimum of 30 percent of the surface between two and 12 feet above the abutting sidewalk.

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

Table 3.2: T-6 Dimensional and Intensity Standards



Site features			Building Form		
Lot area (sf), min		No minimum	Height, max	F	No maximum
Lot width (ft), min max	A	14 No maximum [1]			
Building per lot, max		No maximum			
Building coverage (% of site), max		No maximum			
Setback, primary buildings			Frontage Types ● = Permitted		
Primary frontage (ft), min max	B	0 10 [2] [3]	Lawn		
Secondary frontage (ft), min max	C	0 12 [3]	Terrace		
Side (ft), min	D	No minimum	Stoop	●	
Rear (ft), min	E	No minimum	Common Entry		
Setback, outbuildings			Pedestrian forecourt	●	
Primary frontage (ft)		To rear of the facade at ground floor, unrestricted upper stories	Vehicular forecourt	●	
Secondary frontage (ft)		To rear of the facade at ground floor, unrestricted upper stories	Gallery	●	
Side (ft), min		No minimum	Shopfront	●	
Rear (ft), min		No minimum	Transparency		
			Transparency	Minimum Required Transparency	Location
			Ground floor commercial uses	30%	Between two (2) and twelve (12) feet above the abutting sidewalk
			All other building facades facing the street	20%	Per floor
			Shopfronts – Ground Floor	50%	Calculated separately for each frontage

- [1] The maximum height of outbuildings shall not exceed the height of the principal building.
 [2] The setback may match the setback of an adjacent building along the same street frontage.
 [3] The maximum setback may be increased by 12 feet along Government Street.

3. *T-5.2: Mixed Use Medium Intensity Transect*

(a) *Generally*

The T-5.2 sub-district regulations are designed to support mixed-use development at medium-high intensity, with a walkable urban form and a mixture of residential and commercial uses.

(b) *FLUM Applicability*

T-5.2 subdistricts may be considered for location within the Downtown FLUM category.

(c) *Overlay Applicability*

Not applicable

(d) *Permitted Uses*

See Table 4.1: Use Table, in Section 4, Use Regulations

(e) *Dimensional and Intensity Standards*

See Table 3.3: T-5.2 Dimensional and Intensity Standards.

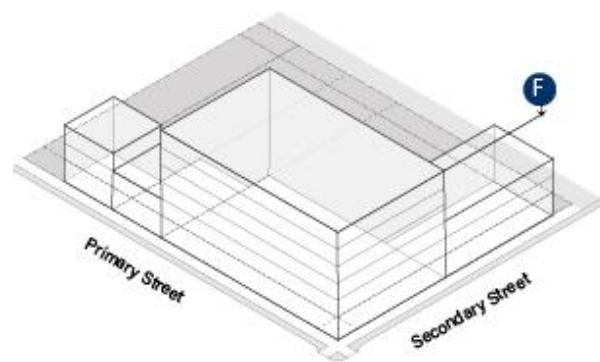
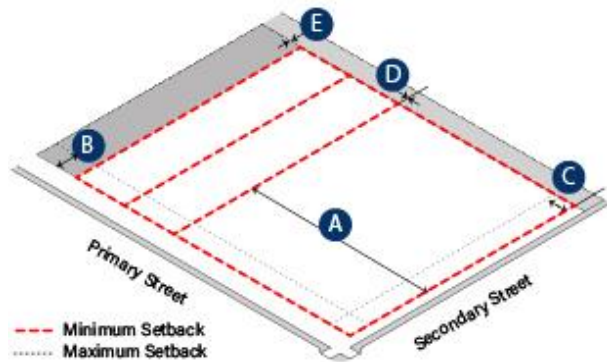
(f) *Additional Standards*

Commercial uses that do not have a shopfront frontage (see Section 6.M, Shopfront Frontage Type) shall have transparent windows covering a minimum of 30 percent of the surface between two and 12 feet above the abutting sidewalk.

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

Table 3.3: T-5.2 Dimensional and Intensity Standards



Site features

Lot area (sf), min		No minimum
Lot width (ft), min max	A	14 180
Building per lot, max		No maximum
Building coverage (% of site), max		No maximum

Setback, primary buildings

Primary frontage (ft), min max	B	0 5 [2]
Secondary frontage (ft), min max	C	0 12 [2]
Side (ft), min	D	No minimum
Rear (ft), min	E	No minimum

Setback, outbuildings

Primary frontage (ft), min	To rear of the facade
Secondary frontage (ft), min	To rear of the facade
Side (ft), min	No minimum
Rear (ft), min	No minimum

- [1] The maximum height of outbuildings shall not exceed the height of the principal building.
- [2] The maximum parking structure height is 80 feet for parking structures that front the west side of Claiborne Street between Civic Center Drive and Canal Street, and 60 feet elsewhere.
- [3] The setback may match the setback of an adjacent building along the same street frontage, and the maximum setback may be extended an additional 12 feet along Government St.

Building Form

Height, max	F	3 stories [1]
Fronting Bienville Square		8 stories [1]
Fronting west side of Claiborne St. between Civic Center Dr. and Canal St		16 stories [1]
Parking structure		60 feet [2]

Frontage Types ● = Permitted

Lawn	
Terrace	●
Stoop	●
Common Entry	●
Pedestrian forecourt	●
Vehicular forecourt	
Gallery	●
Shopfront	●

Transparency	Minimum Required Transparency	Location
Ground floor commercial uses	30%	Between two (2) and twelve (12) feet above the abutting sidewalk
All other building facades facing the street	20%	Per floor
Shopfronts – Ground Floor	50%	Calculated separately for each frontage

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

4. *T-5.1: Mixed Use Medium Intensity Transect*

(a) *Generally*

The T-5.2 sub-district regulations are designed to support mixed-use development at medium-low intensity, with a walkable urban form and a mixture of residential and commercial uses.

(b) *FLUM Applicability*

T-5.1 subdistricts may be considered for location within the Downtown FLUM category.

(c) *Overlay Applicability*

Not applicable

(d) *Permitted Uses*

See Table 4.1: Use Table, in Section 4, Use Regulations.

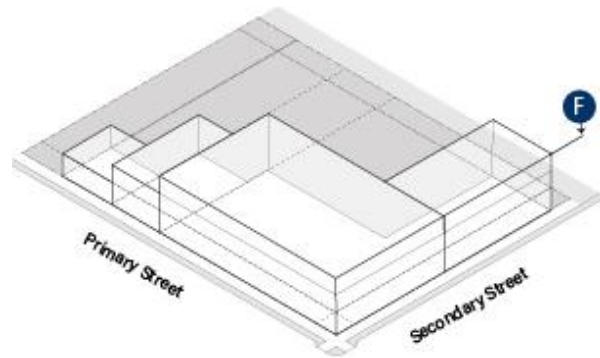
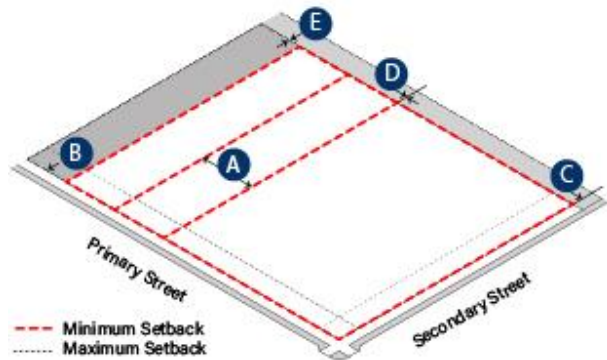
(e) *Dimensional and Intensity Standards*

See Table 3.4: T-5.1 Dimensional and Intensity Standards.

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

Table 3.4: T-5.1 Dimensional and Intensity Standards



Site features		
Lot area (sf), min		No minimum
Lot width (ft), min max	A	14 180
Building per lot, max		No maximum
Building coverage (% of site), max		No maximum
Setback, primary buildings		
Primary frontage (ft), min max	B	0 12 [2]
Secondary frontage (ft), min max	C	0 12 [2]
Side (ft), min	D	No minimum
Rear (ft), min	E	No minimum
Setback, outbuildings		
Primary frontage (ft), min		To rear of the facade
Secondary frontage (ft), min		To rear of the facade
Side (ft), min		No minimum
Rear (ft), min		No minimum

[1] The maximum height of outbuildings shall not exceed the height of the principal building.

[2] The setback may match the setback of an adjacent building along the same street frontage, and the maximum primary frontage setback may extend an additional 12 feet along Government St.

Building Form		
Height, max	F	3 stories [1]
Parking structure		34 feet
Frontage Types ● = Permitted		
Lawn		
Terrace	●	
Stoop	●	
Common Entry	●	
Pedestrian forecourt	●	
Vehicular forecourt		
Gallery	●	
Shopfront	●	
Transparency	Minimum Required Transparency	Location
Ground floor commercial uses	30%	Between two (2) and twelve (12) feet above the abutting sidewalk
All other building facades facing the street	20%	Per floor
Shopfronts – Ground Floor	50%	Calculated separately for each frontage

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

5. *T-4: Mixed Use Medium Intensity Transect*

(a) *Generally*

The T-4 sub-district regulations are designed to support mixed-use development at low intensity, with a walkable urban form and a mixture of residential and commercial uses.

(b) *FLUM Applicability*

T-4 subdistricts may be considered for location within the Downtown FLUM category.

(c) *Overlay Applicability*

Not applicable

(d) *Permitted Uses*

See Table 4.1: Use Table, in Section 4, Use Regulations.

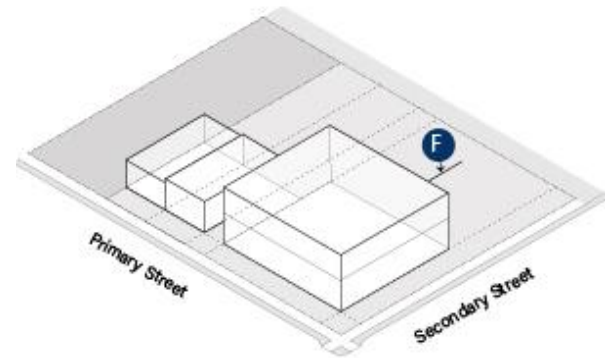
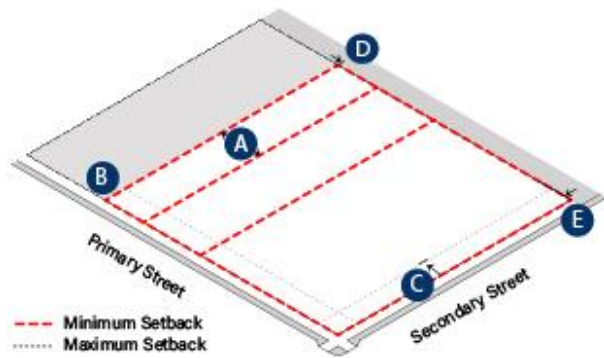
(e) *Dimensional and Intensity Standards*

See Table 3.5: T-4 Dimensional and Intensity Standards.

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

Table 3.5: T-4 Dimensional and Intensity Standards



Site features		Building Form		
Lot area (sf), min	No minimum	Height, max	F	2 stories [1]
Lot width (ft), min max	A 18 120			
Building per lot, max	3			
Building coverage (% of site), max	75			
Setback, primary buildings		Frontage Types ● = Permitted		
Primary frontage (ft), min max	B 0 12 [1]	Lawn	●	
Secondary frontage (ft), min max	C 0 12 [1]	Terrace	●	
Side (ft), min	D No minimum	Stoop	●	
Rear (ft), min	E No minimum	Common Entry	●	
Setback, outbuildings		Pedestrian forecourt		
Primary frontage (ft), min	To rear of the facade	Vehicular forecourt		
Secondary frontage (ft), min	To rear of the facade	Gallery		
Side (ft), min	No minimum	Shopfront	●	
Rear (ft), min	No minimum	Transparency		
		Minimum Required Transparency	Location	
		All building facades facing the street	20%	Per floor
		Shopfronts – Ground Floor	50%	Calculated separately for each frontage

[1] The maximum height of outbuildings shall not exceed the height of the principal building.

[2] The setback may match the setback of an adjacent building along the same street frontage, and the maximum primary frontage setback may extend an additional 12 feet along Government St.

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

6. *T-3: Low Density Residential Transect*

(a) *Generally*

The T-3 sub-district regulations are designed to support residential development at low intensity with good pedestrian access to surrounding properties.

(b) *FLUM Applicability*

T-3 subdistricts may be considered for location within the Downtown FLUM category.

(c) *Overlay Applicability*

Not applicable

(d) *Permitted Uses*

See Table 4.1: Use Table, in Section 4, Use Regulations.

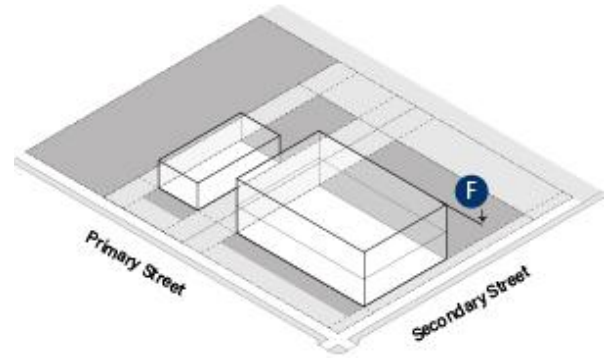
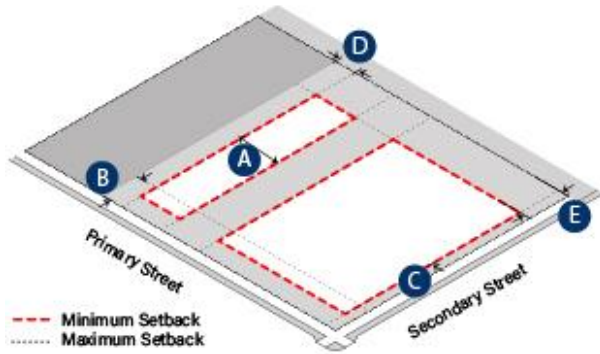
(e) *Dimensional and Intensity Standards*

See Table 3.6: T-3 Dimensional and Intensity Standards.

Section 3 Zoning Sub-Districts

Section 3.B. Transect Sub-Districts

Table 3.6: T-3 Dimensional and Intensity Standards



Site features		
Lot area (sf), min		No minimum
Lot width (ft), min max	A	40 120
Along the east side of Lawrence St. between Civic Center Dr. and Canal St		30 120
Building per lot, max		2
Building coverage (% of site), max		75
Setback, primary buildings		
Primary frontage (ft), min max	B	10 18 [1] [2]
Secondary frontage (ft), min max	C	5 No maximum [2]
Side (ft), min	D	10 [1] [2]
Rear (ft), min	E	20 [1]
Setback, outbuildings		
Primary frontage (ft), min		To rear of the facade
Secondary frontage (ft), min		To rear of the facade
Side (ft), min		No minimum
Rear (ft), min		No minimum

Building Form		
Height, max	F	2 stories [1]
Along the east side of Lawrence St. between Civic Center Dr. and Canal St		3 stories [1]
Frontage Types	● = Permitted	
Lawn	●	
Terrace	●	
Stoop		
Common Entry		
Pedestrian forecourt		
Vehicular forecourt		
Gallery		
Transparency	Minimum Required Transparency	Location
All building facades facing the street	20%	Per floor

[1] The maximum height of outbuildings shall not exceed the height of the principal building.

[2] The setback may match the setback of an adjacent building along the same street frontage, and the maximum primary frontage setback may extend an additional 12 feet along Government St.

Section 3 Zoning Sub-Districts

Section 3.C. Other Sub-Districts

C. Other Sub-Districts

1. *Municipal Sub-District*

(a) *Generally*

The Municipal sub-district regulations are designed to support public buildings, museums, and public open space such as plazas or parks.

(b) *FLUM Applicability*

The Municipal sub-district may be considered for location within the Downtown FLUM category.

(c) *Overlay Applicability*

Not applicable

(d) *Permitted Uses*

See Table 4.1: Use Table, in Section 4, Use Regulations.

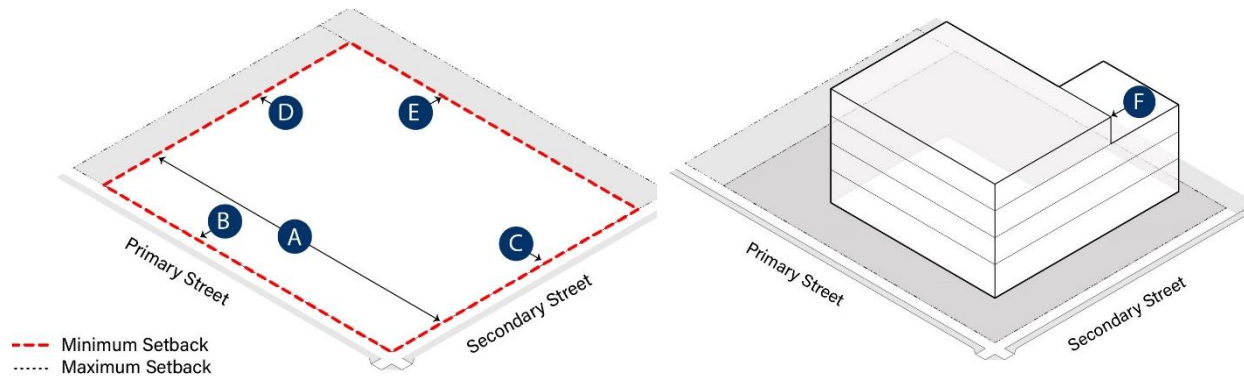
(e) *Dimensional and Intensity Standards*

See Table 3.7: Municipal District Dimensional and Intensity Standards.

Section 3 Zoning Sub-Districts

Section 3.C. Other Sub-Districts

Table 3.7: Municipal District Dimensional and Intensity Standards



Site features

Lot area (sf), min		None
Lot width (ft), min max	A	None
Building per lot, max		None
Building coverage (% of site), max		None

Setback, primary buildings

Primary frontage (ft), min max	B	None
Secondary frontage (ft), min max	C	None
Side (ft), min	D	None
Rear (ft), min	E	None

Setback, outbuildings

Primary frontage (ft), min		None
Secondary frontage (ft), min		None
Side (ft), min		None
Rear (ft), min		None

Building Form

Height, max	F	4 stories
Parking structure		60 feet

Frontage Types

● = Permitted

Lawn	●
Terrace	●
Stoop	●
Common Entry	●
Pedestrian forecourt	●
Vehicular forecourt	●
Gallery	●

Transparency

	Minimum Required Transparency	Location
All building facades facing the street	20%	Per floor

Section 3 Zoning Sub-Districts

Section 3.C. Other Sub-Districts

2. *Open Sub-District*

(a) *Generally*

The Open sub-district regulations are designed to support public open space such as plazas or parks.

(b) *FLUM Applicability*

The Open sub-district may be considered for location within the Downtown FLUM category.

(c) *Overlay Applicability*

Not applicable

(d) *Permitted Uses*

See Table 4.1: Use Table, in Section 4, Use Regulations.

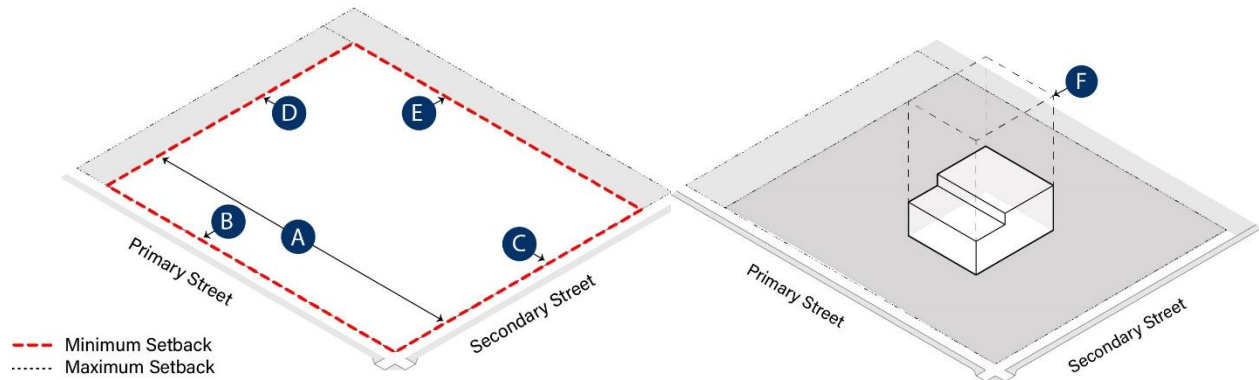
(e) *Dimensional and Intensity Standards*

See Table 3.8: Open District Dimensional and Intensity Standards.

Section 3 Zoning Sub-Districts

Section 3.C. Other Sub-Districts

Table 3.8: Open District Dimensional and Intensity Standards



Site features

Lot area (sf), min		None
Lot width (ft), min max	A	None
Building per lot, max		None
Building coverage (% of site), max		No max

Setback, primary buildings

Primary frontage (ft), min max	B	None
Secondary frontage (ft), min max	C	None
Side (ft), min	D	None
Rear (ft), min	E	None

Setback, outbuildings

Primary frontage (ft), min		None
Secondary frontage (ft), min		None
Side (ft), min		None
Rear (ft), min		None

Building Form

Height, max	F	4 stories
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Frontage Types

● = Permitted

Lawn	●
Terrace	●
Stoop	●
Common Entry	●
Pedestrian forecourt	●
Vehicular forecourt	●
Gallery	●

Transparency

Minimum Required Transparency Location

All building facades facing the street	20%	Per floor
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Section 3 Zoning Sub-Districts

Section 3.C. Other Sub-Districts

3. *SD-WH Sub-District*

(a) *Generally*

The SD-WH sub-district regulations are designed to guide the redevelopment of the portion of the DDD primarily dedicated to warehousing, manufacturing, and buildings of similar characteristics

(b) *FLUM Applicability*

The SD-WH sub-district may be considered for location within the Downtown FLUM category.

(c) *Overlay Applicability*

Not applicable

(d) *Permitted Uses*

See Table 4.1: Use Table, in Section 4, Use Regulations.

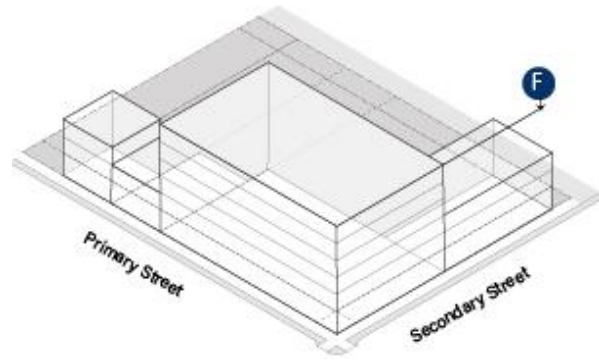
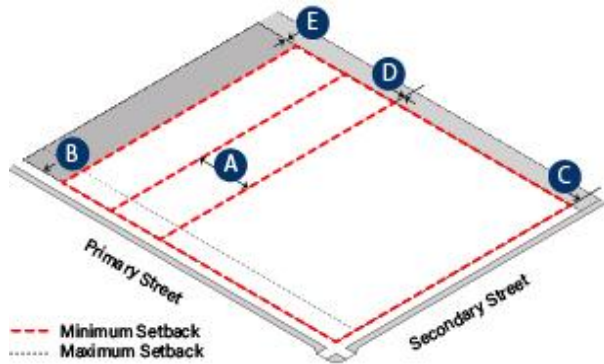
(e) *Dimensional and Intensity Standards*

See Table 3.9: SD-WH District Dimensional and Intensity Standards.

Section 3 Zoning Sub-Districts

Section 3.C. Other Sub-Districts

Table 3.9: SD-WH District Dimensional and Intensity Standards



Site features

Lot area (sf), min	None
Lot width (ft), min max	A None
Building per lot, max	None
Building coverage (% of site), max	No max

Setback, primary buildings

Primary frontage (ft), min max	B 0 10 [1]
Secondary frontage (ft), min max	C None
Side (ft), min	D None
Rear (ft), min	E None

Setback, outbuildings

Primary frontage (ft), min	None
Secondary frontage (ft), min	None
Side (ft), min	None
Rear (ft), min	None

Building Form

Height, max	F 6 stories
Parking structure	60 feet

Frontage Types

● = Permitted

Lawn	●
Terrace	●
Stoop	●
Common Entry	●
Pedestrian forecourt	●
Vehicular forecourt	●
Gallery	
Shopfront	●

[1] The maximum setback may extend an additional 12 feet along Government St.

Section 4 Use Regulations

Section 4.A. General

Section 4. Use Regulations

A. General

Uses are permitted in accordance with Table 4.1: Use Table, and the following:

1. An “R” in a cell means that the use sub-category is permitted by right in the sub-district, subject to any notes listed in the cell (see subsection B below) and compliance with all the standards in the DDD code.
2. An “S” in a cell means that the use sub-category is permitted following issuance of a special exception permit in accordance with Section 2.B.5, Special Exception, subject to any notes listed in the cell (see subsection B below) and compliance with all the standards in the DDD code.
3. A “C” in a cell means that the use sub-category is permitted following issuance of a conditional use permit in accordance with Section 2.B.4, Conditional Use Permit, subject to any notes listed in the cell (see subsection B below) and compliance with all the standards in the DDD code.

Table 4.1: Use Table									
R = By Right S = By Special Exception C = By Conditional Use Permit									
Use Category	Use Sub-Category	T-3	T-4	T-5.1	T-5.2	T-6	Municipal	Open	SD-WH
Industrial	Warehousing & Mini-Storage			R	R ⁴	R			R
	Mixed-use Light Manufacturing Component			R	R ⁴	R			R
	Manufacturing—Light (5,000 sf max, non-toxic)			R	R ⁴	R			R
	Manufacturing—Heavy (over 5,000 sf, non-toxic)								R
	Processing of Food and Beverage Products								R
	Laboratory Facility				R ⁴	R			R
	Distribution Facility								R
Utilities	Utility, Minor	R	R	R	R	R			R

Section 4 Use Regulations

Section 4.A. General

Table 4.1: Use Table									
R = By Right S = By Special Exception C = By Conditional Use Permit									
Use Category	Use Sub-Category	T-3	T-4	T-5.1	T-5.2	T-6	Municipal	Open	SD-WH
	Utility, Intermediate	S	S	R	R	R			R
	Utility, Major				C	C			C
Agricultural	Nursery Stock Growing, Processing & Sales		R	R	R ⁴	R			R
	Produce Growing, Processing & Sales		R	R	R ⁴	R			R
Education	Private Educational Facility (Daycare)	R	R	R	R ⁵	R			R
	Private Educational Facility (Elementary)		R	R	R ⁵	R			R
	Private Educational Facility (All Levels)			R	R	R			R
Civic Support	Religious institution (including educational)	R	R	R	R	R			R
	Funeral home		R	R	R ⁴	R			R
	Hospital, medical offices, veterinary medicine, ambulance service		R	R	R ⁴	R			R
	Mystic society meeting hall		R	R	R	R			R
	Museum	C	R	R	R	R	R	R	R
	Park / Open Space	C	R	R	R	R	R	R	R
	Government Building	C	R	R	R	R	R	R	R
Automotive	Automotive Services—Light (5,000 sf max)			R	R ⁴	R			R
	Automotive Services—Heavy (over 5,000 sf)								R
	Parking Structure (as a principal use)				R	R	R		R
	Surface Parking (as a principal use)								
	Gas Station			S	S	S			S
Residential	Single-Family Dwelling	R	R	R	R	R			R
	Two-Family Dwelling	R	R	R	R	R			R
	Multi-Family Dwelling		R	R	R	R			R
	Accessory Dwelling Unit	R	R	R					R
	Senior & Elderly Housing	R	R	R	R	R			R
	Nursing & Retirement Housing	R ⁵	R	R	R ⁵	R			R
	Boarding Houses & Dormitories	R ⁴	R	R	R ⁴	R			R
	Homeless & Emergency Shelter		S	S	S ⁶	S			S
	Mixed-use Residential Component		R	R	R	R			R
Lodging	Hotel (no room limit)				R	R			R
	Inn (up to 20 rooms)		R	R	R	R			R
	Bed and Breakfast (up to 5 rooms)	R	R	R	R	R			R
	Short-Term Rentals	R	R	R	R	R			R
Office	Home-office (non-primary use)	R	R	R	R	R			R

Section 4 Use Regulations

Section 4.B. Use-Specific Standards

Table 4.1: Use Table									
R = By Right S = By Special Exception C = By Conditional Use Permit									
Use Category	Use Sub-Category	T-3	T-4	T-5.1	T-5.2	T-6	Municipal	Open	SD-WH
	Live-work (office up to 15% of building sf.)	R	R	R	R	R			R
	Work-live (office up to 80% of building sf.)		R	R	R	R			R
	Mixed-use Office Component		R	R	R	R			R
	Office Building		R	R	R	R			R
Communication facilities	Class 1 Communication Facility	R ³	R ³	R ³	R ³	R ³	R ³	R ³	R ³
	Class 2 and 3 Communication Facilities	S ³	S ³	S ³	S ³	S ³	S ³	S ³	R ³
	Class 4 Communication Facility			S ³	S ³	S ³	S ³	S ³	S ³
Commercial	Live-work (retail up to 15% of building sf.)	R	R	R	R	R			R
	Work-live (retail up to 80% of building sf.)		R	R	R	R			R
	Mixed-use Retail Component		R	R	R	R			R
	Retail Building		R	R	R	R			R
	Café		R	R	R	R	R	R	R
	Restaurant, bar, catering, entertainment, theater, or brewpub			S ⁷	S ⁷	R			R
	Drive-Thru Retail		S	S	S	S			S
Adult Entertainment	Adult Entertainment Enterprise								

B. Use-Specific Standards

The following standards apply to uses as indicated in the cell in Table 4.1: Use Table

1. Reserved
2. Reserved
3. The use shall comply with the standards in Section 64-4-9, Telecommunications facilities.
4. The use is not permitted on property bound by Civic Center Drive to the North, Claiborne Street to the east, Canal Street to the south, and Lawrence Street to the west.

Section 5 Development Standards

Section 5.A. Access and Off-Street Parking

5. The use requires a Conditional Use Permit on property bound by Civic Center Drive to the North, Claiborne Street to the east, Canal Street to the south, and Lawrence Street to the west.
6. The use is not permitted on property bound by Civic Center Drive to the North, Claiborne Street to the east, Canal Street to the south, and Lawrence Street to the west.
7. This use is permitted by right if the occupancy load is less than 100 people.

Section 5. Development Standards

A. Access and Off-Street Parking

1. *Minimum Off-Street Vehicular Parking*

Development in the DDD is required to provide off-street vehicular parking, in accordance with the following:

- (a) No off-street vehicular parking is required for existing development in the T-6 sub-district and all development in the DDD outside of the T-6 sub-district.
- (b) New development in the T-6 sub-district shall provide off-street vehicular parking in accordance with Table 5.1: Minimum Off-Street Vehicular Parking for New Development in T-6 Sub-District.

Table 5.1: Minimum Off-Street Vehicular Parking for New Development in T-6 Sub-District

Use	Minimum Number of Off-Street Parking Spaces
Office	3 per 1,000 square feet of gross floor area
Lodging	1 per bedroom
Dwelling	1 per dwelling unit
All other uses	No minimum

- (c) The amount of vehicular parking required to be provided on-site in accordance with Table 5.1 may be reduced in accordance with the following:

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Section 5.A. Access and Off-Street Parking

- (1) On-street parking spaces adjacent to the property's frontage may be counted towards the development's required number of vehicular spaces in a one-to-one ratio. On-street parking spaces shall remain available to the general public and shall not be restricted for use by tenants, visitors, or residents of the property.
- (2) Off-site parking spaces on land owned or leased from a civic parking reserve or private parking lot or structure may be counted towards the development's required number of vehicular spaces in a one-to-one ratio, provided the off-site parking is within 1,500 feet of the property being served by the parking.

2. *General Standards*

- (a) All off-street parking spaces and aisles shall comply with the standards in Section 64-3-12.A.3, Size of parking spaces, and Table 64-3-12.2: Parking Stall and Aisle Dimensions, of the UDC.
- (b) In the T-3 and T-4 sub-districts, a parking lot or parking structure shall not contain more than 20 parking spaces.
- (c) A parking lot may include attendant huts, pay kiosks, and similar structures and shall be sized and used only to shelter collection and security operations related to the parking use.
- (d) Parking lots and structures shall be masked along frontages in accordance with Section 5.B.1(a), Perimeter Masking.

3. *Vehicular Site Access*

- (a) Off-street parking shall be accessed from a secondary frontage where available.
- (b) If parking access through a secondary frontage is not available, off-street parking may be accessed by driveways at the primary frontage if the property width exceeds the minimum width by sub-district in Table 5.2: Parking Lot Specifications.

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Section 5.A. Access and Off-Street Parking

- (c) The width of driveways within a front setback shall not exceed the maximum width by sub-district in Table 5.2.
- (d) All curb cuts shall meet the standards in Chapter 57, Article IV, Driveways, of the City Code. The number of curb cuts for a parking lot shall not exceed the maximum number by sub-district in Table 5.2.

Table 5.2: Parking Lot Specifications			
District	Minimum Primary Frontage Parking Access Width (ft)	Maximum Driveway Width (ft)	Maximum Number of Curb Cuts
T-6	72	25 [1]	1 [1]
T-5.2	54	25 [1]	1 [1]
T-5.1	54	25 [1]	1 [1]
T-4	42	10	1
T-3	42	10	1
SD-WH	54	25 [1]	1 [1]
Municipal	No minimum	No maximum	No maximum
Open	No minimum	No maximum	No maximum
[1] On the west side of Claiborne Street between Civic Center Drive and Canal Street, driveway width shall not exceed 36 feet, and two curb lots are permitted per parking lot.			

- (e) Crushed stone surfaces are permitted in driveways and parking areas with approval of the city engineer and the fire-chief, but may not be used in the right-of-way.

4. *Off-Street Loading Decks and Service Areas*

Off-street loading decks and service areas with a combined width of 30 feet may be incorporated into all frontages on land in the SD-WH sub-district, and in all other sub-districts in accordance with the following:

- (a) In secondary frontages, towards the rear of the property; or
- (b) In primary frontages, if the property has no secondary frontage and the width of the primary frontage is 120 feet or greater.

5. *Bicycle Parking*

In the T-5 and T-6 sub-districts, property owners may install bicycle racks within the right-of-way adjacent to their frontage in accordance with the following:

(a) *Type of Bicycle Rack*

A bicycle rack shall be of the inverted-U, pole and ring, or removable ring types.

(b) *Bicycle Rack Location*

(1) A bicycle rack shall be placed to maintain at least a four-foot clear path on a sidewalk when a bicycle with a 22-inch (56-cm) frame is properly locked to the rack.

(2) A bicycle rack shall not be located within:

- a. Five feet of fire hydrants;
- b. Four feet of loading zones and bus stop markers;
- c. Three feet of driveways and manholes;
- d. Two feet of utility meters and tree boxes; and

(3) A bicycle rack shall not be placed on a sidewalk where the distance from the curb face to the property line is less than seven feet.

(4) A bicycle rack parallel to the curb shall be set back at least two feet from the curb and spaced at least 30 inches from another bicycle rack. A bicycle rack perpendicular to the curb shall be set back at least one foot from the curb and spaced at least 48 inches from another bicycle rack. The distance requirements of this paragraph do not apply where rings are added to existing poles.

Section 5 Development Standards

Section 5.B. Landscaping and Screening

B. Landscaping and Screening

1. *Parking Lot Landscaping*

(a) *Perimeter Masking*

A surface parking lot along a frontage shall be masked by one of the following:

- (1) A liner building covering the entire width of a parking lot, excluding any points of access or egress, or 70 percent of a width of a parking structure at ground floor frontage, or;
- (2) One of the following types of screens:
 - a. A metal fence at least three feet in height that is planted with evergreen hedges, evergreen vines, or other evergreen plant materials. Shrubs for hedges shall be at least three feet in height at planting, and other plantings shall be of a species and planted in a manner that would form an evergreen barrier at least as effective as a hedge; or
 - b. A masonry wall, with or without vegetative plantings.

(b) *Interior Plantings*

Each parking lot with more than 50 parking spaces shall be planted with one Overstory Tree from the city's approved Plant List of Article 3 of the UDC for every 15 parking spaces, rounded up.

2. *Screening*

(a) *Refuse*

(1) *Dumpsters*

All dumpsters except for construction dumpsters used in active construction projects shall comply with the following:

- a. Dumpsters shall not be placed in the primary frontage or in street right-of-way

Section 5 Development Standards

Section 5.C. Fences and Walls

- b. Waste removal of a dumpster by a sanitation truck shall take place entirely within the paved surface of the building site. No maneuvering to access the site may take place within street right-of-way.
- c. Dumpsters shall be enclosed within an enclosure. The enclosure shall be at least the height of the dumpster which is being enclosed, up to a maximum of eight feet in height, be of sufficient size to allow for placement and removal of dumpster without causing damage to the enclosure, and be made of materials permitted in the applicable transect sub-district in accordance with Section 7, Building Design and Material Standards. The enclosure may be equipped with a door or gate constructed of wood or other opaque material that opens to the outside and which remains closed unless the dumpster is being filled or emptied.
- d. Dumpster enclosures shall be maintained in good repair and condition.

(2) Garbage and Grease Containers

- a. Garbage container placement shall comply with the standards in Sec. 25-8 of the City Code.
- b. Grease containers shall not be placed outside within 20 feet of a sidewalk.

(b) *Mechanical Equipment*

Mechanical equipment, including electric meters, gas meters, water meters, exhaust fans, and HVAC equipment, shall not be located along frontages and shall be masked if visible from a street or sidewalk.

C. Fences and Walls

1. *Fence and Wall Locations*

- (a) A fence or wall is permitted in a frontage in accordance with the specific standards that apply to each frontage in Section 6, Frontage Standards.

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- (b) On an improved lot, a fence or wall may be installed with a maximum height of:
 - (1) In the SD-WH sub-district, 10 feet along the side and rear property lines beyond the front façade of the principal building on the site;
 - (2) In all sub-districts except for the SD-WH sub-district, eight feet along the side and rear property lines beyond the front façade of the principal building on the site; and
 - (3) Six feet on any property line on an unimproved lot.

2. *Fence and Wall Materials*

- (a) In all sub-districts except the Municipal and Open sub-districts, the following material standards apply:
 - (1) Fences shall be made of wood picket, wood slat, wood lattice, iron, steel, or aluminum that appears to be iron.
 - (2) Walls shall be made of brick, stone, or stucco over masonry.
- (b) Fence and wall material may be allowed in combination as approved by the CRC and ARB, as applicable.
- (c) In all sub-districts, barbed and concertina wire is prohibited in frontages and in all areas that are visible from frontages.
- (d) In all sub-districts, chain link fences are permitted only along interior property lines behind the façade of the building.

D. Signs

1. *General Standards*

(a) *Permit Required*

All signs erected or installed on land in the DDD require a sign permit, in accordance with section 64-10-9 of the UDC.

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Section 5.D. Signs

(b) *Material Standards*

Sign materials shall be compatible with the materials of the building on which it is placed and the sub-district. New materials that achieve the effect of traditional materials and lighting solutions will be considered on a case-by-case basis.

(c) *Illumination*

Signs may only be illuminated in accordance with the following:

- (1) A sign may be illuminated by a steady, stationery light source external to the sign that shines directly on the sign.
- (2) Reverse channel signs may be backlit with neon or LED lights.
- (3) Open channel signs may be illuminated from individual light bulbs within the channel.

(d) *Encroachment*

All signs except yard signs may encroach into the right-of-way. Signs that project from building walls by more than one foot or that are hung from supports over sidewalks shall maintain a minimum clearance of eight feet above adjacent grade.

2. *Neon and LED Interior Signs*

Non-animated neon and LED signs are permitted inside storefront windows, in accordance with the following:

- (a) During daytime hours (defined as the time between sunrise and sunset, as those times are determined by the National Weather Service), the maximum brightness level shall not exceed 5,000 nits when measured from the sign's face at its maximum brightness.
- (b) At all other times, the maximum brightness level shall not exceed 500 nits when measured from the sign's face at its maximum brightness.

Section 5 Development Standards

Section 5.D. Signs

3. Required Signs

On each site, one address number sign, no larger than one square foot in area, shall be attached to the building in proximity to the principal entrance, at least six feet high on a wall, or four foot high on a mailbox.

4. Residential and Home Office Uses in the T-3 and T-4 Sub-Districts

In the T-3 and T-4 sub-districts, the following apply to signs for residential and home office/live-work units:

- (a) Signs may not be illuminated.
- (b) Home businesses may have no more than one sign of each type permitted in the sub-district in accordance with Table 5.3: Sign Types Permitted by Sub-District and the standards in Table 5.4: Permitted Signs.

5. Permitted Signs

Signs are permitted on land in a sub-district in accordance with Table 5.3: Sign Types Permitted by Sub-District, subject to the standards in Table 5.4: Permitted Signs and subsection 6 below.

Table 5.3: Sign Types Permitted by Sub-District							
Sign Types	T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH
Sandwich board	●●	●●	●●		●●	●●	●
Diagonal corner	●	●			●	●	●
Fabric awning	●	●	●		●	●	●
Marquee	●●	●●	●●		●●	●●	●
Window sign	●	●	●		●	●	●
Building	●	●	●		●	●	●
Upper building	●●	●●	●●		●●	●●	●
Hanging blade	●	●	●		●	●	●
Individual storefront	●	●	●		●	●	●
Internal neon	●	●	●		●	●	●
Painted wall	●	●	●		●	●	●
Yard blade	●	●	●	●	●	●	●
Wall plaque	●	●	●	●	●	●	●
Wayfinding sign [1]	●	●	●		●	●	●

Section 5 Development Standards

Section 5.D. Signs

Table 5.3: Sign Types Permitted by Sub-District

Sign Types	T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH
Monument sign		●	●		●	●	●
Freestanding sign		●	●		●	●	●
Banner	● ●	● ●	● ●		● ●	● ●	●
Parking lot sign	●	●	●		●	●	●
● = Permitted ● ● = Permitted subject to standards in subsection 6 below							
[1] Only permitted along A street.							

Table 5.4: Permitted Signs

Sign Type	Number	Area, Maximum	Copy
Sandwich board	1 per business, shall be removed outside of business hours	2 feet wide by 3 feet tall	No restrictions
Diagonal corner	1 per building at corners only, attached at a 45-degree angle	3 feet wide by 15 feet tall	No restrictions
Fabric awning	1 per awning	8 inches tall by awning length	No restrictions
Marquee	1 per business	4 feet plus width of entrance(s) on primary structure, maximum height of marquee structure is 4 feet	No restrictions
Window sign	1 per window (not including temporary signage within window)	30% of window area to which sign is affixed	Applied decal or painted within window
Building	On buildings less than 10 stories in height, 1 per building, within the frieze or upper portion of the storefront if there is no frieze	3 feet in height by façade width (8 feet in height on buildings fronting Claiborne Street between Civic Center Drive and Canal Street)	No restrictions
Upper building	See Section 5.D.6(c), Upper Building		
Hanging blade	1 per business	10 square feet each face	No restrictions
Individual storefront	1 per business	2 feet tall by store length (or to fit within a frieze or architectural feature)	No restrictions
Internal neon	1 per window (not including temporary signage within window)	30% of window area to which sign is affixed	Neon or LED within window
Painted wall	1 per secondary frontage and wall internal to a lot but visible from sidewalks	No restrictions	No restrictions
Yard blade	1 per lot with home business or in non-residential use	5 square feet	No restrictions
Wall plaque	1 per business (located on building) 1 per parking lot (located on an architectural feature of parking lot screening required in Section 5.B.1(a))	T-3: 2 square feet T-4: 2 square feet T-5: 8 square feet T-6: 8 square feet	No restrictions
Wayfinding sign [1]	1 per block or site, located on right-of-way or private property	5 feet in height 20 square feet of signage per face 50 square feet of signage on all faces	No restrictions

Section 5 Development Standards

Section 5.D. Signs

Table 5.4: Permitted Signs			
Sign Type	Number	Area, Maximum	Copy
Monument sign	1 per site	6 feet in height 8 feet in width 25 square feet of signage per face 50 square feet of signage on all faces	No restrictions
Freestanding sign	1 per site	8 feet in height 5 feet in width 20 square feet of signage per face 40 square feet of signage on all faces	No restrictions
Banner	1 per site	4 feet by 8 feet	No restrictions
Parking lot sign	1 per driveway	10 feet in height (including mount) 3 feet wide by 2 feet high in sign area 6 square feet of signage	No restrictions
[1] Sign may be 8 feet tall on buildings fronting Claiborne Street between Civic Center Drive and Canal Street.			

6. Sign Specific Standards

(a) Sandwich Board

A sandwich board shall not reduce clear path on a sidewalk below four feet in width.

(b) Marquee

A marquee shall project between four and 10 feet from a building, and the sign of letter copy on the marquee shall be at least three feet in height.

(c) Upper Building

An upper building sign is permitted on a building that is at least 10 stories in height, in accordance with the following:

- (1) Two upper building signs may be installed on two separate facades.
- (2) The sign shall be installed at least 40 feet above grade
- (3) The sign shall comply with the following dimensions:
 - a. Maximum height of 80 percent of the width of the building wall;
 - b. Maximum of one horizontal or vertical line of letter or symbols;
 - c. Maximum font size of eight feet, in any dimension;
 - d. Maximum logo or emblem size of 10 feet, in any dimension.

Section 6 Frontage Standards

Section 6.A. Frontage Types Established

(4) The sign shall identify the building or the name of one tenant of the building.

(d) *Monument Sign*

A monument sign shall have a maximum height of six feet, where and a base at least two-thirds ($\frac{2}{3}$) of the sign width.

(e) *Banner*

A banner shall comply with the standards in Chapter 64, Article 4.

7. *Abandoned Signs*

An abandoned sign shall be removed within 90 days from the date official notice is given by the Director of Planning. Permanent on-site signs applicable to a business temporarily suspended because of a change in ownership or management of such business shall not be deemed abandoned unless the property remains vacant for at least six months.

Section 6. Frontage Standards

A. Frontage Types Established

The frontage in Table 6.1: Frontage Types are established:

Table 6.1: Frontage Types	
Frontage Type	Section 6.____
Lawn Frontage Type	F
Terrace Frontage Type	G
Stoop Frontage Type	H
Common Entry Frontage Type	I
Pedestrian Forecourt Frontage Type	J
Vehicular Forecourt Frontage Type	K
Gallery Frontage Type	L
Shopfront Frontage Type	M

Section 6 Frontage Standards

Section 6.B. Allowed and Required Frontage Types

B. Allowed and Required Frontage Types

1. When new development or substantial improvements to existing buildings are proposed, or when the primary frontage of the property is designated to another abutting street, a property owner shall designate the frontage type that applies to the building in accordance with the requirements in Table 6.2: Building Frontage Types Allowed based on the applicable sub-district.
2. No frontage designation is required for work involving new additions to existing buildings that do not constitute substantial improvements.
3. If buildings have multiple frontage or multiple buildings are located on one property, the same frontage type shall be selected for all frontages.
4. A shopfront frontage is required for all ground-floor commercial uses that front the A-Street portions of Dauphin, Conti, and St. Joseph's Streets.

Table 6.2: Building Frontage Types Allowed

Frontage Types	T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH
Lawn			•	•	•	•	•
Terrace		•	•	•	•	•	•
Stoop	•	•	•		•	•	•
Common Entry		•	•		•	•	•
Pedestrian forecourt	•	•			•	•	•
Vehicular forecourt	•				•	•	•
Gallery	•	•			•	•	
Shopfront [1]	•	•	•		•	•	•
• = Permitted							

C. General Frontage Standards

1. At least 80 percent of the frontage in the T-5.1 sub-district and 100 percent of the T-5.2 and T-6 sub-districts shall be built out to the zone between the minimum setback and maximum setback for both the primary and secondary frontages, or shall contain a streetscreen that:
 - (a) Is between four and eight feet in height;

Section 6 Frontage Standards

Section 6.D. Encroachments

- (b) Contains openings for vehicular access that are no more than 30 feet in width;
 - (c) Is made of brick, stone, stucco over masonry, iron, steel, or aluminum that appears to be iron; and
 - (d) If not opaque, includes landscape plantings, such as a hedge, evergreen fines, or other evergreen planting materials, that increase the opacity of the streetscreen.
- 2. Except in the Municipal and Open sub-districts, each frontage shall contain no more than one walkway a maximum of five feet in width that provides access to primary and secondary entrances. In the Municipal and Open sub-districts, there are no restrictions on walkway width or the number of walkways.
 - 3. The first floor may be elevated above the maximum established in this section where the 100-year flood plain (AE) and 500-year flood plain (X-shaded) standards require additional elevation.

D. Encroachments

Encroachments into the right-of-way are provided in accordance with the following:

- 1. A balcony may project three feet from the façade and may extend into the right-of-way, subject to a permit and right-of-way use agreement from the city engineer.
- 2. Other encroachments or permanent structures greater than three feet in height constructed in the right of way may be permitted, subject to a permit and right-of-way use agreement from the city engineer who may require that the property owner procure and maintain general liability insurance that names the city as an additional insured.
- 3. Awnings, marquees, or canopies may extend into the right-of-way, except that a canopy supported by a pole or column in the right of way shall require a permit

Section 6 Frontage Standards

Section 6.E. Additions to Existing Buildings

and a right-of-way use agreement from the city engineer and shall not extend within two feet of a curb.

E. Additions to Existing Buildings

Additions to existing buildings shall comply with the following frontage standards:

1. *General Standards*

- (a) Existing buildings that are nonconforming with respect to the frontage standards of the DDD code are not required to meet frontage type requirements unless the frontage is reoriented so that the principal entrance to the façade faces a different primary frontage street.
- (b) Additions to existing buildings may match the foundations, porch depth, and finished floor elevations of the existing building.
- (c) Porches, stairs, stoops, and ramps that are added to existing buildings may encroach into the front setback in accordance with the following:
 - (1) All such features may encroach up to 50 percent of the front setback depth in the T-3 sub-district, and 100 percent in all other sub-districts.
 - (2) Porches shall be at least eight feet deep in the T-3 sub-district, and five feet deep in the T-4 sub-district.
- (d) Alterations to existing facades facing a frontage shall not reduce the percentage of the façade that is transparent below the percentage transparency of the existing façade or the percentage transparency required for the applicable frontage type, whichever is less.

Section 6 Frontage Standards

Section 6.E. Additions to Existing Buildings

2. Specific Standards

(a) Additions to Existing Buildings in T-3 Sub-District

Additions to existing buildings in the T-3 sub-district shall comply with the standards in Table 6.3: Additions to Existing Buildings in T-3 Sub-District.

Table 6.3: Additions to Existing Buildings in T-3 Sub-District	
Standard	Value
Finished floor elevation	Match existing structure, or between 16 and 48 inches above average grade along the front property line
Front yard terrace	Raised up to 36 inches above sidewalk grade, to form a terrace
Fence or wall	Permitted along front property line and side lot lines to façade of building, with maximum height of four feet
Shopfront	Prohibited
Gallery	Prohibited

(b) Additions to Existing Buildings in T-4 Sub-District

Additions to existing buildings in the T-4 sub-district shall comply with the standards in Table 6.4: Additions to Existing Buildings in T-4 Sub-District.

Table 6.4: Additions to Existing Buildings in T-4 Sub-District	
Standard	Value
Finished floor elevation	Match existing structure, or between 16 and 48 inches above average grade along the front property line. If shopfront is incorporated, may be at sidewalk level
Front yard terrace	Raised up to 36 inches above sidewalk grade, to form a terrace
Fence or wall	Permitted along front property line and side lot lines to façade of building, with maximum height of four feet and with or without masonry piers
Paving	Frontage may be paved up to 100 percent of area, using unit masonry or concrete
Shopfront	Permitted
Gallery	Prohibited

Section 6 Frontage Standards

Section 6.E. Additions to Existing Buildings

(c) *Additions to Existing Buildings in T-5 Sub-District*

Additions to existing buildings in the T-5 sub-district shall comply with the standards in Table 6.5: Additions to Existing Buildings in T-5 Sub-District.

Table 6.5: Additions to Existing Buildings in T-5 Sub-District	
Standard	Value
Finished floor elevation	Match existing structure, or up to 30 inches above average grade along the front property line.
Front yard terrace	Raised up to 20 inches above sidewalk grade, to form a terrace
Fence or wall	Permitted along front property line and side lot lines to façade of building, with maximum height of four feet and with or without masonry piers. Wood fences prohibited in T-5.2 sub-district
Walkways	One per building entrance with a maximum width of five feet
Paving	Frontage may be paved up to 100 percent of area, using unit masonry or concrete
Courtyard	May be incorporated into frontage with a portion of the façade recessed beyond the maximum front setback, and a maximum area of 600 square feet.
Shopfront	Permitted
Gallery	Permitted

(d) *Additions to Existing Buildings in T-6 Sub-District*

Additions to existing buildings in the T-6 sub-district shall comply with the standards in Table 6.6: Additions to Existing Buildings in T-6 Sub-District.

Table 6.6: Additions to Existing Buildings in T-6 Sub-District	
Standard	Value
Finished floor elevation	Match existing structure, or up to 30 inches above average grade along the front property line.
Front yard terrace	Raised up to 20 inches above sidewalk grade, to form a terrace
Fence or wall	Permitted along front property line and side lot lines to façade of building, with maximum height of four feet and with or without masonry piers. Wood fences prohibited
Paving	Frontage may be paved up to 100 percent of area, using unit masonry or concrete
Courtyard	May be incorporated into frontage with a portion of the façade recessed beyond the maximum front setback, and a maximum area of 1,600 square feet.
Shopfront	Permitted
Gallery	Permitted

Section 6 Frontage Standards

Section 6.E. Additions to Existing Buildings

(e) *Additions to Existing Buildings in Municipal and Open Sub-Districts*

Additions to existing buildings in the Municipal and Open sub-districts shall comply with the standards in Table 6.7: Additions to Existing Buildings in Municipal and Open Sub-Districts.

Table 6.7: Additions to Existing Buildings in Municipal and Open Sub-Districts

Standard	Value
Finished floor elevation	Match existing structure, up to 30 inches above average grade along the front property line, or as required to meet minimum flood elevation requirements.
Front yard terrace	Raised up to 20 inches above sidewalk grade, to form a terrace
Fence or wall	Permitted along front property line and side lot lines to façade of building, with maximum height of ten feet and with or without masonry piers.
Paving	Frontage may be paved up to 100 percent of area, using unit masonry, concrete, asphalt, or aggregate
Courtyard	May be incorporated into frontage with a portion of the façade recessed beyond the maximum front setback, and a maximum area of 1,600 square feet.
Shopfront	Permitted
Gallery	Prohibited

(f) *Additions to Existing Buildings in SD-WH Sub-District*

Additions to existing buildings in the SD-WH sub-district shall comply with the standards in Table 6.8: Additions to Existing Buildings in SD-WH Sub-District.

Table 6.8: Additions to Existing Buildings in SD-WH Sub-District

Standard	Value
Finished floor elevation	Match existing structure, or up to 30 inches above average grade along the front property line.
Front yard terrace	Raised up to 20 inches above sidewalk grade, to form a terrace
Fence or wall	Iron fence permitted along front property line and side lot lines to façade of building, with maximum height of six feet and with or without masonry piers.
Paving	Frontage may be paved up to 100 percent of area, using unit masonry or concrete
Courtyard	May be incorporated into frontage with a portion of the façade recessed beyond the maximum front setback, and a maximum area of 1,600 square feet.
Shopfront	Permitted
Gallery	Prohibited

Section 6 Frontage Standards

Section 6.F. Lawn Frontage Type

F. Lawn Frontage Type

1. *General Characteristics*

In the lawn frontage type, the façade is set back from the front property line with the first story elevated from the sidewalk for privacy and principal entry accessed by a porch or stoop.

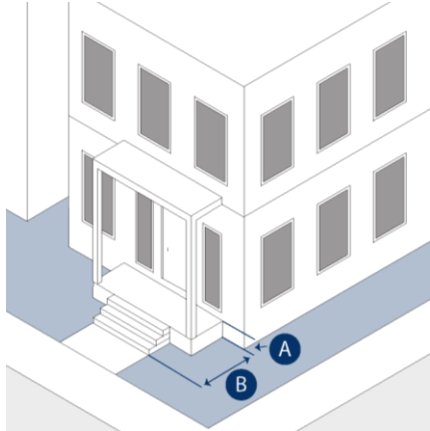
2. *Standards*

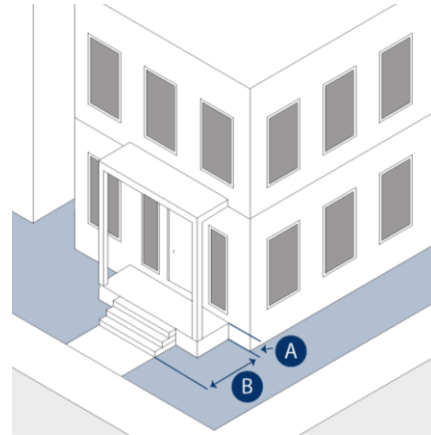
Development using a lawn frontage type shall comply with the standards in Table 6.9: Lawn Frontage Type Standards.

Section 6 Frontage Standards

Section 6.F. Lawn Frontage Type

Table 6.9: Lawn Frontage Type Standards

Site features		Applicable Sub-districts							
		T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
Finished floor elevation, first floor (min max)	A			•	•			•	16 in 48 in (measured from average grade at property line)
						•	•		As required to comply with flood elevation requirements
Encroachment depth (max)									
Porches, stairs, ramps	B				•				50 percent of front setback depth, min porch depth of 8 ft
				•					100 percent of front setback depth, min porch depth of 4 ft
Bay windows, roof overhangs, cornices, windows and door surrounds, other façade decorations	B			•	•	•	•	•	2 ft
Stoops	B			•	•	•	•	•	4 ft (may be covered by a roof structure supported by columns or wall brackets)
Fences									
Front property line and side lot lines to façade of building, max height				•	•	•	•	•	4 ft
Along side and rear property lines behind front façade, max height				•	•				8 ft
						•	•	•	10 ft
Permitted materials				•	•			•	Wood picket, wood slat, wood lattice, iron or steel, brick, stone, stucco over masonry, aluminum that appears to be iron
						•	•		All materials permitted
Building foundations				•	•			•	Brick stone, or stucco pier and inset fill-panel construction, or chain wall construction with panels inset to resemble pier and infill panel construction. Infill between piers shall be brick, stone, stucco, wood lattice, or vertical wood picket and shall be recessed so that piers protrude from the infill
						•	•		No limitations



Section 6 Frontage Standards

Section 6.G. Terrace Frontage Type

G. Terrace Frontage Type

1. *General Characteristics*

In the terrace frontage type, the façade is set back from the front property line by an elevated patio. A terrace frontage may include all elements of a shopfront frontage (see subsection L below) at the level of the terrace.

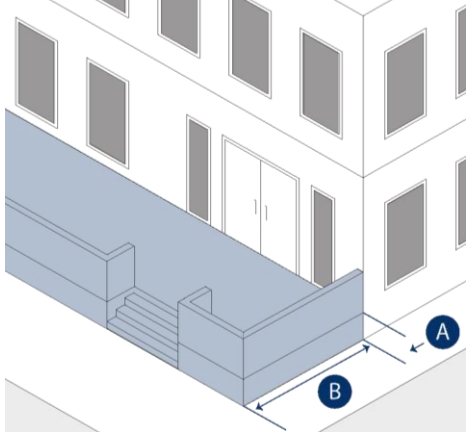
2. *Standards*

Development using a terrace frontage type shall comply with the standards in Table 6.10: Terrace Frontage Type Standards.

Section 6 Frontage Standards

Section 6.G. Terrace Frontage Type

Table 6.10: Terrace Frontage Type Standards

Site features		Sub-districts							
		T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
Finished floor elevation, first floor (min max)		A	•	•	•			•	20 in 36 in (measured from average grade at property line) As required to comply with flood elevation requirements
Terrace standards									
Elevation (min max)		A	•	•	•	•	•	•	20 in 36 in
Required encroachment			•	•	•	•	•	•	100 percent of width of façade, at primary frontage, except where driveways are permitted
Depth (max)		B	•	•	•	•	•	•	8 ft (may extend to front property line)
Surfacing			•			•	•	•	Paved or unpaved, with unit masonry or concrete
				•	•				Paved or landscaped
Fences and Walls									
Fences allowed			•	•	•	•	•	•	Only where necessary as part of terrace structure or to provide a safety railing
Fence and wall materials			•	•	•			•	Fences: Iron, steel, or aluminum that appears to be iron Walls: Brick, stone, or stucco
						•	•		All materials permitted
Awnings									
Material and Type			•	•	•	•	•	•	Fabric, fixed or movable
Primary frontage, span	Ground floor		•	•	•	•	•	•	Min 80 percent of frontage without gaps except between separate businesses. If awning covers only the principal entrance, shall be the width of the principal entrance
	Other floors		•	•	•	•	•	•	Shall cover only a window/door and match width of window/door
Primary frontage, projection			•	•	•	•	•	•	Min 6 ft projection but not beyond a terrace; an awning covering only principal entrance may extend min 3 ft
Secondary frontages			•	•	•	•	•	•	Permitted only over doors, max 6 feet projection
Clerance			•	•	•	•	•	•	Min 8 ft over sidewalk or terrace, set back at least 2 ft from curb
Fences and Walls									
Walkways				•					One per secondary entrance, max width 5 ft
Building foundations			•	•	•			•	Brick stone, or stucco pier and inset fill-panel construction, or chain wall construction with panels inset to resemble pier and infill panel construction. Infill between piers shall be brick, stone, stucco, wood lattice, or vertical wood picket and shall be recessed so that piers protrude from the infill
							•	•	No limitations

Section 6 Frontage Standards

Section 6.H. Stoop Frontage Type

H. Stoop Frontage Type

1. *General Characteristics*

In the stoop frontage type, the building façade is aligned close to the front property line with the first story elevated from the sidewalk for privacy, and an exterior stair and landing at the building entrance.

2. *Standards*

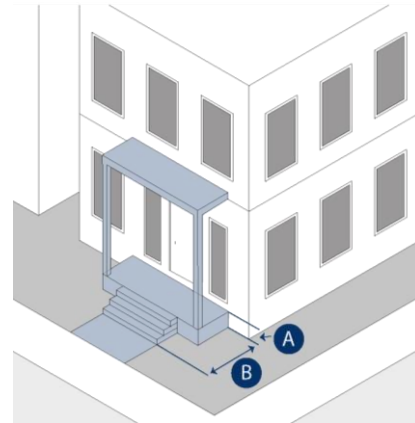
Development using a stoop frontage type shall comply with the standards in Table 6.11: Stoop Frontage Type Standards.

Section 6 Frontage Standards

Section 6.H. Stoop Frontage Type

Table 6.11: Stoop Frontage Type Standards

Site features	Sub-districts							
	T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
Finished floor elevation, first floor (min max)	A	•	•	•			•	20 in 36 in (measured from average grade at property line) As required to comply with flood elevation requirements
Stoop standards								
Stoop required		•	•	•		•	•	Stoop is required to be provided
Elevation (min max)	A	•	•	•		•	•	20 in 36 in above sidewalk grade
Depth (min max)	B	•	•	•		•	•	4 ft 6 ft
Encroachment, Stoop		•	•	•		•	•	Stoop encroach into front setback at principal entrance or be recessed into the building façade
Encroachment, Steps								Steps that provide access to porch or stoop may encroach up to property line
Coverage		•	•	•		•	•	Optional roof structure supported by columns or wall brackets
Fences and Walls								
General Standards				•				Iron fence with or without masonry piers at front property line is permitted
Walkways								
Walkways				•				One permitted per entrance, with a maximum width of 5 ft
Frontage								
Surfacing				•				Frontage may be paved up to 100 percent of area, using unit masonry or concrete



Section 6 Frontage Standards

Section 6.I. Common Entry Frontage Type

I. Common Entry Frontage Type

1. *General Characteristics*

In the common entry frontage type, a single point of entry is provided for multiple units or uses in a single building. A common entry frontage may include all elements of a shopfront frontage (see subsection L below) at the level of the sidewalk.

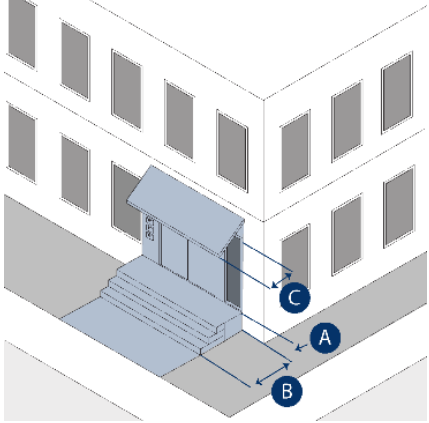
2. *Standards*

Development using a common entry frontage type shall comply with the standards in Table 6.12: Common Entry Frontage Type Standards.

Section 6 Frontage Standards

Section 6.I. Common Entry Frontage Type

Table 6.12: Common Entry Frontage Type Standards

Site features		Sub-districts							
		T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
									
Finished floor elevation, first floor (min max)		A	•	•				•	
						•	•		n/a 36 in (measured from average grade along the facade) As required to comply with flood elevation requirements
Encroachment depth (max)									
Stairs		B	•	•		•	•	•	May encroach up to property line
Fences and Walls									
General Standards				•					Fence made of iron, steel, or aluminum that appears to be iron, with or without masonry piers, at front property line is permitted
Awnings									
Material and Type				•	•		•	•	Fabric, fixed or movable
Primary frontage, span	Ground floor			•	•		•	•	Min 80 percent of frontage without gaps except between separate businesses. If awning covers only the principal entrance, shall be the width of the principal entrance
	Other floors			•	•		•	•	Shall cover only a window/door and match width of window/door
Primary frontage, projection		C	•	•		•	•	•	Min 6 ft projection but not beyond a terrace; an awning covering only principal entrance may extend min 3 ft
Secondary frontages				•	•		•	•	Permitted only over doors, max 6 feet projection
Clearance				•	•		•	•	Min 8 ft over sidewalk or terrace, set back at least 2 ft from curb
Walkways				•					One permitted per entrance, with a maximum width of 5 ft
Frontage									
Surfacing				•					Frontage may be paved up to 100 percent of area, using unit masonry or concrete

Section 6 Frontage Standards

Section 6.J. Pedestrian Forecourt Frontage Type

J. Pedestrian Forecourt Frontage Type

1. *General Characteristics*

In the pedestrian forecourt frontage type, a portion of the facade is close to the front property line and remaining facade is set back from the front property line to create an entry courtyard. A pedestrian forecourt frontage may include all elements of:

- (a) A gallery frontage (see subsection L below), except within the entry courtyard; and
- (b) A shopfront frontage (see subsection L below) along front property lines and within the entry courtyard.

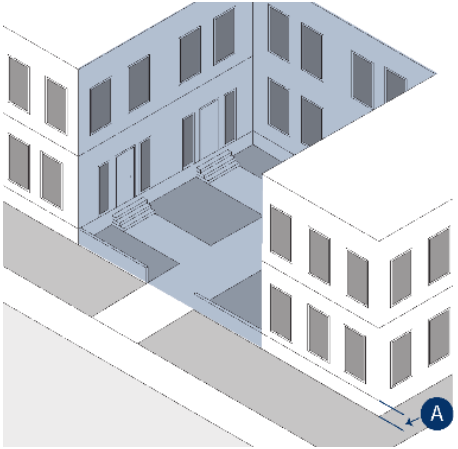
2. *Standards*

Development using a pedestrian forecourt frontage type shall comply with the standards in Table 6.13: Pedestrian Forecourt Frontage Type Standards.

Section 6 Frontage Standards

Section 6.J. Pedestrian Forecourt Frontage Type

Table 6.13: Pedestrian Forecourt Frontage Type Standards

Site features		Sub-districts							
		T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
									
Finished floor elevation, first floor (min max)		●	●					●	
									18 in (except 0 in at entry) (measured from average grade along the facade) As required to comply with flood elevation requirements
Entry courtyard									
Location			●	●			●	●	Principal entrance
Area, max			●	●				●	600 sq ft
							●	●	1,600 sq ft
Design			●	●			●	●	Bound by building facades on at least two sides
Build out			●	●			●	●	The width of the entry courtyard shall count towards frontage build out (see Section 6.C.1 above)
Awnings and canopies									
Material and Type	Awning		●	●			●	●	Fabric, fixed or movable
	Canopy		●	●			●	●	Fixed, metal or wood
Awnings and canopies, primary frontage, span	Ground floor		●	●			●	●	Min 80 percent of frontage without gaps except between separate businesses. If awning covers only the principal entrance, shall be the width of the principal entrance
	Other floors		●	●			●	●	Shall cover only a window/door and match width of window/door
Awnings and canopies, primary frontage, projection			●	●			●	●	Min 6 ft projection but not beyond a terrace; an awning covering only principal entrance may extend min 3 ft May extend 12 feet across vehicular forecourt frontages or 30 feet when installed as a porte-cochere
Awnings and canopies, secondary frontages			●	●			●	●	Permitted only over doors, max 6 feet projection
Awnings and canopies, setback			●	●			●	●	Set back at least 2 ft from curb
Clearance			●	●			●	●	Min 8 ft over sidewalk
Frontage									
Surfacing			●	●			●	●	Frontage may be paved up to 100 percent of area, using unit masonry or concrete

Section 6 Frontage Standards

Section 6.K. Vehicular Forecourt Frontage Type

K. Vehicular Forecourt Frontage Type

1. *General Characteristics*

In the vehicular forecourt frontage type, portion of the facade is close to the front property line and remaining facade is set back from the front property line to create an entry courtyard for vehicular access

2. *Standards*

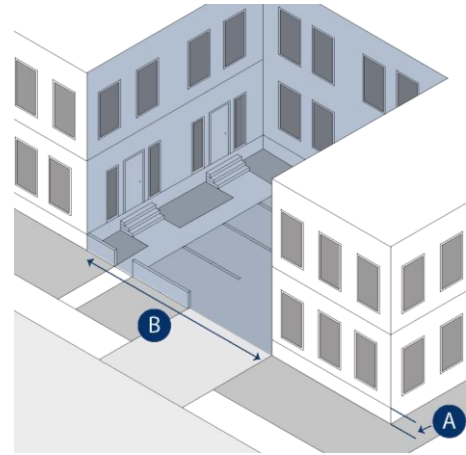
Development using a vehicular forecourt frontage type shall comply with the standards in Table 6.14: Vehicular Forecourt Frontage Type Standards.

Section 6 Frontage Standards

Section 6.K. Vehicular Forecourt Frontage Type

Table 6.14: Vehicular Forecourt Frontage Type Standards

Site features		Sub-districts							
		T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
Finished floor elevation, first floor (max)	A	•					•	•	18 in (except 0 in at entry) (measured from average grade along the facade) As required to comply with flood elevation requirements
Entry courtyard									
Location		•				•	•	•	Principal entrance
Area, max		•				•	•	•	1,600 sq ft
Width, max	B	•				•	•	•	50% of width of facade
Design		•				•	•	•	Bound by building facades on at least two sides
Surfacing		•				•	•	•	Paved or unpaved, with unit masonry or concrete
									Paved or landscaped
						•	•		All materials permitted
Build out									The width of the entry courtyard shall count towards frontage build out (see Section 6.C.1 above)
Awnings and canopies									
Material and type	Awning	•				•	•	•	Fabric, fixed or movable
	Canopy								Fixed, metal or wood
Awnings, primary frontage, span	Ground floor	•				•	•	•	Min 80 percent of frontage without gaps except between separate businesses. If awning covers only the principal entrance, shall be the width of the principal entrance
	Other floors	•				•	•	•	Shall cover only a window/door and match width of window/door
Awnings, primary frontage, projection		•				•	•	•	Min 6 ft projection but not beyond a terrace; an awning covering only principal entrance may extend min 3 ft
Awnings, secondary frontages		•				•	•	•	Permitted only over doors, max 6 feet projection
Awnings, setback		•				•	•	•	Set back at least 2 ft from curb
Clearance		•				•	•	•	Min 8 ft over sidewalk



Section 6 Frontage Standards

Section 6.L. Gallery Frontage Type

L. Gallery Frontage Type

1. *General Characteristics*

In the gallery frontage type, the façade is aligned close to the front property line with an attached lightweight colonnade overlapping the sidewalk.

2. *Standards*

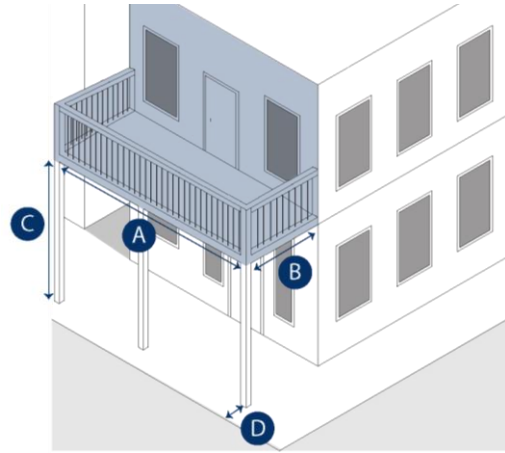
Development using a gallery frontage type shall comply with the standards in Table 6.15: Gallery Frontage Type Standards.

Section 6 Frontage Standards

Section 6.L. Gallery Frontage Type

Table 6.15: Gallery Frontage Type Standards

Site features	Sub-districts							
	T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
Finished floor elevation, first floor (max)	A	•	•					18 in (except 0 in at entry) (measured from average grade along the facade) As required to comply with flood elevation requirements
Gallery, general								
Depth, min.	B	•	•			•	•	7 ft
Height, min.	C	•	•			•	•	12 ft
Encroachment	B	•	•			•	•	May encroach within public right-of-way with a right-of-way permit, provided a minimum 5-ft-wide clear pedestrian path is maintained along the public sidewalk
Span, min.		•	•					80% of façade without gaps
Columns		•	•					Required, centered on spandrel beam, constructed of round metal, diameter of between 3 and 6 in, with a base, shaft, and capital
Column, location	B D	•	•					Min. 7 ft from façade, Min. 2 ft from curb
Gallery deck, configuration		•	•					Max 9 inches thick (including all structures and surface) and exposed
Gallery deck, location		•	•					Located above top of transom windows
Gallery, materials		•	•					Upper story railings shall be painted metal
Lighting		•	•			•	•	Where a gallery interrupts street lighting, a minimum of one-half (1/2) foot candle of lighting shall be provided within the gallery
Fences and Walls								
Walkways								One per secondary entrance, max width 5 ft
Building foundations		•	•					Brick stone, or stucco pier and inset fill-panel construction, or chain wall construction with panels inset to resemble pier and infill panel construction. Infill between piers shall be brick, stone, stucco, wood lattice, or vertical wood picket and shall be recessed so that piers protrude from the infill
						•	•	No limitations



Section 6 Frontage Standards

Section 6.M. Shopfront Frontage Type

M. Shopfront Frontage Type

1. *General Characteristics*

- (a) In the shopfront frontage type, the building facade at the ground floor is substantially glazed to provide visibility into interior spaces. Shopfronts may include display cases that project forward and recessed entries.
- (b) Shopfront frontages may be used alone as a frontage type or in combination with other frontage types.

2. *Standards*

Development using a shopfront frontage type shall comply with the standards in Table 6.16: Shopfront Frontage Type Standards. In addition, ground-floor movable commercial uses may utilize the public sidewalk for seating, serving, displays of merchandise, and other business-related activities as long as a five-foot minimum clear sidewalk passage is maintained.

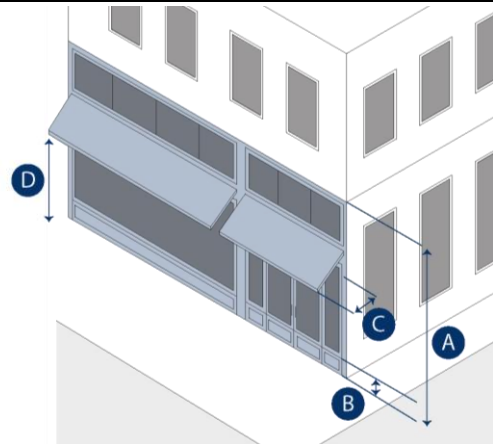
Section 6 Frontage Standards

Section 6.M. Shopfront Frontage Type

Table 6.16: Shopfront Frontage Type Standards

Site features		Sub-districts							
		T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH	
Finished floor elevation, first floor (max)		•	•	•			•	•	18 in (except 0 in at entry) (measured from average grade along the facade) As required to comply with flood elevation requirements
Shopfront, design									
Configuration		•	•	•				•	Shall be designed with a bulkhead, display window, and transom[GG1] (see FIGURE A-10.a)
Height (min)	A	•	•	•				•	16 ft (measured from grade to top of base cornice)
Bulkhead, height (min max)	B	•	•	•				•	18 in 30 in
Transom windows, configuration		•	•	•				•	Include dividing muntins and no signage
Signs		•	•	•				•	Individual storefront signs that are mounted onto the façade shall be installed above transom window
Recessed entry		•	•	•		•	•	•	May be recessed up to 8 ft from façade
Shopfront, Transparency, and coverage									
Transparency of shopfront area, min.		•	•	•		•	•	•	Min 50% along each frontage, calculated by the width of the frontage and the area between the sidewalk grade and bottom of the second floor or roof structure
Coverage, min	Primary frontage	•	•	•		•	•	•	80 percent of frontage length
	Secondary frontage	•	•	•		•	•	•	30 percent of frontage length
Gallery, materials		•	•						Upper story railings shall be painted metal
Awnings and canopies [1]									
Material and type	Awning	•		•		•	•	•	Fabric, fixed or movable
	Canopy								Fixed, metal or wood
Awnings, primary frontage, span	Ground floor	•		•		•	•	•	Min 80 percent of frontage without gaps except between separate businesses. If awning covers only the principal entrance, shall be the width of the principal entrance
	Other floors	•		•		•	•	•	Shall cover only a window/door and match width of window/door
Awnings, primary frontage, projection	C	•		•		•	•	•	Min 6 ft projection but not beyond a terrace; an awning covering only principal entrance may extend min 3 ft
Awnings, secondary frontages		•		•		•	•	•	Permitted only over doors, max 6 feet projection
Awnings, setback		•		•		•	•	•	Set back at least 2 ft from curb
Clearance	D	•		•		•	•	•	Min 8 ft over sidewalk
Frontage									
Surfacing		•				•	•	•	Frontage may be paved up to 100 percent of area, using unit masonry or concrete

[1] Awnings and canopies are only permitted on shopfront frontages that are not combined with other frontage types.



Section 7. Building Design and Material Standards

A. General Standards

1. All openings, including but not limited to porches, galleries, doors, and windows, with the exception of shopfronts, shall be square or vertical in proportion.
2. If multiple exterior materials are used on a single building, the materials shall be combined on each facade horizontally, with heavier material below lighter material.
3. A building shall use the following exterior finish materials:
 - (a) Wood or cementitious clapboard;
 - (b) Shingles;
 - (c) Board and batten;
 - (d) Stucco;
 - (e) Brick; or
 - (f) Stone.

B. Orientation

A building façade shall be parallel to the primary front property line, except within 20 feet of corners, with the primary building entrance through the façade.

C. Foundation Standards

1. *Applicability*

- (a) The standards of this section apply to development in the T-3, T-4, T-5, T-6, and SD-WH sub-districts, except as provided in subsection (b) below.
- (b) The standards of this section do not apply to:

Section 7 Building Design and Material Standards

Section 7.C. Foundation Standards

- (1) Slab-on-grade construction in the common entry, pedestrian forecourt, vehicular forecourt, gallery, and shopfront frontage types; or
- (2) Foundations of new additions to existing buildings, which may match the material and design of the foundation of the existing building.

2. *Foundation Specifications and Materials*

(a) *Raised Foundations*

In the T-3, T-4, T-5, T-6, and SD-WH sub-districts, raised foundations shall be one of the following:

- (1) Pier and fill-panel construction;
- (2) Chain wall construction with panels inset to resemble pier and infill panel construction; or
- (3) Raised slab foundations with piers faced with brick, stone, or stucco

(b) *Lattice Foundations*

If used in the T-3, T-4, T-5, T-6, and SD-WH sub-districts, lattice shall be hung below the skirt board or siding between the piers and framed with trim and shall not be secured to the face of the foundation.

(c) *Solid Infill*

In the T-3, T-4, T-5, T-6, and SD-WH sub-districts, solid infill between the piers shall be recessed.

Section 7 Building Design and Material Standards

Section 7.D. Transparency Standards

(d) *Material Standards*

A building foundation shall use the materials listed as permitted in Table 7.1: Foundation Materials, based on the applicable sub-district.

Table 7.1: Foundation Materials							
Materials	T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH
Brick	●	●	●	●	●	●	●
Stone	●	●	●	●	●	●	●
Stucco	●	●	●	●	●	●	●
Metal infill					●	●	
Plywood panels					●	●	
Mineral board panels					●	●	
Plastic or vinyl sheeting					●	●	
Unfinished concrete block					●	●	
Wood piers					●	●	
Imitation brick or stone					●	●	
Vinyl lattice					●	●	
● = Permitted							

D. Transparency Standards

1. Except for buildings located in a SD-WH district fronting Beauregard Street between Saint Joseph Street, North Water Street and North Lawrence Street, all building Facades along public frontages shall have a minimum of 20 percent transparency measured on each floor, except as otherwise provided in this Ordinance for specific frontage types.
2. Reflective glass may not be used to meet the standards of this subsection D within the first six stories above ground level.
3. Opaque and spandrel glass may not be used to meet the transparency standards of this subsection D.

Section 7 Building Design and Material Standards

Section 7.E. Roof Standards

4. Tinted glass may be used, provided the visible transmittance rating is no less than the minimum required to meet the standards of the building code. In lieu of tinting, the use of awnings to address solar gain is preferred.
5. Security bars on windows or doors shall not be visible from the street.

E. Roof Standards

A roof shall use the materials listed as permitted in Table 7.2: Roof Materials, based on the applicable sub-district.

Table 7.2: Roof Materials							
Materials	T-6	T-5 (both)	T-4	T-3	Municipal	Open	SD-WH
Tile	•	•	•	•	•	•	•
Standing seam metal	•	•	•	•	•	•	•
Metal shingles	•	•	•	•	•	•	•
Five v-crimp	•	•	•	•	•	•	•
Asphalt, fiberglass, cement fiber, wood, or slate shingles	•	•	•	•	•	•	•
Built-up or membrane roofing	1	1	1	1	1	1	1
Corrugated fiberglass					•	•	
Asphalt roll roofing					•	•	
Corrugated metal					•	•	
Panel and batten					•	•	
Colored metal					•	•	
All other materials					•	•	
• = Permitted							
[1] Built-up or membrane roofing shall only be used on roofs with slopes less than 3:12 rise:run where hidden from view from the public right-of-way.							

Section 8. Nonconformities

A. Uses

1. *Continuance of Nonconforming Uses*

- (a) Except as provided in this section, a lawfully operating nonconforming use may continue operating, as the use existed on May 13, 2014, or on the date that an amendment to the DDD made the use nonconforming.
- (b) The number of dwelling units in a nonconforming dwelling use shall not be increased over the number of dwelling units existing in the nonconforming use on May 13, 2014.

2. *Existing Parking Lots*

The following standards apply to parking lots in existence as of May 13, 2014, which were required comply with the screening and masking standards of the DDD code no later than May 31, 2018.

- (a) Parking lots existing as of May 13, 2014 shall comply with the standards in Section 5.B.1(a), Perimeter Masking, except that the parking lots may use existing vegetative buffers that accomplish the intent of Section 5.B.1(a) and are maintained to retain the effectiveness of the masking .
- (b) Parking lots existing as of May 13, 2014 along Broad, Beauregard, Water and Canal Streets shall comply with the standards of Section 5.B.1(a), Perimeter Masking following the city's completion of physical improvements along the streets adjacent to the property.
- (c) Location of required masking is subject to line-of-sight review and approval by traffic engineering.
- (d) A parking lot that fails to conform with the standards of this section shall be deemed an unlawful use and shall be discontinued.

Section 8 Nonconformities

Section 8.B. Structures

3. *Expansion or Enlargement of Nonconforming Uses*

A nonconforming use may be expanded or enlarged only within the premises on which such nonconforming use was located on May 13, 2014, or on the date that an amendment to the DDD made the use nonconforming. Premises as used in this paragraph shall mean the building in which the use is being carried on and the accessory buildings, appurtenances, driveways, parking and loading spaces, and the curtilage thereof.

4. *Abandonment of Nonconforming Uses*

A nonconforming use that has been abandoned or discontinued for a period of two years shall not be re-established.

B. Structures

1. *Continuance of Nonconforming Structures*

Except as provided in this section, any nonconforming structure may be occupied, operated, and maintained in a state of good repair.

2. *Expansion or Enlargement of Nonconforming Structures*

A nonconforming structure may be expanded or enlarged if the enlargement or expansion conforms to the requirements of the DDD code.

3. *Restoration of Damaged Nonconforming Structures*

A nonconforming structure damaged in any manner and from any cause whatsoever may be restored, provided the restoration is begun within one year and completed within two years of the date of the damage. The Board of Adjustment may grant an extension of the one-year or two-year period upon application and showing of hardship.

Section 9 Definitions and Rules of Construction

Section 9.A. Building Height

Section 9. Definitions and Rules of Construction

A. Building Height

1. Building height shall be interpreted in accordance with Table 9.1: Building Floor Height, and the following:
 - (a) Stories shall be measured from finished floor to finished ceilings.
 - (b) Unfinished attics shall not be included in building height measurement.

Table 9.1: Building Floor Height

Floor and Use	Floor Height (feet)	
	Minimum	Maximum
Ground floor, residential use	10	18
Ground floor, nonresidential		
<i>SD-WH sub-district</i>	14	25
<i>All other sub-districts</i>	14	35
Above ground floor, all uses	8	14

2. Buildings and parking structures shall not exceed the maximum height in the applicable sub-district and location in Table 9.2: Maximum Building and Parking Structure Height.

Table 9.2: Maximum Building and Parking Structure Height

Sub-district and frontage	Maximum building height (stories)	Maximum parking structure height (feet)
T-3		
<i>Civic Center site</i>	3	n/a
<i>All other T-3 lands</i>	2	n/a
T-4	2	n/a
T-5.1	3	34
T-5.2		
<i>Fronting Bienville Sq</i>	8	60

Section 9 Definitions and Rules of Construction

O.

Table 9.2: Maximum Building and Parking Structure Height		
Sub-district and frontage	Maximum building height (stories)	Maximum parking structure height (feet)
<i>Fronting west side of Clairborne Street on Civic Center site</i>	16	80
<i>All other T-5.2 lands</i>	5 stories	60
T-6	No maximum	80
Municipal	4	60
Open	4	n/a
SD-WH	6	60

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

B. Definitions

The definitions in this section apply throughout the DDD unless otherwise specified and are listed in alphabetical order.

A-Streets

Those thoroughfares that by virtue of the pre-existing pedestrian supportive qualities, or their future importance to pedestrian connectivity, are held to the highest standards prescribed by this Code. See “B-streets.”

Accessory dwelling unit

A secondary, independent living facility located in, or on the same lot as, a single-family residence. This includes a building or part of a building that provides complete independent living facilities, including a kitchen, living room, bathroom, and bedroom, and that is attached to the principal dwelling or a detached building on the same lot.

Alley

A right-of-way located between rear or side property lines, which provides access to adjacent properties.

Automotive

A building use category pertaining to the sale, servicing or parking of trucks and automobiles.

Arcade

A series of piers topped by arches that support a permanent roof over a sidewalk.

Architectural Review Board or ARB

The architectural review board established by Chapter 44 of the City Code.

Attic

The interior part of a building contained within a pitched roof structure.

Awning

A fixed or movable, lightweight, rigid skeleton structure over which a covering is attached that provides weather protection and is wholly supported by the building to which it is attached.

B-Streets

Those thoroughfares that by virtue of their use, location, or absence of pre-existing pedestrian supportive qualities, may meet a standard lower than that of A-streets. See “A-streets.”

Balconies

An open habitable portion of an upper floor that extends beyond or is recessed within a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets.

Banner

Any sign of lightweight fabric or similar material that is securely mounted to a building.

Bar

A retail, theater, or entertainment establishment with an occupancy load of more than 100 persons that serves alcohol.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Blade sign

A sign made from rigid material mounted perpendicular to a building wall with one side attached or supported by a device extending from a building wall.

Brewpub

An establishment licensed as and meeting the qualifications of a brewpub under the state alcoholic beverage control laws, including title 28, Chapter 4A of the Code of Ala. 1975, as amended.

Building height

The vertical distance from grade to the highest finished roof surface in the case of flat roofs, or to a point at the average height of roofs having a pitch of more than one foot in four and one-half (4½) feet. In the Spring Hill Overlay (UDC Article 13) and DDD, the vertical extent of a building measured in stories, from finished grade.

Building placement

The placement of a building on its property.

Building sign

A sign displayed upon or attached to any part of the exterior of a building, including, but not limited to, walls, doors, parapets, awnings, and mansards.

Bulkhead

The portion of a building's façade that is closest to the ground.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

By right

Characterizing a proposal or component of a proposal that complies with this Code and is permitted and processed administratively, without public hearing.

Cafe

A restaurant, bar, theater, or entertainment venue with less than one-hundred-person occupancy load.

Canopy

A rigid structure over which a covering is attached that provides weather protection and is supported by the building to which it is attached, and which may or may not be attached to the ground at the outer end by at least one column or post.

Chapter

A reference to the Code of the City of Mobile, Alabama, 1991.

Civic parking reserve

A parking structure or parking lot with no less than 20 percent of total parking spaces available to the general public for parking. Parking may be free of charge, or a fee may be charged for parking.

Civic support

Private and non-profit functions that provide essential supports to the municipality.

Colonnade

A roofed structure, extending over the sidewalk and open to the street except for supporting columns or piers.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Complete demolition

The razing of one or more structure(s).

Commercial

The term collectively defining workplace, office, retail and restaurant uses.

Configuration

The form of a building, based on its massing, private frontage, and height.

Corner property

A property abutting two or more thoroughfares at their intersection, or two parts of the same thoroughfare forming an interior angle of less than 135 degrees.

Diagonal corner sign

A sign attached to the corner of a building that is attached at a 45-degree angle.

Director

The director of the planning department, or their designee.

Driveway

A vehicular lane within a property, often leading to a garage.

Education

The function generally associated with school buildings. Educational uses include business colleges, technical schools, vocational or trade schools, colleges, universities; elementary, middle, and high schools; and kindergarten and children's daycare.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Encroach

To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a setback, into the public frontage, or above a height limit.

Encroachment

Any structural element that encroaches.

Facade

The exterior wall of a building that is set along a frontage line.

Fence

A barrier, independent of a building, made of wood picket, wood slat, wood lattice, iron or steel or aluminum that appears to be iron. In the DDD, a fence may be of chain-link only in limited conditions along side and rear yards and never in frontages. See “wall.”

Forecourt

A private frontage wherein a portion of the facade is close to the frontage line and remaining facade is set back from the frontage line.

Freestanding sign

Any sign supported by structures or posts that are placed on, or anchored in, the ground and that are independent from any building or other structure. This includes any monument sign or pole sign.

Front setback

The distance from the frontage line to the point where a building must be constructed. The area between the minimum front setback and the frontage line shall be maintained clear of permanent structures with the

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

exception of permitted encroachments. In some sub-districts, there is no minimum front setback.

Frontage

The area of a property that faces a street or other public space and an assembly of components within that area. Frontage components include:

1. The building facade;
2. Structures that project from the facade such as porches, terraces, stoops, awnings, canopies, and bay windows;
3. Any front yard landscape elements between the building facade and the public street or space.

Frontage buildout

The percentage of the property width that is occupied by the building facade within the front setback.

Frontage line

A property line bordering a public frontage or thoroughfare.

Gallery

A platform attached to the building, typically extending over a sidewalk, which is supported from the ground by light-weight columns or other form of structural support. A gallery may be multiple floors and may have a roof.

Hedge

A foliated boundary formed by bushes, shrubs or climbing vines spaced less than three feet apart.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Historic District

A geographically defined area designated by the city council in Chapter 44 of the City Code.

Historic District guidelines

The general design standards applicable in considering the granting and denial of certificates of appropriateness adopted by the Architectural Review Board pursuant to Chapter 44 of the City Code.

Home office

Non-retail commercial enterprises permitted under the office category, incidental to the primary residential building use.

Individual storefront sign

A sign placed above a storefront that is typically used to identify the entrance of the tenant occupying a space.

Industrial

The use associated with a business or activity involving manufacturing, fabrication, assembly, distribution, disposal, warehousing or bulk storage, trucking and equipment facilities and other business serving primarily industrial needs.

Internal neon

A window sign that uses neon, argon, or a similar gas to fill tubing, made of glass or similar material, that is charged with electricity and used to create an illuminated tubular sign or illuminated elements of a sign that includes, at a minimum lettering and/or images. The tubing may contain an alternative illumination technology, including but not limited to light-emitting diodes (LEDs). Any non-gaseous illumination

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

technology, such as LEDs, must produce illumination that appears to be a continuous, uninterrupted line, similar to illumination produced by gaseous illumination technology.

Liner building

A thin building along the frontage of a parking deck or parking lot that masks the parking behind it.

Loading dock

An area in which goods and products are moved on and off a vehicle, including the stall or berth, apron, and maneuvering room.

Lodging

A building use available for daily or weekly renting of bedrooms or the entire space. Lodging uses include hotels, rooming houses, inns, bed and breakfast inns and short-term rentals.

Manufacturing

The use associated with a business or activity involving the creation, assemblage, or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their retail sale.

Marquee Sign

A sign that is attached to a marquee and which generally contains changeable copy.

Mixed use

Multiple functions within the same building through superimposition or adjacency, or in multiple buildings by adjacency.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Mobile Historic Development Commission or MHDC

The city historic development commission established by Chapter 44 of the City Code.

Mobile Tree Act

The common name of the local law enacted by the Alabama State Legislature (Act. No. 929, Acts of Alabama, 1961 Regular Session), as amended, for the purpose of protecting the trees on both public and private property within the incorporated areas of the city.

Mobile Tree Commission

The agency designated by the Alabama State Legislature to enforce the Mobile Tree Act.

Monument sign

A ground mounted sign where the base is at least two-thirds ($\frac{2}{3}$) of the sign width.

Mural

See “Painted Wall Sign.”

Net property area

The area of a property within the property lines, excluding any portions of street rights-of-way or other required dedications.

Office

The use associated with a business or activity involving the transaction of general business but excluding retail and manufacturing uses.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Outbuilding

Any detached building that is smaller than and separate from the main building of the lot.

Painted wall sign

A sign or mural painted or otherwise applied directly or indirectly on an exterior wall or to a panel attached to an exterior wall.

Parking lot

An area, other than a public street or alley, devoted to unenclosed parking spaces for motorized vehicles.

Parking lot sign

A sign to identify the entrance of a parking lot. Maximum height, including mount, is 10 feet.

Parking structure

A building containing one or more stories of vehicular parking above or below grade.

Porch

A roofed structure, typically attached at the ground floor of a building, typically open at the sides.

Porte-cochere

A roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles.

Principal building

The main building on a property, usually located toward the frontage.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Principal entrance

The main point of access for pedestrians into a building.

Primary frontage

The frontage of a site that establishes the orientation of the primary facade, and the primary pedestrian access.

Private frontage

The privately held layer between the frontage line and the required setback.

Property

A legal lot of record or parcel of land accommodating a building or buildings under single ownership.

Property coverage

The percentage of a property that is covered by buildings and other roofed structures.

Property line

The boundary that legally and geometrically demarcates a property.

Property width

The length of the principal frontage line of a property.

Public frontage

The area between the pavement of a thoroughfare and frontage lines.

Rear setback

The distance from the rear property line to the point where a building may be constructed. This area shall be maintained clear of permanent structures.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Reflective glass

Window glass having a thin, translucent metallic or metallic oxide coating bonded to the exterior or interior surface to reflect a portion of the light and radiant heat that strikes it. The coating gives the exterior face of the glass a mirror-like appearance.

Regulating plan

Maps or set of maps that show the zoning sub-districts and street hierarchy(s) associated with form-based districts such as the DDD.

Required parking

The number of parking spaces needed to accommodate a building or buildings on a single property according to the intensity of its function.

Residential

Characterizing premises available for long-term human dwelling. Includes accessory dwelling units, multiple-family dwellings, single-family dwellings, live-work units, and supportive housing.

Retail

Premises available for the sale of merchandise, food service, entertainment, performance, and/or theater, and personal services such as hair salon, barber, seamstress or personal trainer, etc.

Restaurant

A retail establishment with greater than 100-person occupancy load that serves food.

Secondary frontage

A frontage that is not the principal frontage.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Setback

The distance from the property line to the nearest part of the applicable building, structure, or sign, measured perpendicularly to the property line.

Service area

The portion of a property or building dedicated to service in the form of shipping and receiving, trash and recycling collection and storage, housing of mechanical equipment and outdoor storage areas.

Shopfront

A private frontage for retail and office uses with substantial glazing wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade.

Sidewalk

The paved portion of the right-of-way and/or frontage dedicated exclusively to pedestrian activity.

Special district (SD)

An area that, by its intrinsic function, placement, or configuration, cannot or should not conform to one or more of the normative transect sub-districts specified by this Appendix.

Stoop

A small, raised platform, with stairs or ramp, located at the entrance to a building, which may be covered by an awning, canopy, or marquee.

Story

A habitable level within a building excluding a basement.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Streetscreen

A freestanding wall or fence/planting combination built or located along the front property line, or on the same plane with a facade for the purpose of masking views and providing a street wall.

Substantial improvements

Development on a site with existing buildings that involves the removal and reconstruction of the façade on the primary frontage, the relocation of an existing building, or any repair, reconstruction, or improvement to a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvements began, or before the structure had been damaged and is being restored (before the damage occurred).

Terrace

A paved or landscaped front yard elevated above the grade of the sidewalk.

Thoroughfare

A way for use by vehicular and pedestrian traffic and to provide access to properties and open spaces, consisting of vehicular lanes and the public frontage.

Tinted glass

Window glass that has a chemical admixture to absorb a portion of the radiant heat and visible light that strikes it to filter out infrared solar energy, thereby reducing the solar heat gain.

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

Transect sub-district

A zoning sub-district used within the DDD standards to regulate the character of the built environment.

Utility, intermediate

Facilities related to the local transport or storage of treated, untreated or wastewater, including water or sewage pumping stations, potable water storage facilities, regional stormwater storage facilities, and combined stormwater/ sewage storage facilities gas regulator station as well as neighborhood scale electric substations.

Utility, major

A building or other structure for production or generation of utilities for consumption by the general public including any utility scale electric power generating station (including any stations that use fossil fuel, fuel cell, wind, solar, geothermal, hydroelectric or tidal technologies), electric transmission line right-of-way for transmission lines with a capacity of 230 kilovolts (kv) or more, sewage treatment plant or potable water treatment facility.

Utility, minor

All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm water, communications, electricity, transportation, gas, steam, and similar public services at a neighborhood or residential scale and may include storage for vehicles and equipment necessary to provide those services. This includes electric transmission or distribution lines with a capacity of 115 kilovolts (kv) or below, and residential scale electric power generation (including any generators that use fossil fuel, fuel cell, wind, solar, geothermal,

Section 9 Definitions and Rules of Construction

Section 9.B. Definitions

hydroelectric, or tidal technologies), telephone exchanges, switch boxes, transformer boxes, and cap banks.

Wall

A barrier, independent of a building, made of masonry materials. See “fence.”

Wall plaque

A sign or nameplate that is fastened directly to a building.

Wayfinding sign

A sign that is intended to direct pedestrian or vehicular traffic to specific areas or amenities. Wayfinding signs are not internally lighted and are generally of a cohesive design for specific areas or types. Wayfinding signs are not advertisements for individual businesses.



THE CITY OF MOBILE, ALABAMA

PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

October 22, 2025

Lisa Lambert, City Clerk
Mobile Government Plaza
Mobile, Alabama 36644

Re: Certified record - proposed Downtown Development District amendments

Dear Mrs. Lambert,

Attached please find:

- 1) **Resolution for Call for Public Hearing.** This is intended for the October 28th meeting of the City Council. The Public Hearing date is proposed for December 2, 2025.
- 2) **Legal and Display Advertisement.** This document is for three (3) Legal ads and one (1) quarter-page size Display ad. The Legal ad must run for three consecutive weeks, while the Display ad must run once during the three-week period:
 - a) November 5
 - b) November 12
 - c) November 19
- 3) **Ordinance.** This is a cover page for the City Clerk's signature with the proposed Downtown Development District regulations.

To support the City Council's consideration of the amendments, I hereby certify that the record of the proceedings for the adoption of the proposed amendments to **Appendix A, Downtown Development District, of the City of Mobile Unified Development Code** [commonly referred to as *the Downtown Development District (DDD) amendments*] by the Mobile City Planning Commission consists of the following:

- 1) **Call for Public Hearing.** On September 18, 2025, the Mobile City Planning Commission called for the public hearing regarding the proposed Downtown Development District amendments at their meeting. A copy of the agenda with the call for public hearing is

attached (*item #1 attachment*). The archived video of the Planning Commission meeting is available at:

https://www.youtube.com/live/KCwUAbbCsUc?si=BMrFBTj_TlqbTIva&t=2487

- 2) **Legal Advertisement.** The public hearing with the Mobile City Planning Commission was advertised in compliance with Alabama Code section 11-52-77(2). Proof of publication and copies of the quarter-page display ad and legal ads are attached (*item #2 attachment*).
- 3) **Proposed Amendments.** The proposed Downtown Development District amendments as advertised and discussed at the Mobile City Planning Commission's October 16, 2025 meeting are available here: https://www.buildmobile.org/urban_pc/reports/2025-10-16Proposed-DDD-amendments.pdf
- 4) **Public Hearing.** On October 16, 2025, the Mobile City Planning Commission held a public hearing on the proposed Downtown Development District amendments. No comments were received prior to the meeting and no one spoke for or against the amendments at the meeting. A copy of the Planning Commission agenda and the PowerPoint presentation given by City staff are attached (*item #4 attachment*). The archived video of the Planning Commission meeting is available at: https://www.youtube.com/live/vRhuMc11DJ8?si=HktpGMi1_OWwgKG&t=3042
- 5) **Recommendation.** The proposed Downtown Development District amendments were discussed and unanimously recommended for approval by the Planning Commission to the Mobile City Council at the October 16th meeting, with the following change:
 - a) In Section 9.B., Definitions, replace the term "Civil support" with "Civic support" to correct an error from the original adoption in 2014.
- 6) **Document.** One (1) hardcopy delivered by hand of the proposed Downtown Development District amendments, reflecting the change approved by the Planning Commission at their October 16, 2025, meeting.

If you have any questions, please contact the Planning staff for additional information.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary



By: _____

Shayla J. Beaco
Executive Director, Build Mobile

SJB:bh

Attachments

Item # 1 Attachment

Planning Commission Agenda

September 18, 2025



Mobile Planning Commission Agenda

September 18, 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. MOD-003422-2025

Location: 600, 700 & 800 West I-65 Service Road South
Applicant / Agent: Ken Patel, A&R Development Group, LLC (James F. Watkins, Maynard Nexsen, PC, Agent)
Council District: District 5
Proposal: Major Modification of a previously approved Planned Unit Development allowing shared access and parking between three (3) building sites, to allow construction of a multi-family development with 240 dwelling units in multiple buildings across three (3) building sites with shared access and parking.

2. SUB-003240-2025 & ZON-UDC-003426-2025

Location: 7211 & 7221 Cottage Hill Road
Subdivision Name: Star Light at Cottage Hill Subdivision
Applicant / Agent: Shabbir Hossain (Vincent D. LaCoste, II, Bethel Engineering, Agent)
Council District: District 6
Proposal: Subdivision of 2 lots, 3.88± acres; and Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

EXTENSIONS

3. SUB-002996-2024

Location: 2301 McFarland Road
Subdivision Name: Anglebrook Subdivision
Applicant / Agent: Heather Bell, Sawgrass Consulting, LLC
Council District: District 6
Proposal: Extension of the approval of a 108-lot subdivision, 39.86± acres

4. SUB-003039-2024

Location: 2301 McFarland Road
Subdivision Name: Anglebrook Subdivision, Phase 2
Applicant / Agent: Tim Lawley, P.E., Sawgrass Consulting, LLC
Council District: District 6
Proposal: Extension of the approval of a 48-lot subdivision, 3.28± acres

NEW ITEMS

5. SUB-003442-2025

Location: 3520 Spanish Alley
Subdivision Name: Sunset Creek Subdivision, Resubdivision of Lots 1-3
Applicant / Agent: Philip & Christa Quinley
Council District: District 4
Proposal: Subdivision of 1 lot, 7.5± acres

6. SUB-003436-2025

Location: South side of Wood Alley, 80'± West of Green Street
Subdivision Name: Resubdivision of Lots 1-3, Block 9, Property of Woods' et. al. at Plateau, Alabama
Applicant / Agent: Keri R. Coumanis, Helmsing Leach, P.C.
Council District: District 2
Proposal: Subdivision of 2 lots, 0.26± acres

7. SUB-003439-2025

Location: 655 Congress Street & 260 North Washington Avenue
Subdivision Name: Tamberlyn Park at Downtown North Subdivision
Applicant / Agent: Kari Givens, Byrd Surveying, Inc.
Council District: District 2
Proposal: Subdivision of 5 lots, 0.39± acres.

OTHER BUSINESS

- **Call for Public Hearing on October 16, 2025, to amend Chapter 64, Unified Development Code, Appendix A – Downtown Development District:**
 - The purpose of the amendments to Appendix A is to reorganize the format, layout, and sequence of the Downtown Development District regulations for clarity, process, and ease of use.
- **Review of Minutes from the following Planning Commission meetings:**
 - January 18, 2024
 - February 22, 2024
 - March 21, 2024
 - April 18, 2024

Item # 2 Attachment

Call News - Legal and Display Ads

September 24, 2025

October 1, 2025

October 8, 2025

PROBATE COURT NOTICES

NOTICE OF COURT PROCEEDING
September 10, 2025
Case No. 2024-0095-2
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of JOSEPHINE MCDUFFIE WALKER, Deceased

On to-wit the 10th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by ANTHONY M. HOFFMAN. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney: ANTHONY M. HOFFMAN
PO BOX 11
Mobile, AL 36601
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
August 7, 2025
Case No. 2025-1522
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA

Estate of James Oral Wiggins, Deceased
On to-wit the 20th day of October, 2025 at 9:30 AM in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Probate of Will as filed by Wanda G. Herrin. Notice is hereby given to all parties in interest, specifically unknown heirs and next of kin of James Oral Wiggins, who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. Mark Erwin, Judge of Probate
Attorney: Wanda G. Herrin, Pro Se
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
September 09, 2025
Case No. 2020-1690-5
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA

Estate of Dewey R Faircloth, Deceased
On to-wit the 20th day of October, 2025 at 2:30 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Petition to Sell Real Property as filed by TIM FAIRCLOTH. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney: THOMAS BOLLER
150 GOVERNMENT ST, SUITE 1001
Mobile, AL 36602
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
September 08, 2025
Case No. 2025-1708
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA

Estate of PERCY DUBOSE, Deceased
On to-wit the 3rd day of November, 2025 at 9:30 AM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the PROBATE OF WILL as filed by LINDA H. BROWN. NOTICE is hereby given to all parties in interest, specifically SHELIA THOMAS, GREGORY JENKINS, RICKY JENKINS, FELICIA DUBOSE, CECIL J. DELMORE, THEODORE JENKINS, who may appear and contest same or file a proper responsive leading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney: MICHAEL D. LANGAN
267 HOUSTON ST
Mobile, AL 36606
Call News September 10, 17, 24, 2025

NOTICE OF COURT PROCEEDING
September 08, 2025
Case No. 2024-1083-2
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA

Estate of TOMMIE LEE PUGH, Deceased
On to-wit the 10th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by ANTHONY M. HOFFMAN. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney: ANTHONY M. HOFFMAN
PO BOX 11
Mobile, AL 36601
Call News September 10, 17, 24, 2025

NOTICE OF COURT PROCEEDING
September 08, 2025
Case No. 2025-1669
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA

Estate of EUGENE J TANNER, Deceased
On to-wit the 27th day of October, 2025 at 9:30 AM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the PROBATE OF WILL as filed by LENA TANNER. NOTICE is hereby given to all parties in interest, specifically BARRY JENKINS, KAREN JENKINS, who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. Mark Erwin Judge of Probate
Attorney: THOMAS BOLLER
150 GOVERNMENT ST, SUITE 1001
Mobile, AL 36602
Call News September 10, 17, 24, 2025

NOTICE OF COURT PROCEEDING
September 08, 2025
Case No. 2025-1694
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA

Estate of Joan Thomas Austin, Deceased
On to-wit the 3rd day of November, 2025 at 9:30 AM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the PROBATE OF WILL as filed by JOYCE LASTELLA BISHOP. NOTICE is hereby given to all parties in interest, specifically THYWARA PORTER, LOTATIA STEWART, APRIL BISHOP, TONY WATKINS JR., MARIO WATKINS, INDIA WATKINS, TONISHA WATKINS, ANGELIQUE HARTFIELD, VALENCIA R. MCKENZIE, SABRINA J. HARTFIELD, KIMBERLY L. HUTCHENS, THEODORE L. WATKINS, GARLAND M. WATKINS, who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney: CHRISTOPHER LUKE NIXON
PO BOX 2727
MOBILE, AL 36652
Call News September 10, 17, 24, 2025

PROBATE COURT NOTICES

NOTICE OF COURT PROCEEDING
September 05, 2025
Case No. 2017-1149-3
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of ELEANOR SAMPLES WILLIAMS, Deceased

On to-wit the 3rd day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT BY SURETY FOR FORMER PR as filed by WESTERN SURETY COMPANY. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney: JAMES J. DUFFY III
PO BOX 1109
MOBILE, AL 36633
Call News September 10, 17, 24, 2025

NOTICE OF COURT PROCEEDING
Case No. 2024-2066
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA

Estate of Samuel Carter, Sr., Deceased
On to-wit the 20th day of October, 2025 at 2:00 p.m. in Courtroom #1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, AL 36602, the Court will proceed to consider the Motion for Exemptions and Allowances as filed by Ardath Burke Carter, Petitioner. NOTICE is hereby given to Laticia Carter who may appear and contest same or file a proper responsive pleading thereto if they think proper.
C. Mark Erwin, Judge of Probate
Attorney: Michael R. Holberg, Esq.
Post Office Box 47
Mobile, AL 36601
Call News September 10, 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
September 04, 2025
Case No. 2023-1746-2
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA

Estate of DEBORAH CAMILLE BARBER, Deceased
On to-wit the 3rd day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT BY SURETY FOR FORMER PR as filed by HARTFORD FIRE INSURANCE COMPANY. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney: BRIAN A. DODD
3973 BIBURY LN
BIRMINGHAM, AL 35242
Call News September 10, 17, 24, 2025



COMPLETION NOTICE

APAC-ALABAMA, INC. hereby gives notice of completion of contract with the Mobile County Commission for construction of Project: MCR-2022-103 Mobile County, Citronelle Streets Resurfacing in Mobile County. This notice will appear for three consecutive weeks beginning on 9/24/2025 and ending on 10/8/2025. All claims should be filed at 7450 Howells Ferry Road, Mobile, Alabama, 36618 during this period.
APAC-ALABAMA, INC.
Call News September 24 and October 1, 8, 2025

Legal Notice
Notice is hereby given that Pine City Contracting, LLC 1490 Love Road Grove Hill, AL 36451 has completed all work on the South Service Road Improvement, Project NO. 24S0803 in Satsuma, Alabama. All persons having any claim for labor, materials, or otherwise in connection with this project should immediately be notify the above named contractor or the City Clerk of the City of Satsuma.
Pine City Contracting, LLC
James Craig Butts
Call News September 17, 24 and October 1, 8, 2025

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, as amended, notice is hereby given that Roofing Solutions LLC has completed the Contract for Reroof of DCM #20240740 / USA Job No. 24-61 Archeology Building - Re-roofing - A/E#2416 at The University of South Alabama, Mobile, AL (307 University Blvd. N., Mobile Alabama, 36688) for The University of South Alabama, Owner, and have made request for final settlement of said Contract. All persons having any claim for labor, materials, or otherwise in connection with this project should immediately notify
Architect, Robert Krchak
Project Expeditor, Will Bowman
Roofing Solutions LLC
17260 Jefferson Hwy, Suite D
Baton Rouge, LA 70817
Call News September 17, 24 and October 1, 8, 2025

LEGAL NOTICE
APAC-ALABAMA, INC. hereby gives notice of completion of contract with the ALABAMA DEPARTMENT OF TRANSPORTATION for construction of Project: STPMB-7550(600) Drainage, Pavement, Culvert Extensions, Traffic Signals, and Traffic Stripe on Zeigler Blvd. from junction of Athey Road to the junction of Forrest Hill Drive in Mobile County. This notice will appear for four consecutive weeks beginning on 9/17/25 and ending on 10/1/2025. All claims should be filed at P.O. Box 8039, Mobile, Alabama, 36689 during this period.
APAC-ALABAMA, INC.
Call News September 17, 24 and October 1, 2024

COMPLETION NOTICE
Wiregrass Construction Company, Inc. hereby gives notice of completion of contract with the State of Alabama for construction of Project No. HSIP-0017(585) in Mobile/ Washington County. This notice will appear for three consecutive weeks beginning on 9/10/2025 and ending on 9/24/2025. All claims should be filed at P.O. Box 190279, Mobile, AL 36619 during this period.
Wiregrass Construction Company, Inc.
Call News September 10, 17, 24, 2025

OTHER PUBLIC NOTICES

Southern Land Development, LLC gives notice of completion of contract with County Commission of Mobile County, Project No.: IAR-049-000-006 & MCP-005-25, Project: South Access Imp. - New South Lumber. All Claims should be filed at Southern Land Development 10351 Tanner Williams Rd. Mobile, AL 36608.
Call News September 3, 10, 17, 24, 2025

STORAGE SALE

Shelton Beach Storage
317C Shelton Beach Rd., Saraland, AL 36571
Contents in Unit #11, Tim Beckham, last known address, 317A Shelton Beach Rd., Saraland, AL 36571 will be sold Oct. 16, 2025 for back rent. Shelton Beach Storage reserves the right to accept or reject bids.
Call News September 17, 24, 2025

PUBLIC HEARING

NOTICE OF PUBLIC HEARING TO amend Appendix A, Downtown Development District, of the Unified Development Code, Chapter 64 of the Mobile City Code, 2022

NOTICE is hereby given that at 2:00 p.m. on Thursday, October 16, 2025, in the Auditorium of Mobile Government Plaza, 205 Government Street, Mobile, Alabama, the City of Mobile Planning Commission will hold a public hearing and take public comment on whether the Commission should recommend to the Mobile City Council amendments of Appendix A, Downtown Development District, of the City of Mobile Unified Development Code, adopted July 12, 2022 by the City Council. The proposed amendments to Appendix A reorganize the format, layout and sequence of the Downtown Development District regulations for clarity, process and ease of use. Changes for clarity include explaining the steps and order of the development review process, eliminating ambiguity about signage and revising the parking lot perimeter screening requirements. Changes for process include the elimination of the Consolidated Review Committee and its associated separate review process, replacing it with a staff-level review. Changes regarding the ease of use include the provision of more illustrations and the consolidation of information from paragraphs throughout the document into tables. Conflicts with the Building Code regarding transparency requirements have been eliminated. The Downtown Development District regulations will be reorganized into the following Sections:
Appendix A Downtown Development District
Section 1. General Provisions
Section 2. Administrative Procedures
Section 3. Zoning Sub-Districts
Section 4. Use Regulations
Section 5. Development Standards
Section 6. Frontage Standards
Section 7. Building Design and Material Standards
Section 8. Nonconformities
Section 9. Definitions and Rules of Construction
The amendments can be viewed on the City of Mobile's website at: <https://mapformobile.org/udc/>
A copy of the proposed amendments are available for public inspection in the Third Floor Lobby of Mobile Government Plaza, South Tower, 205 Government Street, Mobile, Alabama 36602.
Those desiring to submit written comments may email them to planning@cityofmobile.org, submit them through the website noted above, or mail them to City of Mobile Planning Department, P.O. Box 1827, Mobile, Alabama 36633, or may deliver them to the City of Mobile Planning Department, Mobile Government Plaza, South Tower, Third Floor, 205 Government Street, Mobile, Alabama 36602. Written comments must be received by noon on Friday, October 10, 2025.
Call News September 24 and October 1,8, 2025

PUBLIC HEARING NOTICE

A public hearing is scheduled by the Citronelle Planning Commission to receive comment on a proposed amendment to the Subdivision Regulations of the City of Citronelle. The public hearing will be held at the Citronelle Municipal Complex Auditorium on Tuesday, October 14, 2025, at 5:30 p.m.
Call News September 24, 2025

**NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA**

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **3366 Cottage Hill Road**, for an **Off-Premise Sign Variance to allow an off-premise sign to be erected in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all signs to be located on the site they contain advertising material for in a B-3, Community Business Suburban District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this 15th day of September 2025.

BOARD OF ZONING ADJUSTMENT
Call News on September 24, 2025, and October 1, 2025

**NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA**

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **706 Monroe Street**, for a **Rear Yard Setback Variance to allow an addition to an existing residence to be less than 20-feet from the rear property line in a T-3 Sub-District of the Downtown**

OTHER PUBLIC NOTICES

Development District; the Unified Development Code (UDC) requires structures to have a minimum 20-foot setback from the rear property line in a T-3 Sub-District of the Downtown Development District.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this 15th day of September 2025.

BOARD OF ZONING ADJUSTMENT
Call News on September 24, 2025, and October 1, 2025

**NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA**

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **250 Saint Louis Street**, for a **Curb Cut Variance to allow a curb cut to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) prohibits curb cuts to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this 15th day of September 2025.

BOARD OF ZONING ADJUSTMENT
Call News on September 24, 2025, and October 1, 2025

**NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA**

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **250 Saint Louis Street**, for a **Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this 15th day of September 2025.

BOARD OF ZONING ADJUSTMENT
Call News on September 24, 2025, and October 1, 2025

**NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA**

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **2449 and 2453 Eslava Creek Parkway**, for a **Front Yard Setback Variance to allow construction of a new structure less than 25-feet from the front property line in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet away from a front property line in a B-3, Community Business Suburban District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this 15th day of September 2025.

BOARD OF ZONING ADJUSTMENT
Call News on September 24, 2025, and October 1, 2025

OTHER PUBLIC NOTICES

**NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA**

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **316 Dauphin Street**, for a **Special Exception approval to allow an event venue with an occupant load of 270 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow an event venue with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this 15th day of September 2025.

BOARD OF ZONING ADJUSTMENT
Call News on September 24, 2025, and October 1, 2025

**NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA**

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **6710 Old Shell Road**, for **Height and Setback Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, and requires telecommunications towers to be setback from property lines a distance equal to their height.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this 15th day of September 2025.

BOARD OF ZONING ADJUSTMENT
Call News on September 24, 2025, and October 1, 2025

**NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA**

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **7120 Airport Boulevard**, for a **Setback Variance to allow construction of a new structure less than 25-feet from the front property line in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet away from a front property line in a B-3, Community Business Suburban District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this 15th day of September 2025.

BOARD OF ZONING ADJUSTMENT
Call News on September 24, 2025, and October 1, 2025

OTHER PUBLIC NOTICES



REVISED NOTICE OF PUBLIC HEARING
ALABAMA STATE IMPLEMENTATION
PLAN

Public Notice – 350
Revised Public Notice due to change of Public Hearing date and extension of Comment Period.

Notice is hereby given that the Alabama Department of Environmental Management is providing the opportunity for interested persons to comment on documents pertaining to the Regional Haze State Implementation Plan (SIP) for the Second Planning Period Pursuant to the Clean Air Act (CAA) requirements contained in Sections 169A and 169B, and the subsequent implementing regulations contained in 40 CFR 51.308, the Alabama Department of Environmental Management (ADEM), has developed a proposed SIP revision to address regional haze. This SIP revision represents commitments and actions taken by the state to address the requirements of these regulations during the second planning period, which includes the years 2019 to 2028. These commitments and actions move the state toward the goal of attaining natural visibility conditions at Alabama's designated Federal Class I area, and at other Class I areas outside the State that Alabama may impact. As designated in 40 CFR § 81.401, Alabama has one class one area within its borders, the Sipsey Wilderness Area (Sipsey). It is located within the Bankhead National Forest, and visibility is an important value.

Interested parties may request that a public hearing be held. If a hearing is held, it will be held on November 4, 2025, at 10:00 a.m. in the Main Hearing Room at the ADEM – Central Office location at 1400 Coliseum Blvd. in Montgomery. Those requesting a hearing should call (334) 271-7909. The deadline to submit a request for a hearing is 5:00 p.m. on October 30, 2025. If no hearing is to be held, a Notice of Cancellation of the hearing will be posted on October 31, 2025, on the Department's website located at <https://adem.alabama.gov/public-notices>. Interested persons may also call (334) 271-7909 to determine if a public hearing will be held. Copies of the proposed SIP are available for viewing at each of the locations listed below, and on the internet at <https://adem.alabama.gov/public-notices>. Copies are also available at a cost of 30 cents per page, at each of the ADEM office locations.

ADEM, Office of General Counsel
Attn: Jewel Shannan
1400 Coliseum Boulevard
(P. O. Box 301463, Zip code 36130-1463)
Montgomery, AL 36110-2059

LEGALS 251.866.5998 legalsthecallnews.com

OTHER PUBLIC NOTICES

reorganize the format, layout and sequence of the Downtown Development District regulations for clarity, process and ease of use. Changes for clarity include explaining the steps and order of the development review process, eliminating ambiguity about signage and revising the parking lot perimeter screening requirements. Changes for process include the elimination of the Consolidated Review Committee and its associated separate review process, replacing it with a staff-level review. Changes regarding the ease of use include the provision of more illustrations and the consolidation of information from paragraphs throughout the document into tables. Conflicts with the Building Code regarding transparency requirements have been eliminated. The Downtown Development District regulations will be reorganized into the following Sections:

Appendix A Downtown Development District

Section 1. General Provisions

Section 2. Administrative Procedures

Section 3. Zoning Sub-Districts

Section 4. Use Regulations

Section 5. Development Standards

Section 6. Frontage Standards

Section 7. Building Design and Material Standards

Section 8. Nonconformities

Section 9. Definitions and Rules of Construction

The amendments can be viewed on the City of Mobile's website at: <https://mapformobile.org/udc/>

A copy of the proposed amendments are available for public inspection in the Third Floor Lobby of Mobile Government Plaza, South Tower, 205 Government Street, Mobile, Alabama 36602.

Those desiring to submit written comments may email them to planning@cityofmobile.org, submit them through the website noted above, or mail them to City of Mobile Planning Department, P.O. Box 1827, Mobile, Alabama 36633, or may deliver them to the City of Mobile Planning Department, Mobile Government Plaza, South Tower, Third Floor, 205 Government Street, Mobile, Alabama 36602. Written comments must be received by noon on Friday, October 10, 2025.

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **3366 Cottage Hill Road**, for an **Off-Premise Sign Variance to allow an off-premise sign to be erected in a B-3, Community Business Suburban District; the Unified Development Code (UDC)**

OTHER PUBLIC NOTICES

requires all signs to be located on the site they contain advertising material for in a B-3, Community Business Suburban District.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **706 Monroe Street**, for a **Rear Yard Setback Variance to allow an addition to an existing residence to be less than 20-feet from the rear property line in a T-3 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires structures to have a minimum 20-foot setback from the rear property line in a T-3 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

OTHER PUBLIC NOTICES

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **250 Saint Louis Street**, for a **Curb Cut Variance to allow a curb cut to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) prohibits curb cuts to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **250 Saint Louis Street**, for a **Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meet-

OTHER PUBLIC NOTICES

ing or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **2449 and 2453 Eslava Creek Parkway**, for a **Front Yard Setback Variance to allow construction of a new structure less than 25-feet from the front property line in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet away from a front property line in a B-3, Community Business Suburban District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **6710 Old Shell Road**, for **Height and Setback Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, and requires telecommunications towers to be setback from property lines a distance equal to their height.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

OTHER PUBLIC NOTICES

consider a request at **316 Dauphin Street**, for a **Special Exception approval to allow an event venue with an occupant load of 270 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow an event venue with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **6710 Old Shell Road**, for **Height and Setback Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, and requires telecommunications towers to be setback from property lines a distance equal to their height.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

OTHER PUBLIC NOTICES

[board-of-adjustment/](#).

All comments must be submitted by 2 p.m. on Friday, October 3, 2025, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **7120 Airport Boulevard**, for a **Setback Variance to allow construction of a new structure less than 25-feet from the front property line in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet away from a front property line in a B-3, Community Business Suburban District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

Send Legals to legalsthecallnews.com preferred format is Microsoft Word or copy ad and paste into email body. 5 p.m. Monday deadline

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City of Mobile • Planning Commission

NOTICE OF PUBLIC HEARING TO AMEND APPENDIX A, DOWNTOWN DEVELOPMENT DISTRICT, OF THE UNIFIED DEVELOPMENT CODE, CHAPTER 64 OF THE MOBILE CITY CODE, 2022

Public Hearing:
2:00 p.m., Thursday, October 16, 2025
Auditorium, Mobile Government Plaza
205 Government Street, Mobile, AL

Written Comments Deadline:
Noon, Friday, October 10, 2025
Email: planning@cityofmobile.org
Web: mapformobile.org/udc/

NOTICE is hereby given that at 2:00 p.m. on Thursday, October 16, 2025, in the Auditorium of Mobile Government Plaza, 205 Government Street, Mobile, Alabama, the City of Mobile Planning Commission will hold a public hearing and take public comment on whether the Commission should recommend to the Mobile City Council amendments of Appendix A, Downtown Development District, of the City of Mobile Unified Development Code, adopted July 12, 2022 by the City Council.

The proposed amendments to Appendix A reorganize the format, layout and sequence of the Downtown Development District regulations for clarity, process and ease of use. Changes for clarity include explaining the steps and order of the development review process, eliminating ambiguity about signage and revising the parking lot perimeter screening requirements. Changes for process include the elimination of the Consolidated Review Committee and its associated separate review process, replacing it with a staff-level review. Changes regarding the ease of use include the provision of more illustrations and the consolidation of information from paragraphs throughout the document into tables. Conflicts with the Building Code regarding transparency requirements have been eliminated.

The Downtown Development District regulations will be reorganized into the following Sections:

- Appendix A Downtown Development District
- Section 1. General Provisions
- Section 2. Administrative Procedures
- Section 3. Zoning Sub-Districts
- Section 4. Use Regulations
- Section 5. Development Standards
- Section 6. Frontage Standards
- Section 7. Building Design and Material Standards
- Section 8. Nonconformities
- Section 9. Definitions and Rules of Construction

The amendments can be viewed on the City of Mobile's website at: <https://mapformobile.org/udc/>

A copy of the proposed amendments are available for public inspection in the Third Floor Lobby of Mobile Government Plaza, South Tower, 205 Government Street, Mobile, Alabama 36602.

Those desiring to submit written comments may email them to planning@cityofmobile.org, submit them through the website noted above, or mail them to City of Mobile Planning Department, P.O. Box 1827, Mobile, Alabama 36633, or may deliver them to the City of Mobile Planning Department, Mobile Government Plaza, South Tower, Third Floor, 205 Government Street, Mobile, Alabama 36602. Written comments must be received by noon on Friday, October 10, 2025.

LEGALS 251.866.5998 legalsthecallnews.com

PROBATE COURT NOTICES

IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
IN THE MATTER OF THE
ESTATE OF ROGER L. MOTT, deceased
CASE NUMBER: 2025-0912
LEGAL NOTICE

Take notice that Letters Testamentary have been granted to the below named party on the 10th day of September, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said County within the time allowed by law, or they will be barred. RAYMOND COYETT MOTT as Executor under the Last Will and Testament of Roger L. Mott, deceased.
E. TATUM TURNER
As attorney for Executor of
The Estate of Roger L. Mott, deceased
Post Office Drawer 1389
Chatom, Alabama 36518
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of CAROLYN BARLOW WILKERSON, Deceased
CASE No. 2025-1525

Take notice that Letters Testamentary have been granted to the below named party on the 11th day of September, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. ROBERT STEPHEN WILKERSON as Executor under the last will and testament of CAROLYN BARLOW WILKERSON, Deceased
Attorney of Record:
Jene W. Owens, Jr., Esq.
3755 Professional Parkway, Suite B
Mobile, AL 36609
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of CHARLES EDWARD LAMBERT, Deceased
CASE No. 2025-1194

Take notice that Letters Testamentary have been granted to the below named party on the 10th day of September, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. CHARLES G. GARDNER as Executor under the last will and testament of CHARLES EDWARD LAMBERT, Deceased
Attorney of Record:
Brooke A. Graham, Esq.
4505 Pine Tree Circle, Suite 121
Birmingham, AL 36243
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of JAMES WILLIAM DEMARCO JR, Deceased
CASE No. 2025-1416

Take notice that Letters Testamentary have been granted to the below named party on the 28th day of August, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. LAUREN MCKENZIE DEMARCO as Executrix under the last will and testament of JAMES WILLIAM DEMARCO JR, Deceased
Attorney of Record:
Richard E. Mather, Esq.
1008 Dauphin Street
Mobile, AL 36604
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of BETH ANN HAUKOM, Deceased
CASE No. 2025-1063

Take notice that Letters Testamentary have been granted to the below named party on the 10th day of September, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. ANDREA LEIGH TUREK as Executrix under the last will and testament of BETH ANN HAUKOM, Deceased
Attorney of Record:
John M. O'Dowd, Esq.
P.O. Box 123
Mobile, AL 36601
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of JUDITH COUCH
CASE No. 2025-1262

Take notice that Letters of Administration have been granted to the below named party on the 5th day of September, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. JANET L STILLINGS as Administratrix of the estate of JUDITH COUCH, deceased
Attorney of Record:
A. EVANS CROWE, Esq.
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of JOAN CYNTHIA LUCCO, Deceased
CASE No. 2025-1571

Take notice that Letters Testamentary have been granted to the below named party

PROBATE COURT NOTICES

on the 21st day of August, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. TONYA EVANS WOOLF FKA TONYA DALE-EVANS as Executrix under the last will and testament of JOAN CYNTHIA LUCCO, Deceased
Attorney of Record:
Michael T. Murphy, Esq.
209 N Joachim Street
Mobile, AL 36603
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of BRUCE CARL REED
CASE No. 2025-0975

Take notice that Letters of Administration have been granted to the below named party on the 7th day of August, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. WIJITTRA REED as Administratrix of the estate of BRUCE CARL REED, deceased
Attorney of Record:
RENEE E THIRY, Esq.
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of MARY FRANCIS SAWYER
CASE No. 2024-2050

Take notice that Letters of Administration on the Annexed Will have been granted to the below named party on the 21st day of August, 2025, by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. GWENDOLYN E. ROBINSON, as Administratrix CTA under the last will and testament of MARY FRANCIS SAWYER, Deceased
Attorney of Record:
Melissa Hunter, Esq.
Edward T. Overton, Sr., Esq.
P. O. Box 16629
Mobile, AL 36616
Call News September 17, 24 and October 1, 2025

NOTICE OF ESTATE ADMINISTRATION
PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of ROBERT GOUBIL JR
CASE No. 2020-2140

Take notice that Letters of Administration have been granted to the below named party on the 13th day of August, 2025 by the HONORABLE C. MARK ERWIN, Judge of Probate of Mobile County Probate Court, Alabama and that all parties having claims against said estate should file the same with the Probate Court of said county within the time allowed by law, or they will be barred. ANTHONY M. HOFFMAN, as Administrator of the estate of ROBERT GOUBIL JR, Deceased
Attorney of Record:
ANTHONY M. HOFFMAN, ESQ.
Call News September 17, 24 and October 1, 2025

COURT PROCEEDING

NOTICE OF COURT PROCEEDING
September 29, 2025
CASE No. 2019-2445-7
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of AZALEAN D MITCHELL, Deceased

On to-wit the 17th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT AND REPORT OF INSOLVENCY as filed by LARRY D MITCHELL. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. Mark Erwin Judge of Probate
Attorney:
NOEL J. NELSON
PO BOX 2573
Mobile, AL 36652
Call News October 1, 8, 15, 2025

NOTICE OF COURT PROCEEDING
September 19, 2025
CASE No. 2025-0451
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of AUBREY BUTTS, Deceased

On to-wit the 3rd day of November, 2025 at 9:30 AM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the PROBE OF WILL AND CODICIL as filed by CHARLOTTE JENEAN LOWERY. NOTICE is hereby given to all parties in interest, specifically ANDREA CARRIE BUTTS BARELA, who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
THERESA N. WILLIAMSON
952 GOVERNMENT ST.
Mobile, AL 36604
Call News October 1, 8, 15, 2025

NOTICE OF COURT PROCEEDING
September 09, 2025
CASE No. 2020-1690-5
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of DEWEY R FAIRCLOTH, Deceased

On to-wit the 20th day of October, 2025 at 2:30 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Petition to Sell Real Property as filed by TIM FAIRCLOTH. NOTICE is hereby given to all parties in interest who may appear and contest same

PROBATE COURT NOTICES

or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
THOMAS BOLLER
150 GOVERNMENT ST, SUITE 1001
Mobile, AL 36602
Call News October 1, 8, 15, 2025

NOTICE OF COURT PROCEEDING
September 24, 2025
Case No. 2016-2356-1
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of JERRY D. JORDAN, Deceased
On to-wit the 17th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by PAUL DAVID BROWN, BRIAN D. JORDAN. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
JOHN J. CROWLEY, JR
2610-B DAUPHIN ST, SUITE 101
Mobile, AL 36606
Call News October 1, 8, 15, 2025

NOTICE OF COURT PROCEEDING
September 19, 2025
CASE No. 2023-2001-1
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of CLARICE AMORET OWEN, Deceased
On to-wit the 17th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by TYRA VINEE HARRIS. NOTICE is hereby given to all parties in interest, specifically RHONA RICHARDSON, who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
PAGE STANLEY ELLIS
169 DAUPHIN STREET, SUITE 304
MOBILE, AL 36602
Call News September 24 and October 1, 8, 2025

NOTICE OF COURT PROCEEDING
September 19, 2025
CASE No. 2023-07234
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of TYLISHA WILLIAMS, Deceased
On to-wit the 10th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by ANTHONY M. HOFFMAN. NOTICE is hereby given to all parties in interest, specifically DENNIS R. MINOR, FATHER OF LETANJA ASIA 'RAE KHLOE MINOR JR., who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
ANTHONY M. HOFFMAN
PO BOX 11
Mobile, AL 36601
Call News September 24 and October 1, 8, 2025

NOTICE OF COURT PROCEEDING
September 18, 2025
CASE No. 2025-1189
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of MATTIE INELL WALLEY, Deceased
On to-wit the 20th day of October, 2025 at 9:30 AM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the PROBATE OF WILL as filed by LARRY KEITH MABRY. NOTICE is hereby given to all parties in interest, specifically SCARLETT SULLIVAN, who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
PAGE STANLEY ELLIS
169 DAUPHIN STREET, SUITE 304
MOBILE, AL 36602
Call News September 24 and October 1, 8, 2025

NOTICE OF COURT PROCEEDING
September 17, 2025
CASE No. 2025-0793-2
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of SENOTH DE FLERON BANKSTON, Deceased
On to-wit the 20th day of October, 2025 at 2:30 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Petition to Sell Real Property (Nunc Pro Tunc) as filed by BETTY CAROLYN CHRISTENSEN. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
A. EVANS CROWE
PO BOX 655
Mobile, AL 36601
Call News September 25 and October 1, 8, 2025

NOTICE OF COURT PROCEEDING
September 15, 2025
CASE No. 2024-1261-5
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of THOMAS HAROLD CLOUGH, Deceased

On to-wit the 27th day of October, 2025 at 2:30 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Petition for Final Settlement as filed by MEAGAN DIXON CLOUGH. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive

PROBATE COURT NOTICES

pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
JENE W. OWENS JR.
3755 PROFESSIONAL PKWY SUITE B
MOBILE, AL 36609
Call News September 24 and October 1, 8, 2025

NOTICE OF COURT PROCEEDING
September 12, 2025
Case No. 2024-0855-1
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of LINNIE BURNARD ANDREWS III, Deceased
On to-wit the 10th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by TARA LASHUNDRA MOORE. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
PAMELA KIRKWOOD MILLSAPS
1809 OLD SHELL RD
Mobile, AL 36607
Call News September 24 and October 1, 8, 2025

NOTICE OF COURT PROCEEDING
September 12, 2025
CASE No. 2024-1329-3
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of IRA TOWNER FINLEY, Deceased
On to-wit the 27th day of October, 2025 at 2:30 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Petition for Final Settlement as filed by STANLEY B FINLEY. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
ANN Y. BROWN
PO BOX 1986
MOBILE, AL 36633
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDINGS
October 27, 2025
CASE No. 2025-1746
In Re: Giles R. Zambis, Alleged Incapacitated Adult

On to-wit, the 27th day of October, 2025, at 9:00 AM in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, Alabama, 36602, the Court will proceed to consider the Petition for Appointment of Volunteer Guardian filed by the Mobile Infirmary Medical Center. Notice is hereby given to all parties in interest, specifically Bob Zambis who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. Mark Erwin, Judge of Probate
Attorney:
E. Russell March, III, Esq.
1 St. Louis Street, Suite 4000
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
September 10, 2025
CASE No. 2023-0920-6
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of DAVID ROLLAND KLUG, Deceased
On to-wit the 10th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by DANIEL JARVIS. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
WILLIAM C. POOLE
917 WESTERN AMERICA CIR, SUITE 210
Mobile, AL 36609
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
August 26, 2025
CASE No. 2022-1637-4
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of BILLY CHARLES POOLE JR, Deceased

On to-wit the 27th day of October, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Petition to Sell Real Property as filed by KAYLA NORTH. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
MICHAEL JACK HARBIN
PO BOX 851372
MOBILE, AL 36685
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
September 09, 2025
CASE No. 2020-1400-6
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of BESSIE MAE HOLLOWAY, Deceased

On to-wit the 10th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by ANTHONY M. HOFFMAN. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
ANTHONY M. HOFFMAN
PO BOX 11
Mobile, AL 36601

PROBATE COURT NOTICES

Call News September 17, 24 and October 1, 2025
NOTICE OF COURT PROCEEDING
September 10, 2025
Case No. 2022-0787-7
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of RONALD WAYNE BOLTON, Deceased

On to-wit the 10th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by ANTHONY M. HOFFMAN. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
Attorney:
ANTHONY M. HOFFMAN
PO BOX 11
Mobile, AL 36601
Call News September 17, 24 and October 1, 2025

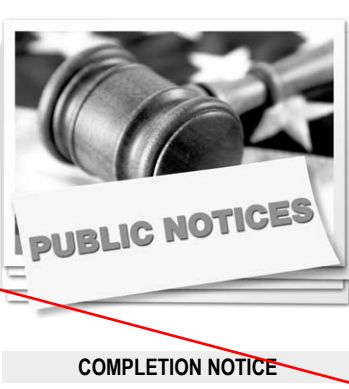
NOTICE OF COURT PROCEEDING
September 10, 2025
CASE No. 2024-0095-2
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of JOSEPHINE MCDUFFIE WALKER, Deceased
On to-wit the 10th day of November, 2025 at 2:00 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the FINAL SETTLEMENT as filed by ANTHONY M. HOFFMAN. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
ANTHONY M. HOFFMAN
PO BOX 11
Mobile, AL 36601
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
August 7, 2025
CASE No. 2025-1522
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of JAMES ORAL WIGGINS, Deceased

On to-wit the 20th day of October, 2025 at 9:30 AM in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Probate of Will as filed by Wanda G. Herrin. Notice is hereby given to all parties in interest, specifically unknown heirs and next of kin of James Oral Wiggins, who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. Mark Erwin, Judge of Probate
Attorney:
Wanda G. Herrin, Pro Se
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
September 09, 2025
CASE No. 2020-1690-5
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of DEWEY R FAIRCLOTH, Deceased
On to-wit the 20th day of October, 2025 at 2:30 PM in COURTROOM 1, THIRD FLOOR, Mobile County Government Center Annex, 151 Government Street the court will proceed to consider the Petition to Sell Real Property as filed by TIM FAIRCLOTH. NOTICE is hereby given to all parties in interest who may appear and contest same or file a proper responsive pleading thereto if they then think proper.
C. MARK ERWIN, Judge of Probate
Attorney:
THOMAS BOLLER
150 GOVERNMENT ST, SUITE 1001
Mobile, AL 36602
Call News September 17, 24 and October 1, 2025

NOTICE OF COURT PROCEEDING
CASE No. 2024-2066
IN THE PROBATE COURT OF
MOBILE COUNTY, ALABAMA
Estate of Samuel Carter, Sr., Deceased
On to-wit the 20th day of October, 2025 at 2:00 p.m. in Courtroom #1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, AL 36602, the Court will proceed to consider the Motion for Exemptions and Allowances as filed by Ardath Burke Carter, Petitioner. NOTICE is hereby given to Latecia Carter who may appear and contest same or file a proper responsive pleading thereto if they think proper.
C. Mark Erwin, Judge of Probate
Attorney:
Michael R. Holberg, Esq.
Post Office Box 47
Mobile, AL 36601
Call News September 10, 17, 24 and October 1, 2025



COMPLETION NOTICE
STATE OF ALABAMA
COUNTY OF MOBILE
NOTICE OF COMPLETION
In accordance with Chapter I, Title 39, Code of Alabama, 1975, NOTICE IS HEREBY given that Harwell & Company, LLC has completed the contract for PW-062-24, Pinehill Recycling Center, 308 Pinehill Drive, Mobile, AL 36606. All persons having any claims for labor, material or otherwise in connection with this project should immediately notify the Architectural Engineering Department, City of Mobile, P. O. Box 1827, Mobile, AL 36633-1827.

OTHER PUBLIC NOTICES

Call News October 1, 8, 15, 22, 2025
COMPLETION NOTICE
APAC-ALABAMA, INC. hereby gives notice of completion of contract with the Mobile County Commission for construction of Project: MCR-2022-103 Mobile County, Citronelle Streets Resurfacing in Mobile County. This notice will appear for three consecutive weeks beginning on 9/24/2025 and ending on 10/8/2025. All claims should be filed at 7450 Howells Ferry Road, Mobile, Alabama, 36618 during this period.
APAC-ALABAMA, INC.
Call News September 24 and October 1, 8, 2025

Legal Notice
Notice is hereby given that Pine City Contracting, LLC 1490 Love Road Grove Hill, AL 36451 has completed all work on the South Service Road Improvement, Project NO. 24S0803 in Satsuma, Alabama. All persons having any claim for labor, materials, or otherwise in connection with this project should immediately be notify the above named contractor or the City Clerk of the City of Satsuma.
Pine City Contracting, LLC
James Craig Butts
Call News September 17, 24 and October 1, 8, 2025

In accordance with Chapter 1, Title 39, Code of Alabama, 1975, as amended, notice is hereby given that Roofing Solutions LLC has completed the Contract for Reroof of DCM #20240740 / USA Job No. 24-61 Archeology Building - Re-roofing - A/E#2416 at The University of South Alabama, Mobile, AL (307 University Blvd. N., Mobile Alabama, 36688) for The University of South Alabama, Owner, and have made request for final settlement of said Contract. All persons having any claim for labor, materials, or otherwise in connection with this project should immediately notify Architect, Robert Krcchak
Project Expeditor, Will Bowman
Roofing Solutions LLC
17260 Jefferson Hwy, Suite D
Baton Rouge, LA 70817
Call News September 17, 24 and October 1, 8, 2025

LEGAL NOTICE
APAC-ALABAMA, INC. hereby gives notice of completion of contract with the ALABAMA DEPARTMENT OF TRANSPORTATION for construction of Project: STPMB-7550(600) Drainage, Pavement, Culvert Extensions, Traffic Signals, and Traffic Stripe on Zeigler Blvd. from junction of Athley Road to the junction of Forrest Hill Drive in Mobile County. This notice will appear for four consecutive weeks beginning on 9/17/25 and ending on 10/1/2025. All claims should be filed at P.O. Box 8039, Mobile, Alabama, 36689 during this period.
APAC-ALABAMA, INC.
Call News September 17, 24 and October 1, 2024

STORAGE SALE
In accordance with the provisions of State law, there being due and unpaid charges for which the undersigned is entitled to satisfy an owner and/or manager's lien of the goods stored at The Storage Center location(s) listed below.
The Storage Center #8059
3641 Government Blvd.
Mobile, AL 36693
251-220-3953

Unit 3013 Carla Taylor 3170 O'neal CT, Mobile AL, 36695, Unit 2048 Ebony Williams 1355 Odette Ave, Mobile, AL, 36605, Unit 2204 Franklin Keishandra 1200 W Buena Dr, Mobile, AL, 36605, Unit 1027 Brandon Fuller 5212 Lebaron Dr S, Mobile, AL, 36618, Unit 3339 Jamell Mosley 11985c Ballard Rd, Lot 1, Grand Bay, AL, 36541, Unit 3170 Latosha White 421 E Elm St, Prichard, AL, 36610, Unit 3076 Jakayla Washington 3600 Michael Blvd, Mobile, AL, 36609, Unit 2152 Andrea Robinson 1303 Belle Chene Dr, Mobile, AL, 36693, Unit 1033 Courtney Williams 1710 Butler St, Mobile, AL, 36617, Unit 1178 Brandon Fuller 5212 Lebaron Dr S, Mobile, AL, 36618, Unit 3287 Keiona Ferguson 4215 Moffett Rd Apt 100, Mobile, AL, 36618
And, due notice having been given, to the owner of said property and all parties known to claim an interest therein, and the time specified in such notice for payment of such having expired, the goods will be sold to the highest bidder or otherwise disposed of at public auction to be held at www.storage-treasures.com, which will end Thursday, October 23, 2025 @ 11 A.M. Any questions regarding the above information are to be addressed to the manager of this facility at the phone number shown above.
Call News October 1, 2025

PUBLIC HEARING
The City of Satsuma is applying to the South Alabama Regional Planning Commission for an operating assistance grant under Section 5310 of the Federal Transit Laws. The operating grant will provide financial assistance for public transportation service for the residents of the City of Satsuma during FY 2025. The service currently operates Monday through Friday 9:00 am to 3:00 pm. All residents including wheelchair users must schedule service 24 hours in advance. A public hearing will be held on October 21 at 6:25 pm at Satsuma City Hall located at 5464 Old Highway 43, Satsuma, Alabama 36572 for public comment. Written comments may be sent to PO Box 517, Satsuma, AL 36572 prior to the meeting.
Call New October 1, 2025

NOTICE OF PUBLIC HEARING TO amend Appendix A, Downtown Development District, of the Unified Development Code, Chapter 64 of the Mobile City Code, 2022
NOTICE is hereby given that at 2:00 p.m. on Thursday, October 16, 2025, in the Auditorium of Mobile Government Plaza, 205 Government Street, Mobile, Alabama, the City of Mobile Planning Commission will hold a public hearing and take public comment on whether the Commission should recommend to the Mobile City Council amendments of Appendix A, Downtown Development District, of the City of Mobile Unified Development Code, adopted July 12, 2022 by the City Council. The proposed amendments to Appendix A

LEGALS 251.866.5998 legals@thecallnews.com

OTHER PUBLIC NOTICES

reorganize the format, layout and sequence of the Downtown Development District regulations for clarity, process and ease of use. Changes for clarity include explaining the steps and order of the development review process, eliminating ambiguity about signage and revising the parking lot perimeter screening requirements. Changes for process include the elimination of the Consolidated Review Committee and its associated separate review process, replacing it with a staff-level review. Changes regarding the ease of use include the provision of more illustrations and the consolidation of information from paragraphs throughout the document into tables. Conflicts with the Building Code regarding transparency requirements have been eliminated. The Downtown Development District regulations will be reorganized into the following Sections:

Appendix A Downtown Development District

Section 1. General Provisions

Section 2. Administrative Procedures

Section 3. Zoning Sub-Districts

Section 4. Use Regulations

Section 5. Development Standards

Section 6. Frontage Standards

Section 7. Building Design and Material Standards

Section 8. Nonconformities

Section 9. Definitions and Rules of Construction

The amendments can be viewed on the City of Mobile's website at: <https://mapformobile.org/udc/>

A copy of the proposed amendments are available for public inspection in the Third Floor Lobby of Mobile Government Plaza, South Tower, 205 Government Street, Mobile, Alabama 36602.

Those desiring to submit written comments may email them to planning@cityofmobile.org, submit them through the website noted above, or mail them to City of Mobile Planning Department, P.O. Box 1827, Mobile, Alabama 36633, or may deliver them to the City of Mobile Planning Department, Mobile Government Plaza, South Tower, Third Floor, 205 Government Street, Mobile, Alabama 36602. Written comments must be received by noon on Friday, October 10, 2025.

Call News September 24 and October 1,8, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **3366 Cottage Hill Road**, for an **Off-Premise Sign Variance to allow an off-premise sign to be erected in a B-3, Community Business Suburban District; the Unified Development Code (UDC)**

OTHER PUBLIC NOTICES

requires all signs to be located on the site they contain advertising material for in a B-3, Community Business Suburban District.

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **706 Monroe Street**, for a **Rear Yard Setback Variance to allow an addition to an existing residence to be less than 20-feet from the rear property line in a T-3 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires structures to have a minimum 20-foot setback from the rear property line in a T-3 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

OTHER PUBLIC NOTICES

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **250 Saint Louis Street**, for a **Curb Cut Variance to allow a curb cut to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) prohibits curb cuts to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **250 Saint Louis Street**, for a **Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meet-

OTHER PUBLIC NOTICES

ing or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **2449 and 2453 Eslava Creek Parkway**, for a **Front Yard Setback Variance to allow construction of a new structure less than 25-feet from the front property line in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet away from a front property line in a B-3, Community Business Suburban District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **6710 Old Shell Road**, for **Height and Setback Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, and requires telecommunications towers to be setback from property lines a distance equal to their height.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

OTHER PUBLIC NOTICES

consider a request at **316 Dauphin Street**, for a **Special Exception approval to allow an event venue with an occupant load of 270 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow an event venue with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **6710 Old Shell Road**, for **Height and Setback Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, and requires telecommunications towers to be setback from property lines a distance equal to their height.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

OTHER PUBLIC NOTICES

board-of-adjustment/.

All comments must be submitted by 2 p.m. on Friday, October 3, 2025, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

NOTICE OF PUBLIC HEARING
BOARD OF ZONING ADJUSTMENT
MOBILE, ALABAMA

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MOBILE, adopted the 12th day of July 2022, as amended, the City of Mobile's Board of Zoning Adjustment will hold a Public Hearing on **October 6, 2025, at 2:00 p.m.** to consider a request at **7120 Airport Boulevard**, for a **Setback Variance to allow construction of a new structure less than 25-feet from the front property line in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet away from a front property line in a B-3, Community Business Suburban District.**

The meeting will be held in the Auditorium at 205 Government Street, Mobile, Alabama.

This notice is to advise you of the public hearing so that you may attend the meeting or otherwise present your views to the Board concerning this request. Board of Zoning Adjustment meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/>. Email your comments to planning@cityofmobile.org or upload your comments to the web portal at <https://www.buildmobile.org/board-of-adjustment/>.

All comments must be submitted by **2 p.m. on Friday, October 3, 2025**, to provide adequate time for Board members to review the information.

Dated this **15th day of September 2025.**

BOARD OF ZONING ADJUSTMENT

Call News on September 24, 2025, and October 1, 2025

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City of Mobile • Planning Commission

NOTICE OF PUBLIC HEARING TO AMEND APPENDIX A, DOWNTOWN DEVELOPMENT DISTRICT, OF THE UNIFIED DEVELOPMENT CODE, CHAPTER 64 OF THE MOBILE CITY CODE, 2022

Public Hearing:
2:00 p.m., Thursday, October 16, 2025
Auditorium, Mobile Government Plaza
205 Government Street, Mobile, AL

Written Comments Deadline:
Noon, Friday, October 10, 2025
Email: planning@cityofmobile.org
Web: mapformobile.org/udc/

NOTICE is hereby given that at 2:00 p.m. on Thursday, October 16, 2025, in the Auditorium of Mobile Government Plaza, 205 Government Street, Mobile, Alabama, the City of Mobile Planning Commission will hold a public hearing and take public comment on whether the Commission should recommend to the Mobile City Council amendments of Appendix A, Downtown Development District, of the City of Mobile Unified Development Code, adopted July 12, 2022 by the City Council.

The proposed amendments to Appendix A reorganize the format, layout and sequence of the Downtown Development District regulations for clarity, process and ease of use. Changes for clarity include explaining the steps and order of the development review process, eliminating ambiguity about signage and revising the parking lot perimeter screening requirements. Changes for process include the elimination of the Consolidated Review Committee and its associated separate review process, replacing it with a staff-level review. Changes regarding the ease of use include the provision of more illustrations and the consolidation of information from paragraphs throughout the document into tables. Conflicts with the Building Code regarding transparency requirements have been eliminated.

The Downtown Development District regulations will be reorganized into the following Sections:

- Appendix A Downtown Development District
- Section 1. General Provisions
- Section 2. Administrative Procedures
- Section 3. Zoning Sub-Districts
- Section 4. Use Regulations
- Section 5. Development Standards
- Section 6. Frontage Standards
- Section 7. Building Design and Material Standards
- Section 8. Nonconformities
- Section 9. Definitions and Rules of Construction

The amendments can be viewed on the City of Mobile's website at: <https://mapformobile.org/udc/>

A copy of the proposed amendments are available for public inspection in the Third Floor Lobby of Mobile Government Plaza, South Tower, 205 Government Street, Mobile, Alabama 36602.

Those desiring to submit written comments may email them to planning@cityofmobile.org, submit them through the website noted above, or mail them to City of Mobile Planning Department, P.O. Box 1827, Mobile, Alabama 36633, or may deliver them to the City of Mobile Planning Department, Mobile Government Plaza, South Tower, Third Floor, 205 Government Street, Mobile, Alabama 36602. Written comments must be received by noon on Friday, October 10, 2025.

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OTHER PUBLIC NOTICES

ORDINANCE NO. 2025-004
ORDINANCE IMPLEMENTING AND
LEVYING A LOCAL CONSUMABLE
VAPOR PRODUCT TAX

WHEREAS, the Alabama Legislature enacted Act 2025-377, which levies an excise tax beginning October 1, 2026, upon all consumable vapor products sold at wholesale in the state or imported into the state for use, consumption, or sale at retail on consumable vapor products, as said term is defined in Act 2025-377, with provisions for distributing a portion of such revenues to eligible municipalities; and WHEREAS, municipalities have the authority to issue a business license pursuant to Article 2 of Chapter 51 of Title 11 on the privilege of doing business as a consumable vapor products wholesaler, importer, or retailer; and WHEREAS, municipalities have the authority to enact an ordinance providing for the levy of a local tax or license fee on or before October 1, 2025; and WHEREAS, municipalities that have not levied a local tax on consumable vapor products by October 1, 2025, will receive a portion of the state vapor products tax based upon population ratio as determined in the most recent federal census; and WHEREAS, the City of Creola desires to establish a business license tax for a sum and amount equal to ten cents (\$0.10) per milliliter of consumable vapor products sold or delivered within the corporate limits of the city.

Now, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Creola Alabama, as follows;

Section 1:
The following terms, as used in this article, shall have the respective meaning as follows:

(a) The term "The City" shall mean the municipality of Creola, Alabama.

(b) The term "distributor or seller" shall include every person who shall engage in selling or delivering consumable vapor products within the corporate limits of the city.

(c) The term "person" shall include every person, individual, partnership, corporation, limited liability company, association, limited liability partnership, or other organization that engages in any for-profit or not-for profit activities.

(d) Milliliter (ml) shall mean one thousandth of a liter, which is typically the unit of measure used for a volume of consumable vapor products sold or distributed.

(e) The term "consumable vapor product" shall mean any nicotine liquid solution or combination of substances containing nicotine that is depleted when used in a vapor device.

(f) Vapor device - shall mean a device used to heat a consumable vapor product into an aerosol that can be ingested or inhaled, including, but not limited to, e-cigarettes, electronic cigarettes, vape pens and similar devices.

Sec. 2: - License Tax Imposed.
In addition to any applicable Business license fee otherwise imposed by separate Ordinance upon any Vapor Product Merchant Wholesaler or Retailer, every distributor or seller of consumable Vapor Products or devices shall pay a license tax to the city, and a license tax is hereby fixed and created, which license tax shall be a sum and amount equal to ten cents (\$0.10) per milliliter of consumable vapor product or devices sold or delivered within the corporate limits of the city.

Sec. 3: Exemptions on Purchases from other Distributors or Sellers.
Any person engaged as such seller or distributors in selling or distributing consumable vapor products purchased from other sellers or distributors who have paid the license thereon to the City of Creola as herein fixed shall be required to pay no license tax based on the sale of or delivery of such consumable vapor product so purchased into the City of Creola. In order to obtain the exemption provided in this section such seller or distributor must on or before the 20th day of each month file with the City of Creola or their designee a sworn written statement showing each and every purchase by such person of consumable vapor product during the calendar month next preceding as well as the name of the person from whom and the date on which purchased.

Sec. 4: Written Statement of Sales Must be Filed.
Each and every distributor, Wholesaler, or Retail Merchant, except such as are exempt from license tax under the provisions of Section 3 of this Ordinance, shall on or before the 20th day of each month file with the City of Creola or its designee, a sworn written statement which shall be a full, true, accurate and correct statement of the following:

(a) The amount of all consumable vapor products or devices sold or delivered by such distributor or seller within the corporate limits of the city, set out in milliliters of consumable vapor product.

(b) The amount and quantity of all consumable vapor products sold or delivered to any other distributor within the corporate limits of the city, set out in milliliters of consumable vapor products.

Sec. 5: Permit and License Tax for Distributor with No Place of Business in City or Police Jurisdiction.
It shall be unlawful for any distributor having no place of business within the corporate limits of the city to make any sales or deliveries of consumable vapor product therein, without first obtaining a business license from the City of Creola or its designee, and any such seller, wholesaler, or distributor shall be liable for and shall pay the same license tax as that fixed and levied in Section 2 of this Ordinance. Any such seller, wholesaler, retailer, or distributor who shall violate the provisions of this section shall be punished as hereinafter provided.

Sec. 6: Failure to File or Making False Statement.
If any seller or distributor fails or omits to make or file any statement herein required within the time specified or who shall make any false statement therein, shall be guilty of a continuing offense against the city and

OTHER PUBLIC NOTICES

each day during which said business or occupation is engaged in during such default shall constitute a separate offense.

Sec. 7. Payments Dates; Penalties for Failure to Make Payment
The license tax herein fixed shall be due by each person against whom the same is herein levied on the 20th day of each calendar month. The license tax herein fixed must be paid by each person against whom the same is herein levied and fixed on or before the 20th day of each month, being the time fixed for filing the statement based on sales and deliveries made during the preceding month. Any person failing or omitting to file and or pay said license tax within the said time period shall be guilty of an offense against the city, and such offense shall be a continuing offense, and each day during which said business or occupation is engaged during such default shall constitute a separate offense. Such license tax shall be increased by the addition thereto of penalties and interest.

Sec. 8: Duty to Furnish Information.
Upon demand of the City of Creola, or their designee, all such information as may be required for determination of the correct amount of license tax to which any person is subject shall be furnished to the city, and to that end it shall be the duty of such person, upon demand, to submit to the City of Creola, or their designee, auditor or representative, for inspection and examination all books of account, invoices, papers, pump meters, reports and memoranda containing entries showing the amount of purchases, sales, receipts, inventory and other information from which the correct amount of license tax to which he is subject may be determined including exhibition of bank deposit books and bank statements. Upon demand, it shall be unlawful for any person to fail or refuse to submit such records for such examination and inspection.

Sec. 9: Penalties for Violation.
Whoever shall violate any provision of this article shall, for each offense and for each and every day that such offense be subject to a fine of not more than \$500.00 and revocation of their business license and such further penalties as are provided by law.

Sec. 10: General License Ordinance Not Affected.
This article shall not be construed to repeal any of the provisions of the City's Business License Ordinance now in force or that may hereafter be adopted, and the amount of license taxes herein provided shall be additional to any amounts required to be paid under the said Business License Ordinance.

Sec. 11: Effect of this Ordinance on Past Actions and Obligations.
This ordinance shall become effect September 25, 2025, and shall thereafter be published in accordance with law. Nothing herein shall eliminate any other past obligations owed to the City by any person included in this Ordinance.

Sec. 12: Severability.
The sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared by a court of competent jurisdiction unconstitutional, then such ruling shall not affect any other paragraphs and sections, since the same would have been enacted by the municipality without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph.

Sec. 13: Repealer.
All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. The adoption of this ordinance shall not abridge the right of the City Council to change, alter, increase or decrease any of the fees at any time.

PASSED, ADOPTED, AND APPROVED ON SEPTEMBER 25, 2025.

Attest: Donald Nelson, Mayor
Macy Brown, City Clerk
Call News October 8, 2025

CITY OF CITRONELLE, ALABAMA
ORDINANCE NO. 2025-1357

AN ORDINANCE TO LEVY A LOCAL EXCISE TAX AND REQUIRE BUSINESS LICENSES FOR THE SALE OF CONSUMABLE VAPOR PRODUCTS IN THE CORPORATE LIMITS OF THE CITY OF CITRONELLE

WHEREAS, pursuant to Title 11, Chapter 51, Article 2 of the Code of Alabama, 1975, municipalities are granted the authority to license and tax businesses operating within their jurisdiction; and WHEREAS, the City of Citronelle desires to establish an excise tax on consumable vapor product Wholesalers and Retailers; and also a gross-receipts-based business license requirement for Wholesalers and Retailers of consumable vapor products, in accordance with current state law;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CITRONELLE, ALABAMA AS FOLLOWS:

That the Code of Citronelle, Alabama is hereby amended by adding an Article X to Chapter 14, which said Article reads as follows:

"ARTICLE 10. CONSUMABLE VAPOR PRODUCTS TAX AND LICENSE

SECTION 1. Definitions.

The following terms, as used in this article, shall have the respective meanings as follows:

a. "City" shall mean the City of Citronelle, an Alabama municipal corporation.

b. "Person" shall include every individual, partnership, limited liability company, association, limited liability partnership, or other form of organization engaged in any for-profit or not-for-profit activity.

d. "Consumable Vapor Product" shall mean license tax as that fixed and levied in Section 2 of this Ordinance. Any such seller, wholesaler, retailer, or distributor who shall violate the provisions of this section shall be punished as hereinafter provided.

Sec. 6: Failure to File or Making False Statement.
If any seller or distributor fails or omits to make or file any statement herein required within the time specified or who shall make any false statement therein, shall be guilty of a continuing offense against the city and

OTHER PUBLIC NOTICES

the end-user, whether from a storefront or online, and regardless of location.

i. "Gross Receipts" shall mean the total revenue received from the sale of consumable vapor products from all sources and before deductions.

j. "Milliliter (mL)" shall mean one thousandth of a liter, which is typically the unit of measure used for the volume of consumable vapor products sold or distributed.

k. "Business license" shall mean an annual license issued by the City for the privilege of doing any kind of business, trade, profession, or any other activity in the City.

SECTION 2. Excise Tax Imposed.
Every person who sells consumable vapor products, whether as a retailer, wholesaler, or both, shall pay an excise tax to the City, which is hereby fixed and established as follows:

Ten cents (\$0.10) per milliliter (mL) of consumable vapor products sold or delivered by them within the corporate limits of the City; and

SECTION 3. Exemptions from subsequent Excise Tax.
The excise tax established in Section 2 of this Ordinance shall only be charged one time on each unit of a consumable vapor product, thus, if a Wholesaler or Retailer purchases consumable vapor products from a Wholesaler who has already paid the City the excise tax as outlined in Section 2 above, no additional excise tax on the re-sale of such consumable vapor products shall be owed. However, to qualify for this exemption, such person must submit a sworn written statement to the City or its designee by the 20th of each month, detailing:

- All purchases of consumable vapor products made by such person in the preceding calendar month (Wholesaler's name, address, date of purchase, description of products, quantity of products); and
- Proof of the payment of the excise tax for the consumable vapor products by the Wholesaler to the City.

SECTION 4. Monthly Statement of Sales Required.
Each Wholesaler or Retailer of consumable vapor products shall submit a sworn written statement to the City or its designee by the 20th day of each month, providing:

1. The quantity in milliliters (mL) of all consumable vapor products sold or delivered by them within the corporate limits of the City; and

SECTION 5. Required Business Licenses.
Each person desiring to engage in the wholesale or retail sale of consumable vapor products in the City must first obtain a business license from the City under the applicable category:

- Retailers of consumable vapor products must be licensed under Paragraph 46 Merchant, Retail of Section 14-38 of the Code of Citronelle, Alabama.
- Wholesalers of consumable vapor products must be licensed under Paragraph 47 Merchant, Wholesale of Section 14-38 of the Code of Citronelle, Alabama as further provided in Section 14-20 of the Code of Citronelle, Alabama

The license must be renewed annually and remains subject to all provisions of the City's general business licensing ordinance.

SECTION 6. Out-of-City Wholesalers or Retailers.
Wholesalers or Retailers without a physical business location in the City who sell or deliver consumable vapor products within the corporate limits of the City must first obtain the required Citronelle business license and must fully comply with the filing and tax remittance requirements of the Code of Citronelle, Alabama.

SECTION 7. Failure to File or Submitting False Statements.
Any person who fails to file the required monthly statement, submits false information, or who fails to first obtain a business license before selling or distributing consumable vapor products shall be subject to a fine of up to \$500 per offense. Each day the person is in violation shall constitute a separate offense. In addition, such person shall be subject to their business license being revoked (if they have one) or not issued until all fines, fees, penalties, and interest have been paid.

SECTION 8. Payment Deadlines and Penalties.
The excise tax imposed by this ordinance is due on the 1st day of each month and must be paid no later than the 20th day of the same month. Failure to file and/or pay on time shall be considered a continuing offense, and each day shall constitute a separate offense. Penalties, fees and interest shall be added to any delinquent tax payment as provided by Chapter 14 of the Code of Citronelle, Alabama, as last amended.

SECTION 9. Duty to permit inspection and produce records.
Upon demand, it shall be the duty of all persons selling or distributing consumable vapor products in the corporate limits or police jurisdiction of the City to:

(a) Permit the designee of the City to enter and to inspect all portions of their place or places of business for the purposes of enabling said municipal designee to gain such information as may be necessary or convenient for determining the proper license classification, determining the correct amount of the excise tax, and/or determining their compliance with City ordinances, codes, and regulations;

(b) Furnish information, during reasonable business hours, at the person's place or places of business, all books of account, invoices, papers, reports and memoranda containing entries showing amount of purchases, sales receipts, inventory and other information from which the correct license tax classification of such person may be ascertained and the correct amount of excise tax to which they are subject may be determined, including exhibition of bank deposit books, bank statements, copies of sales tax returns to the State of Alabama, copies of Alabama income tax returns and federal income tax returns. Refusal to provide these documents is a violation of this ordinance.

OTHER PUBLIC NOTICES

SECTION 10. Penalties for Violations.
Any person who violates any provision of this ordinance shall be subject to a fine of up to \$500.00 per offense, with each day constituting a separate offense.

SECTION 11. No Impact on General Business License Ordinance.
This ordinance does not repeal any part of the City's existing Business License Ordinance. Taxes established herein are additional and cumulative to any other applicable license requirements.

SECTION 12. No Retroactive Effect.
This ordinance does not affect violations committed under prior ordinances or the validity of any bond or deposit made under prior rules. All such obligations remain in effect for their prescribed terms.

SECTION 13. Effective Date.
This ordinance shall become effective on October 1, 2025 following its adoption and lawful publication.

SECTION 14. Severability.
Each section, clause, sentence, and paragraph of this ordinance is severable. If any part is found to be illegal or unconstitutional, the remaining portions shall remain in effect.

SECTION 15. Repealer.
All ordinances or parts thereof in conflict with this ordinance are hereby repealed.

Adopted this the 25th day of September, 2025.

Jason T. Stringer, Mayor
Attest:
Lori Bryan, City Clerk
Call News October 8, 2025

STORAGE SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

7997: 5441 US-90, Mobile, AL 36619
Auction Date: 10/17/2025 at 1:15 PM
Units: 1180, 1325, 1334

Auction will be listed and advertised on [www. storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Call News October 8, 2025

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

7403: 429 Bel Air Blvd, Mobile, AL 36606
Auction Date: 10/17/2025 at 12:00 PM
Units: 118, 245, 1126, 1217, 1293, 1304

Auction will be listed and advertised on [www. storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

OTHER PUBLIC NOTICES

Call News October 8, 2025

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

7926: 3679 Airport Blvd, Mobile, AL 36608
Auction Date: 10/17/2025 at 12:30 PM
Units: 2024, 2076, 2084, 2112, 3033, 3276

Auction will be listed and advertised on [www. storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Call News October 8, 2025

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

3259: 8781 Airport Blvd, Mobile, AL 36608
Auction Date: 10/17/2025 at 11:00 AM
Units: K735, K795, K810

Auction will be listed and advertised on [www. storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Call News October 8, 2025

PUBLIC HEARING

NOTICE OF PUBLIC HEARING TO amend Appendix A, Downtown Development District, of the Unified Development Code, Chapter 64 of the Mobile City Code, 2022

NOTICE is hereby given that at 2:00 p.m. on Thursday, October 16, 2025, in the Auditorium of Mobile Government Plaza, 205 Government Street, Mobile, Alabama, the City of Mobile Planning Commission will hold a public hearing and take public comment on whether the Commission should recommend to the Mobile City Council amendments of Appendix A, Downtown Development District, of the City of Mobile Unified Development Code, adopted July 12, 2022 by the City Council.

The proposed amendments to Appendix A reorganize the format, layout and sequence of the Downtown Development District regulations for clarity, process and ease of use. Changes for clarity include explaining the steps and order of the development review process, eliminating ambiguity about signage and revising the parking lot perimeter screening requirements. Changes for process include the elimination of the Consolidated Review Committee and its associated separate review process, replacing it with a staff-level review. Changes regarding the ease of use include the provision of more illustrations and the consolidation of information from paragraphs throughout

OTHER PUBLIC NOTICES

the document into tables. Conflicts with the Building Code regarding transparency requirements have been eliminated.

The Downtown Development District regulations will be reorganized into the following Sections:

Appendix A Downtown Development District

Section 1. General Provisions

Section 2. Administrative Procedures

Section 3. Zoning Sub-Districts

Section 4. Use Regulations

Section 5. Development Standards

Section 6. Frontage Standards

Section 7. Building Design and Material Standards

Section 8. Nonconformities

Section 9. Definitions and Rules of Construction

The amendments can be viewed on the City of Mobile's website at: <https://mapformobile.org/udc/>

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Those desiring to submit written comments may email them to planning@cityofmobile.org, submit them through the website noted above, or mail them to City of Mobile Planning Department, P.O. Box 1827, Mobile, Alabama 36633, or may deliver them to the City of Mobile Planning Department, Mobile Government Plaza, South Tower, Third Floor, 205 Government Street, Mobile, Alabama 36602. Written comments must be received by noon on Friday, October 10, 2025.

Call News September 24 and October 1,8, 2025

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preferred format is Microsoft Word
or copy ad and paste into email body.

5 p.m. Monday deadline

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Item # 4 Attachment

Planning Commission Agenda

PowerPoint Presentation

October 16, 2025



Mobile Planning Commission Agenda

October 16, 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			

EXTENSIONS

1. SUB-002990-2024

Location: 261 Rickarby Street
Subdivision Name: Woodcock Place Subdivision
Applicant / Agent: Terry Harbin
Council District: District 2
Proposal: Extension of the approval of a 22 lot-lot subdivision, 4.23± acres

NEW ITEMS

2. SUB-003479-2025

Location: 501 Bel Air Boulevard
Subdivision Name: 501 Bel Air Subdivision
Applicant / Agent: Richard Henry, A and R, LLC
Council District: District 5
Proposal: Subdivision of 1 lot, 2.34± acres

3. SUB-003469-2025

Location: 240 Barnes Avenue
Subdivision Name: Marc Henry Subdivision
Applicant / Agent: MHA Capital, LLC
Council District: District 7
Proposal: Subdivision of 3 lots, 0.55± acres

4. SUB-003450-2025

Location: 4828 Todd Acres Drive
Subdivision Name: Evergreen Gardens Subdivision, Resubdivision of Lot 190
Applicant / Agent: Kevin Falkos
Council District: District 4
Proposal: Subdivision of 5 lots, 1.27± acres

5. SUB-003478-2025

Location: 4595 Commerce Boulevard South & 6137 Todd Acres Drive
Subdivision Name: Todd Acres Industrial Park Subdivision, Resubdivision of Lot A, Resubdivision of Lots 5 & 6
Applicant / Agent: Charles D. Tisher, Jr., PE, Clark Geer Latham & Associates
Council District: District 4
Proposal: Subdivision of 5 lots, 241.7± acres

6. SUB-003475-2025

Location: 5070 Old Shell Road
Subdivision Name: The Cottages at Spring Hill Subdivision
Applicant / Agent: 195, LLC
Council District: District 7
Proposal: Subdivision of 7 lots, 0.57± acres

7. SUB-SW-003458-2025

Location: 2453 Eslava Creek Parkway
Applicant / Agent: Sheet Metal Workers Local Union 441 Apprentice (George R. Cowles, EIT, CMG Engineers, Inc., Agent)
Council District: District 5
Proposal: Request to waive the construction of a sidewalk along Eslava Creek Parkway.

8. SUB-SW-003464-2025

Location: 691 Dekle Drive
Applicant / Agent: Boswell Holdings, Inc. (George R. Cowles, EIT, CMG Engineers, Inc., Agent)
Council District: District 2
Proposal: Request to waive the construction of a sidewalk along Dekle Drive.

9. SUB-SW-003476-2025

Location: 1080 Montlimar Drive
Applicant / Agent: AWDDS Montlimar, LLC (Thomas Dreesman, Agent)
Council District: District 5
Proposal: Request to waive the construction of sidewalks along Montlimar Drive and Carlyle Close East.

10.SUB-003441-2025 & ZON-CUP-003466-2025

Location: 2574 & 2664 Sollie Road
Subdivision Name: Luke 4:18 Fellowship 2025 Subdivision
Applicant / Agent: Luke 4:18 Fellowship
Council District: District 6
Proposal: Subdivision of 1 lot, 12.43± acres; and Conditional Use Permit approval to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District.

11.SUB-003440-2025 & ZON-UDC-003443-2025

Location: 2243, 2245, 2345, & 2509 Halls Mill Road
Subdivision Name: Farmers Market of Mobile County Subdivision
Applicant / Agent: Sketchy Investments, LLC (J. Casey Pipes, Helmsing Leach, P.C., Agent)
Council District: District 3
Proposal: Subdivision of 1 lot, 12.0± acres; and Rezoning from Community Business Suburban District (B-3) to Office Distribution District (B-5).

OTHER BUSINESS

Review of Minutes from the following Planning Commission meetings:

- May 16, 2024
- June 20, 2024
- July 18, 2024
- August 15, 2024

Public Hearing:

Chapter 65, Unified Development Code, Appendix A – Downtown Development District

- Amendments to Appendix A to reorganize the format, layout, and sequence of the Downtown Development District regulations for clarity, process, and ease of use.

Public Hearing

DDD Amendments

October 16, 2025

1

PROJECT OVERVIEW

1. **Fall 2024:** Began assessment of DDD for effectiveness
2. **October 2024:** Met with stakeholders and toured the DDD
3. **March 2025:** Prepared DDD Assessment, with recommendations to reorganize DDD for user-friendliness
4. **August 2025:** Developed an updated DDD and met with stakeholders

2

PURPOSE AND SCOPE OF DDD UPDATES

1. Make regulations more user-friendly without changing meaning
2. Clarify sub-district and frontage standards with new graphics that illustrate how to apply the regulations
3. Correct errors and eliminate ambiguities

3

BETTER ORGANIZED FOR EASE OF USE

Nine articles that group similar provisions together

- A. Zoning sub-district regulations consolidated into one major section
- B. Frontage standards consolidated into one major section
- C. Development standards (parking, landscaping, fences and walls, signs) consolidated into one major section

4

MORE USER-FRIENDLY

Reorganized into nine articles that group similar provisions together

Section 1	General Provisions
Section 2	Administrative Procedures
Section 3	Zoning Sub-Districts
Section 4	Use Regulations
Section 5	Development Standards
Section 6	Frontage Standards
Section 7	Building Design and Material Standards
Section 8	Nonconformities
Section 9	Definitions and Rules of Construction

5

TEXT REORGANIZED INTO TABLES

2. Building height is limited to the following maximum heights:
 - (a) Two (2) stories in T-3, except for buildings fronting the east side of Lawrence Street between Civic Center Drive and Canal Street where the maximum height shall be three (3) stories, and in T-4,
 - (b) Three (3) stories in T-5.1,
 - (c) Five (5) stories in T-5.2, except for buildings fronting Bienville Square that may be up to eight (8) stories and except for buildings fronting the west side of Claiborne Street between Civic Center Drive and Canal Street that may be up to sixteen (16) stories; and
3. Parking deck height is limited to the following maximum heights:
 - (a) Thirty-four (34) feet in T-5.1,
 - (b) Sixty (60) feet in T-5.2 except for parking structures fronting the west side of Claiborne Street between Civic Center Drive and Canal Street, and SD-WH and Municipal, and
 - (c) Eighty (80) feet in T-5.2 for parking structures fronting the west side of Claiborne Street between Civic Center Drive and Canal Street and in T-6.



Table 9.2: Maximum Building and Parking Structure Height		
Sub-district and frontage	Maximum building height (stories)	Maximum parking structure height (feet)
T-3		
Civic Center site	3	n/a
All other T-3 lands	2	n/a
T-4	2	n/a
T-5.1	3	34
T-5.2		
Fronting Bienville Sq	8	60
Fronting west side of Clairborne Street on Civic Center site	16	80
All other T-5.2 lands	5 stories	60
T-6	No maximum	80
Municipal	4	60
Open	4	n/a
SD-WH	6	60

6

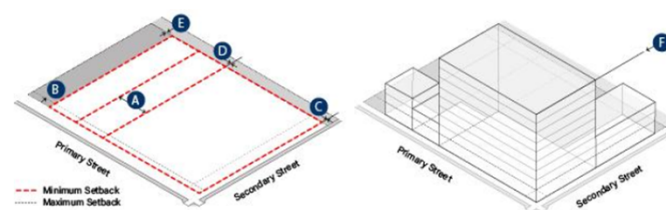
REGULATIONS CLARIFIED

1. Sub-districts organized in the same way as districts in the UDC.
2. New tables consolidate sub-district dimensional standards, transparency and frontage requirements, and include new illustrative graphics.
3. Frontage standards placed in one-page tables that include all relevant frontage requirements and include new illustrative graphics.
4. Requirements for modifications to existing buildings are placed in tables.

7

SUB-DISTRICT STANDARDS CONSOLIDATED

Table 3.2: T-6 Dimensional and Intensity Standards



Site features	
Lot area (sf), min	No minimum
Lot width (ft), min max	A 14 No maximum [1]
Building per lot, max	No maximum
Building coverage (% of site), max	No maximum
Setback, primary buildings	
Primary frontage (ft), min max	B 0 10 [2] [3]
Secondary frontage (ft), min max	C 0 12 [3]
Side (ft), min	D No minimum

Building Form	
Height, max	F No maximum
Frontage Types	
Lawn	● = Permitted
Terrace	
Stoop	●
Common Entry	
Pedestrian forecourt	●
Vehicular forecourt	●

8

FRONTAGE STANDARDS CONSOLIDATED

Table 6.9: Lawn Frontage Type Standards

Site features	Applicable Sub-districts						
	T-6	T-5 (both)	T-4	T-3	Municipal	Open	
Finished floor elevation, first floor (min max)	A						16 in 48 in (measured from average grade at property line) As required to comply with flood elevation requirements
Encroachment depth (max)							
Porch, stairs, ramps	B						50 percent of front setback depth, min porch depth of 8 ft 100 percent of front setback depth, min porch depth of 4 ft
Bay windows, roof overhangs, cornices, windows and door surrounds, other façade decorations	B						2 ft
Stoops	B						4 ft (may be covered by a roof structure supported by columns or wall brackets)
Fences							
Front property line and side lot lines to façade of building, max height							4 ft
Along side and rear property lines behind front façade, max height							8 ft 10 ft
							Wood picket, wood slat, wood lattice, iron or steel, brick,

9

STREAMLINE PROCESSES, CORRECT ERRORS, AND ELIMINATE AMBIGUITIES

Streamline administrative process and provide clarity

1. Clarifies steps and order of development review process
2. Eliminates CRC—Planning Director and staff review applications

Address key trouble points in development standards

1. Cleans up ambiguities about signs
2. Updates transparency requirements to comply with building code
3. Clarifies parking lot screening standards

10

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Rezoning of Property
Located at 2243, 2245, 2345, and 2509 Halls Mill Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **October 28, 2025**, a public hearing will be held on the **2nd** day of **December**, 2025, at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 2243, 2245, 2345, and 2509 Halls Mill Road from B-3, Community Business Suburban District, to B-5, Office Distribution District.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

THAT REAL PROPERTY SITUATED IN THE COUNTY OF MOBILE, STATE OF ALABAMA, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL A

TO FIND THE POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 WEST, AND RUN EAST ALONG THE NORTH LINE OF SAID SECTION 32, 2573 FEET TO A POINT; THENCE RUN SOUTH ALONG A LINE AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 32, 847.1 FEET TO A POINT ON THE EAST OR SOUTHEAST LINE OF THE RIGHT OF WAY OF HALLS MILL ROAD, WHICH POINT IS THE SOUTHWEST CORNER OF THE PROPERTY OF THE HEIRS OF W. H. ROWELL, AND THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED. FROM THE POINT OF BEGINNING THENCE RUN SOUTH 45 DEGREES, 45 MINUTES WEST ALONG THE SOUTHEAST LINE OF HALLS MILL ROAD 708.5 FEET TO A POINT; THENCE SOUTH 74 DEGREES EAST 830 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE OLD MOBILE AND BAY SHORE RAILROAD; THENCE NORTHWARDLY ALONG THE WEST RIGHT-OF-WAY LINE OF THE OLD MOBILE AND BAY SHORE RAILROAD 762 FEET, MORE OR LESS, TO A POINT ON THE

SOUTH PROPERTY LINE OF THE PROPERTY OF THE HEIRS OF W. H. ROWELL; THENCE NORTH 86 DEGREES WEST ALONG THE SOUTH LINE OF SAID PROPERTY OF THE HEIRS OF W. H. ROWELL (FOLLOWING AN OLD DITCH AND FENCE LINE) 581 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND BEING PART OF THE PROPERTY CONVEYED BY HELEN R. MEAHER AND AUGUSTINE MEAHER, JR., TO HELEN R. MEAHER, AS TRUSTEE UNDER THE WILL OF AUGUSTINE MEAHER, DECEASED, AS PER MAP OF OLIVER C. HUME DATED MARCH 15, 1942. LESS AND EXCEPT ANY PORTION OF SAID PROPERTY LOCATED IN CROSS POND SUBDIVISION, FIRST ADDITION, AS RECORDED IN MAP BOOK 78, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA.

PARCEL B

TO FIND THE POINT OF BEGINNING, BEGIN AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 1 WEST, AND RUN EAST ALONG THE NORTH LINE OF SAID SECTION 32, 2573 FEET TO A POINT; THENCE RUN SOUTH ALONG A LINE AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 32, 847.1 FEET TO A POINT ON THE EAST OR SOUTHEAST LINE OF THE RIGHT-OF-WAY OF HALLS MILL ROAD, WHICH POINT IS THE SOUTHWEST CORNER OF THE PROPERTY OF THE HEIRS OF W. H. ROWELL; THEN RUN SOUTH 45 DEGREES, 45 MINUTES WEST ALONG THE SOUTHEAST LINE OF HALLS MILL ROAD 708.5 FEET TO A POINT WHICH IS THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING RUN SOUTH 74 DEGREES EAST 830 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE OLD MOBILE AND BAY SHORE RAILROAD; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF THE OLD MOBILE AND BAY SHORE RAILROAD 200 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF PROPERTY FORMERLY OF J. A. M. FARNELL (NOW LOUISE FARNELL); THENCE NORTH 74 DEGREES WEST 921 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HALLS MILL ROAD; THENCE NORTHEAST ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF HALLS MILL ROAD 230 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL C

FROM A POINT WHERE THE SECTION LINE BETWEEN SECTIONS 29 AND 32, TOWNSHIP 4 SOUTH, RANGE 1 WEST, INTERSECTS THE EASTERLY RIGHT-OF-WAY LINE OF HALLS MILL ROAD; THENCE RUN SOUTHWESTWARDLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HALLS MILL ROAD 1136.90 FEET FOR THE PLACE OF BEGINNING OF THE LOT HEREIN DESCRIBED; THENCE CONTINUE SOUTHWESTWARDLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HALLS MILL ROAD 60 FEET TO THE SOUTHWEST CORNER OF PROPERTY HERETOFORE CONVEYED BY MOBILE COLD STORAGE AND LOCKER PLANT, INC. TO BROWN'S VELVET ICE CREAM COMPANY, BY DEED DATED MAY 8, 1950 AND RECORDED IN DEED BOOK 503, N.S., PAGE 101 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA; THENCE RUNNING EASTWARDLY ALONG A LINE FORMING AN INTERIOR ANGLE WITH THE EASTERLY RIGHT-OF-WAY LINE OF HALLS MILL ROAD OF 47 DEGREES, 46 MINUTES, 30 SECONDS (SAID LINE BEING ALSO THE SOUTH LINE OF SAID PROPERTY SO CONVEYED BY MOBILE

COLD STORAGE AND LOCKER PLANT, INC. TO BROWN'S VELVET ICE CREAM COMPANY) 89.28 FEET TO A POINT; THENCE RUN NORTHWESTWARDLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 42 DEGREES, 13 MINUTES, 30 SECONDS WITH THE LINE LAST DESCRIBED, 66.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HALLS MILL ROAD AND THE PLACE OF BEGINNING. ALL OF SAID MEASUREMENTS BEING ACCORDING TO SURVEY BY JOSEPH W. LUQUIRE, JR. DATED FEBRUARY 21, 1953, AND BEING A PART OF THE SAME PROPERTY CONVEYED BY MOBILE COLD STORAGE AND LOCKER PLANT, INC., TO BROWN'S VELVET ICE CREAM COMPANY, DATED MAY 8, 1950, AND RECORDED AS AFORESAID.

LESS AND EXCEPT ANY PORTION OF SAID PROPERTY LOCATED IN CROSS POND SUBDIVISION, FIRST ADDITION, AS RECORDED IN MAP BOOK 78, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from Community Business Suburban District (B-3) to Office Distribution District (B-5), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a B-5, Office Distribution District, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a B-5, Office Distribution District, until all of the condition set forth below has been complied with: 1. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 2nd day of December, 2025, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 5th day of November, 2025 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **2243, 2245, 2345, & 2509 Halls Mill Road**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Community Business Suburban District (B-3)** to **Office Distribution District (B-5)**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **B-5** districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in **B-5** districts until the following condition has been complied with: 1. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code shall be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

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BOOK 78, PAGE 26, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA.

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42 DEGREES, 13 MINUTES, 30 SECONDS WITH THE LINE LAST DESCRIBED, 66.11 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HALLS MILL ROAD AND THE PLACE OF BEGINNING. ALL OF SAID MEASUREMENTS BEING ACCORDING TO SURVEY BY JOSEPH W. LUQUIRE, JR. DATED FEBRUARY 21, 1953, AND BEING A PART OF THE SAME PROPERTY CONVEYED BY MOBILE COLD STORAGE AND LOCKER PLANT, INC., TO BROWN'S VELVET ICE CREAM COMPANY, DATED MAY 8, 1950, AND RECORDED AS AFORESAID.

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The classification of said property is hereby changed from **Community Business Suburban District (B-3)** to **Office Distribution District (B-5)**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a **B-5, Office Distribution District**, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a **B-5, Office Distribution District**, until all of the condition set forth below has been complied with: 1. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

Sketchy Investments, LLC (J. Casey Pipes, Helmsing Leach, P.C., Agent)
2243, 2245, 2345, & 2509 Halls Mill Road
Council District 3
C.J. Small



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

October 21, 2025
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission, at its meeting on October 16, 2025, considered the request of **Sketchy Investments, LLC (J. Casey Pipes, Helmsing Leach, P.C., Agent)** for a change in zoning from **Community Business Suburban District (B-3)** to **Office Distribution District (B-5)**, for the property located at **2243, 2245, 2345, & 2509 Halls Mill Road**.

After discussion it was decided to recommend approval of the rezoning request to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

Copies of the application and report are attached.

Sincerely,

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments



HELMSING
LEACH
ATTORNEYS AT LAW

MONICA NICHOLAS
mcg@helmsinglaw.com

October 20, 2025

VIA HAND DELIVERY

The City of Mobile, Alabama
Mobile City Planning Commission

Re: 2243, 2245, & 2509 Halls Mill Road
SUB-003440-2025
Farmers Market of Mobile County Subdivision
Sketchy Investments, LLC (J. Casey Pipes, Helmsing Leach, P.C., Agent)
District 3
Subdivision of 1 lot, 12.0+ acres

Dear Mobile City Planning Commission:

Enclosed a check in the amount of \$582.16, made payable to the City of Mobile,
for the advertising fee for the above referenced application.

Please contact me should you have any questions.

Very truly yours,


MONICA NICHOLAS

Enclosure

RECEIVED OCT 21 2025

Phone 251-432-5521 | Fax 251-432-0633 | www.HelmsingLaw.com

Post Office Box 2767, Mobile, AL 36652 | 150 Government Street, Suite 2000, Mobile, AL 36602
PLANNING AND ZONING
21 OCT 2025 AM 3:10

HELMSING LEACH HERLONG NEWMAN & ROUSE, PC



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 17, 2025

Farmers Market of Mobile County
12570 Henderson Camp Road
Grand Bay, Alabama 36541-6909

Re: 2243, 2245, & 2509 Halls Mill Road
ZON-UDC-003443-2025
Farmers Market of Mobile County Subdivision
Sketchy Investments, LLC (J. Casey Pipes, Helmsing Leach, P.C., Agent)
District 3
Rezoning from Community Business Suburban District (B-3) to Office Distribution District (B-5).

Dear Applicant(s)/ Property Owner (s):

At its meeting on October 16, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **B-5, Office Distribution District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- B) 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.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- E) 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.

ZON-UDC-003443-2025 2243, 2245, & 2509 Halls Mill Road
October 17, 2025

As such, the Planning Commission voted to recommend approval of Rezoning the property to **B-5, Office Distribution District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **\$582.16**. Upon receipt of this fee (check made out to the "City of Mobile"), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

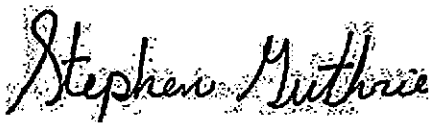
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: _____



Stephen Guthrie
Deputy Director of Planning and Zoning



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Planned Development

Checklist C

☒ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Previously approved Planning Approvals or Planned Unit Development

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	Dismuke Transports, LLC d/b/a Sketchy	J. Casey Pipes
Firm:		Helmsing Leach, P.C.
Phone:	229-347-7687	251-432-5521
Email:	adismuke@dismuketransportandrecove	jcp@helmsinglaw.com
Address:		150 Government St., Ste 2000, Mobile, AL

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

	Owner	Design Professional
Name:	Farmers Market of Mobile County	
Firm:		
Phone:	251 802 8567	
Email:	donniesfn@aol.com	
Address:	12570 Henderson Camp Rd, Grand Ba	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.
 2243, 2245, 2345 and 2509 Halls Mill Road 12.1 acres

Property Address R022909510008026.000; R022909510007260.000 Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)

B-3

Present Zoning or Transect District

B-5

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.


 Owner Signature

08 15 2025

Date

Keri Coumanis Digitally signed by Keri Coumanis
 Date: 2025.08.18 09:35:21 -05'00'

Applicant or Agent Signature (if applicable)

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Applicant or Agent Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

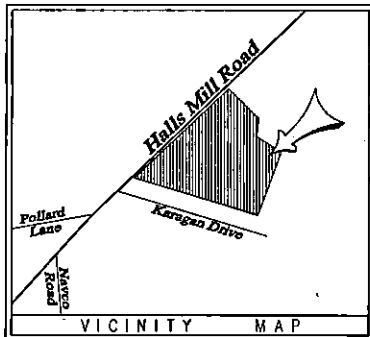
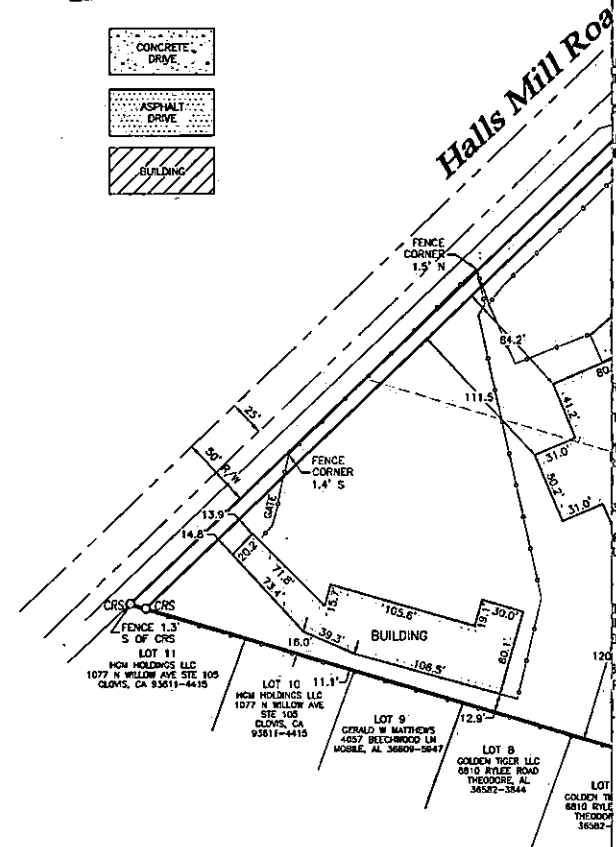
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm



- LEGEND
- △ CRF CAPPED IRON ROD FOUND
 - △ CTF CAPPED TOP PIPE FOUND
 - CWF CONCRETE MONUMENT FOUND
 - △ OFT OPEN TOP IRON PIPE FOUND
 - △ RFF REBAR IRON FOUND
 - △ RPF IRON PIN FOUND
 - CRS CAPPED IRON ROD SET (LSOA-50145)
 - (R) RECORD
 - (O) OBSERVED
 - R.O.B. RIGHT OF WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - CHAIN LINK FENCE
 - X— WIRE FENCE
 - /— WOOD FENCE
 - ||||| DRAINAGE INLET



LEGAL DESCRIPTION

A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF LOT 1, KARAGAN SUBDIVISION, MAP BOOK B, NORTH 73°37'48" WEST A DISTANCE OF 921.63 FEET TO A POINT; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF CAD, NORTH 48°15'28" EAST A DISTANCE OF 980.92 FEET TO A CAPPED REBAR FOUND (RC); THENCE SOUTH 51° A DISTANCE OF 308.48 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 07°42'27" WEST A DISTANCE OF 216.83 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 56°44'16" EAST A DISTANCE OF 216.83 FEET TO A CONCRETE MONUMENT FOUND (RC); THENCE SOUTH 23°19'05" WEST A DISTANCE OF 508.77 FEET TO THE POINT OF BEGINNING.

MATTHEW ROBERTS, FOR SMITH CLARK & ASSOCIATES OF MOBILE, LLC DBA BYRD SURVEYING, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATE 08/18/25

MATTHEW ROBERTS, ALABAMA LICENSE NO. 30355

OWNER : FARMERS MARKET OF MOBILE COUNTY

(NAME), (TITLE)

SIGNED NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, HEREBY CERTIFY THAT (NAME), WHOSE OFFICE IS LOCATED AT FARMERS MARKET OF MOBILE COUNTY, IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF THE FOREGOING CERTIFICATE, HE SIGNED VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PERMITS WILL BE REQUIRED FOR ANY LAND DISTURBING ACTIVITY IN ACCORDANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1984); AND, THE RULES FOR EROSION CONTROL AND STORM WATER RUNOFF CONTROL.

PERMITS FROM THE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN PERMITS) REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

PERMITS TO BE CONSTRUCTED, AND/OR REPAIRED, ALONG THE FRONTAGE OF EACH LOT, OR PARCEL, AT TIME OF NEW DEVELOPMENT AS A SIDEWALK MANHOLE IS APPROVED.

PERMITS FOR DETENTION FACILITIES, COMMON AREAS, AND WETLANDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), CITY OF THE CITY OF MOBILE.

PERMITS REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.

PERMITS LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY REQUIRED PERMITS HANDICAP SPACES, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3, SECTION 64-3-12 OF THE CITY CODE.

PERMITS 34 AERIAL PHOTO LOT 1 WILL RECEIVE HISTORICAL CREDIT OF EXISTING (1984) IMPERVIOUS AREA TOWARDS STORMWATER PER MOBILE CITY CODE, CHAPTER 17, (STORM WATER MANAGEMENT AND FLOOD CONTROL) AS FOLLOWS: LOT 1 - 300,000 S.F.

PERMITS TO BE CONSTRUCTED IN ANY EASEMENT WITHOUT PERMISSION FROM THE EASEMENT HOLDER.

APPROVED: MOBILE CITY PLANNING COMMISSION

ITS SECRETARY

DATE

APPROVED:

TRAFFIC ENGINEER

DATE

APPROVED:

CITY ENGINEER

DATE

FARMERS MARKET
SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.
BYRD SURVEYING

2609 HALLS MILL ROAD
(251) 476-5010
SCALE: 1" = 60'
25BSI75

MOBILE, ALABAMA
BYRD@BYRDSURVEYING.BIZ
AUGUST 18, 2025

NARRATIVE / STATEMENT OF JUSTIFICATION FOR REZONING

The applicant proposes to rezone the parcels located at approximately 2243, 2245, 2345 and 2509 Halls Mill Road (the "site" or "property") from B-3 to B-5. For over fifty years, this 12.1 acre site was actively used by the Farmers Market of Mobile County as a regional distribution center for fresh produce and farm goods. Farmers (some as far as 250 miles away) used the site for the accumulation, storage, distribution, and delivery of fresh produce and farm goods. All of this distribution occurred by truck.¹

At the height of its activity, a 1980 aerial demonstrate the site once housed as many as 12 structures, six of which were large, open-aided warehouses, situated on raised platforms to facilitate truck-based distribution.



In the late 1990s, the Farmers Market began to wind down operations and, since that time, sublet the property for a variety of uses, including some produce distribution. There are currently nine structures located on site, including four of the original warehouses.

¹ The Mobile Register, July 20, 1973 ("Needed Balance seen at Farmers Market"); see also Mobile Register Agribusiness, November 30, 1987 ("Diversification secret to modern day farming")("Farmers from Baldwin County are also using the Mobile Farmers market. What is not sold locally is shipped to other states.").



In recent years, the site has been largely underutilized. The structures – most constructed by 1955 -- have experienced significant deferred maintenance. The grounds remain unkempt and littered with the remnants of various industries.

The Farmers Market now desires to sell the property, and Legendary Investments d/b/a as Sketchy Investments, LLC currently has it under contract. Sketchy Investments purchased the adjacent property, located at 2303 Halls Mill Road, in October, 2023. At that time, it rezoned the property to B-5. 2303 Halls Mill Road borders this property to the north and east. The rezoning request will permit this property to be used in conjunction with the property located at 2303 Halls Mill Road. These uses include warehousing, distribution, storage and heavy vehicle / equipment (i.e. truck and tractor-trailer) storage.

Mistake / Change in Use Chart Justify the Rezoning

More importantly, the rezoning will permit the site to be used as it has been since 1950 – for regionally-based, large-scale warehousing and distribution. Under the Unified Development Code, wholesale distribution, warehousing and storage in excess of 40,000 square feet is only permitted by right in a B-5 zone (or an industrial zone). Therefore, in order to continue to use

this property for wholesale distribution, it must be rezoned to B-5. Further, the rezoning will permit the new owners to reinvest in the existing warehouses, which are situated on raised foundations in order to facilitate the distribution of goods by truck.

Changing Conditions Justify the Rezoning

Halls Mill Road has long served as a traditional, commercial corridor supporting locally-owned small businesses. In recent years, however, the area has transitioned to a broader array of commercial uses with increasing small-scale industrial development and growing regional investment. Its strategic location near Highway 90, downtown Mobile and the interstates -- makes it an attractive location for distributors, supply houses, and light industrial uses.

The historical use of the property -- for regional farm product distribution -- is in alignment with the changing conditions and current uses along Halls Mill Road. Therefore, the rezoning is necessary to support the continued viability of Halls Mill Road and to permit the current use of the property to continue and expand. In addition, there is a need for more commercial sites with the physical area to serve a regional market. This amendment would provide such a site.

The Rezoning is in Alignment with the Future Land Use Map and Map for Mobile

The proposed rezoning is in alignment with the Future Land Use Map of the Map for Mobile. The Halls Mill Road corridor is identified on the Future Land Use Map, an exhibit to the Map for Mobile, as a "Mixed Commercial Corridor." According to the "Zoning District Correspondence Matrix" created by City staff, a B-5 zoning district is not inconsistent with the Mixed Commercial Corridor designation. The current conditions align consistently with this area's older, and more traditional type of land use, when it was Highway 90 and a route for interstate commerce.

The general character of the proposed use is in alignment with certain goals and objectives of the Map for Mobile. Specifically, the rezoning proposal aligns with the Map for Mobile Principles by providing an opportunity for "Strategic infill and redevelopment" on a large parcel in an under-utilized commercial area. See Map for Mobile, pg. 7. Rezoning promotes the Map for Mobile's built environment goals by supporting redevelopment of an existing site with existing infrastructure, thereby minimizing sprawl and redeveloping a commercial site in a developed area. Map for Mobile, pgs. 37 and 38.

This portion of Halls Mill Road is considered an "underserved area." The proposal supports economic development by providing an opportunity for greater access to jobs and employment centers in an underserved areas. Map for Mobile, p. 41. The project, a significant investment along Halls Mill Road, will encourage current and future small businesses and entrepreneurs to locate in underserved areas. Map for Mobile, p. 61.

In conclusion, this 12.1-acre site operated for over fifty years as a hub for warehousing, distribution, and storage. In recent years, however, it has been underutilized. The City of Mobile

has a growing need for commercial sites with the scale and infrastructure to support regional market demands and the continued economic development of the Port of Mobile.

Redeveloping this greyfield site will help meet that need. Rezoning the property to B-5 is essential to enable its continued use and allow for expansion through the addition of new warehouse facilities and other activities. The reuse and redevelopment of this site will stabilize an undervalued, and underutilized, property, provide job opportunities in an underserved community, remediate blight and enhance the broader economic goals of the city.

CHECKLIST B: REZONING APPLICATION

A. Justification for the Proposed Amendment

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

The proposed rezoning aligns with the Future Land Use designation found in the Map for Mobile. This portion of the Halls Mill Road corridor is identified on the Future Land Use Map, an exhibit to the Map for Mobile, as a "Mixed Commercial Corridor." The rezoning will facilitate the continued use of the site for "wholesale distribution, warehousing and storage in excess of 40,000 square feet" and the addition of the following uses to the site: heavy duty vehicle and heavy equipment storage. B-5 zoning is not inconsistent with the Mixed Commercial Corridor according to the "Zoning District Correspondence Matrix" created by City staff.

The proposed rezoning will provide an opportunity for "strategic infill and redevelopment" on a large parcel in an under-utilized commercial area, a Map for Mobile objective. Map for Mobile, pg. 7. The adjacent property, to the north and east, was rezoned to B-5 in October, 2023. The proposed rezoning allows this property to be used or redeveloped in a manner consistent with its intended purpose and the surrounding land uses. Further, the rezoning will allow the applicant to diversify uses at the site, enhancing the viability of this underutilized site.

2. Was there a Mistake or Error in the original map?

The use of the current site as "wholesale distribution" predated the City of Mobile's zoning ordinance. Since zoning district appears to have stayed the same, but with the addition of new zoning districts, the chart of permitted uses has changed to the point that "wholesale distribution" is no longer allowed by right in the current zoning district, but it is allowed by right in B-5. We have not researched the entire history of the City of Mobile's zoning code to see how the chart of uses has changed over the years.

3. Describe how this proposal promotes the community's health, safety, and welfare.

The proposed rezoning and subsequent redevelopment of this site represents a significant economic investment along the Halls Mills Road corridor. This investment will stabilize the existing built environment, encourage additional investment and overall improve the area. If the rezoning is approved, and the property is purchased, the new owners intend to rehabilitate the site, which currently suffers from years of deferred maintenance, the accumulation of discarded commercial and industrial materials, and general neglect. Under the current zoning it would be impractical to buy the site and make a similar level of investment. Without a rezoning, it is most likely that the site would continue to only be leased to secondary business

interest on short-term leases with minimal, if any, capital investment. By rezoning the site and facilitating redevelopment and investment, the site and a visible corridor along Halls Mill Road will be improved. Thus the rezoning would certainly advance the general welfare of the community and align with the broader goals of neighborhood reinvestment.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

This site has been used as a “wholesale distribution” site since before the City zoned this area, and the property still has some “wholesale distribution” activity for fruit and produce. What changed was the City’s chart of permitted uses, which no longer allows wholesale distribution by right in the current zoning district.

Further, Halls Mill Road has long served as a traditional, commercial corridor supporting locally-owned businesses. In recent years, however, the area has transitioned to a broader slate of commercial uses, with increasing small-scale industrial development and growing regional investment. Its strategic location near Highway 90, downtown Mobile and the interstates -- makes it an attractive location for distributors, supply houses, and light industrial uses. This increased demand is mainly fueled by the growth in Port of Mobile which has greatly increased the demand for logistical facilities to help move cargo in and out of the Port.

Finally, there is a need for more commercial sites with the physical area to serve a regional market, as this site did for almost fifty years. A rezoning is necessary to support this evolution and to allow this property to be used as such a site.

B. SITE AND NEIGHBORHOOD COMPATIBILITY

The Halls Mill Road corridor is a mixed-use corridor experiencing some level of transition. In this immediate area, the lots fronting on Halls Mill Road are all either B-3 or B-5. The corridor is changing from a local, small business corridor to small-scale industrial uses and commercial warehousing and/or supply houses associated with regional industries. The smaller lots are still suitable for B-3, but larger parcels, like the subject property and the property adjacent to it, are most suitable for B-5.

Historically, this site served as a commercial warehousing and supply site for regional and local farmers. In this manner, the proposed rezoning to continue to allow wholesale distribution is compatible with both the changing conditions the corridor is experiencing and with the historical use of the site. A rezoning, therefore, allows the historical use of the property to continue and permits additional revitalization and reinvestment in the infrastructure and buildings located at the site.

EXHIBIT "A"

The Land is described as follows:

That real property situated in the County of Mobile, State of Alabama, described as follows, to-wit:

PARCEL A

To find the point of beginning, begin at the Northwest corner of Section 32, Township 4 South, Range 1 West, and run East along the North line of said Section 32, 2573 feet to a point; thence run South along a line at right angles to the North line of said Section 32, 847.1 feet to a point on the East or Southeast line of the right of way of Halls Mill Road, which point is the Southwest corner of the property of the heirs of W. H. Rowell, and the point of beginning of the lot herein described. From the point of beginning thence run South 45 degrees, 45 minutes West along the Southeast line of Halls Mill Road 708.5 feet to a point; thence South 74 degrees East 830 feet to a point on the West right-of-way line of the Old Mobile and Bay Shore Railroad; thence Northwardly along the West right-of-way line of the Old Mobile and Bay Shore Railroad 762 feet, more or less, to a point on the South property line of the property of the heirs of W. H. Rowell; thence North 86 degrees West along the South line of said property of the heirs of W. H. Rowell (following an old ditch and fence line) 581 feet, more or less, to the point of beginning, and being part of the property conveyed by Helen R. Meaher and Augustine Meaher, Jr., to Helen R. Meaher, as Trustee under the Will of Augustine Meaher, deceased, as per map of Oliver C. Hume dated March 15, 1942.

LESS AND EXCEPT any portion of said property located in Cross Pond Subdivision, First Addition, as recorded in Map Book 78, page 26, in the Office of the Judge of Probate, Mobile County, Alabama.

PARCEL B

To find the point of beginning, begin at the Northwest corner of Section 32, Township 4 South, Range 1 West, and run East along the North line of said Section 32, 2573 feet to a point; thence run South along a line at right angles to the North line of said Section 32, 847.1 feet to a point on the East or Southeast line of the right-of-way of Halls Mill Road, which point is the Southwest corner of the property of the heirs of W. H. Rowell; then run South 45 degrees, 45 minutes West along the Southeast line of Halls Mill Road 708.5 feet to a point which is the point of beginning. From the point of beginning run South 74 degrees East 830 feet, more or less, to a point on the West right-of-way line of the Old Mobile and Bay Shore Railroad; thence South along the West right-of-way line of the Old Mobile and Bay Shore Railroad 200 feet, more or less, to a point on the North line of property formerly of J. A. M. Farnell (now Louise Farnell); thence North 74 degrees West 921 feet to a point on the West right-of-way line of Halls Mill Road; thence Northeast along the Southeast right-of-way line of Halls Mill Road 230 feet, more or less, to the point of beginning.

PARCEL C

From a point where the Section line between Sections 29 and 32, Township 4 South, Range 1 West, intersects the Easterly right-of-way line of Halls Mill Road; thence run Southwestwardly along the Easterly right-of-way line of Halls Mill Road 1136.90 feet for the place of beginning of the lot herein described; thence continue Southwestwardly along the Easterly right-of-way line of Halls Mill Road 60 feet to the Southwest corner of property heretofore conveyed by Mobile Cold Storage and Locker Plant, Inc. to Brown's Velvet Ice Cream Company, by deed dated May 8, 1950 and recorded in Deed Book 503, N.S., page 101 of the records in the Office of the Judge of Probate of Mobile County, Alabama; thence running Eastwardly along a line forming an interior

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company, or its issuing agent that may be in electronic form.

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angle with the Easterly right-of-way line of Halls Mill Road of 47 degrees, 46 minutes, 30 seconds (said line being also the South line of said property so conveyed by Mobile Cold Storage and Locker Plant, Inc. to Brown's Velvet Ice Cream Company) 89.28 feet to a point; thence run Northwestwardly along a line forming an interior angle of 42 degrees, 13 minutes, 30 seconds with the line last described, 66.11 feet to the Easterly right-of-way line of Halls Mill Road and the place of beginning. All of said measurements being according to survey by Joseph W. Luquire, Jr. dated February 21, 1953, and being a part of the same property conveyed by Mobile Cold Storage and Locker Plant, Inc. to Brown's Velvet Ice Cream Company, dated May 8, 1950 and recorded as aforesaid.

LESS AND EXCEPT any portion of said property located in Cross Pond Subdivision, First Addition, as recorded in Map Book 78, page 26, in the office of the Judge of Probate, Mobile County, Alabama.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

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Form **8879-CORP**

(Rev. December 2024)

Department of the Treasury
Internal Revenue Service**E-file Authorization for Corporations**For calendar year _____, or tax year beginning 07/01/24, ending 06/30/25

For use with Form 1120 series returns.

Do not send to the IRS. Keep for your records.

Go to www.irs.gov/Form8879CORP for the latest information.

OMB No. 1545-0123

Name of corporation

FARMERS MARKET OF MOBILE COUNTY, IN

Employer identification number

63-0239398**Part I Information (Whole dollars only)**

1 Total Income (Form 1120, line 11) _____

1

2 Total Income (Form 1120-F, Section II, line 11) _____

2

3 Total income (loss) (Form 1120-S, line 6) _____

3

4 Total income (Form 1120, line _____)

4

Part II Declaration and Signature Authorization of Officer. Be sure to get a copy of the corporation's return.

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's electronic income tax return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

☒ I authorize KILGORE, BROWN & BRITTAIN, LLC to enter my PIN as my signature
ERO firm name do not enter all zeros

on the corporation's electronically filed income tax return.

☐ As an officer of the corporation, I will enter my PIN as my signature on the corporation's electronically filed income tax return.

Officer's signature

ROBERT D BROWN07/30/25PRESIDENT**Part III Certification and Authentication**

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN.

do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the electronically filed income tax return for the corporation indicated above. I confirm that I am submitting this return in accordance with the requirements of Pub. 3112, IRS e-file Application and Participation, and Pub. 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature

VANCE KILGORE

Date

07/30/25

ERO Must Retain This Form — See Instructions
Do Not Submit This Form to the IRS Unless Requested To Do So

For Paperwork Reduction Act Notice, see Instructions.

Form **8879-CORP** (Rev. 12-2024)

DAA

Re: Sketchy Investments, LLC (ZON-UDC-003443-2025)

From Anderson, Logan <dlogananderson@cityofmobile.org>

Date Tue 8/19/2025 8:47 AM

To J. Casey Pipes <jcp@helmsinglaw.com>

Cc Keri Coumanis <krc@helmsinglaw.com>; Karapetyan, Marine <marine.karapetyan@cityofmobile.org>; Aamothe, Victoria <victoria.aamothe@cityofmobile.org>

Good morning,

Please disregard my previous email. Below is the corrected version:

We have completed our review of the above-referenced Rezoning application and determined that it is **partially complete**.

An invoice for the application fees has been issued. Once payment is received, the application will be placed on the appropriate Planning Commission agenda. However, **the following items must be addressed before the application can be considered complete for Planning Commission review:**

1. Neighborhood Meeting Documentation:

Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, September 3, 2025**.

Note: To date, no Neighborhood Meeting information has been provided.

2. DWG File Submission: If you have not already done so, please submit the **DWG AutoCAD file** for the conceptual plan to our GIS staff. For your convenience, **Marine** and **Tori** have been copied on this message.

If the application fees are paid **by noon on Wednesday, August 20, 2025**, the case will be scheduled for the **September 18, 2025, Planning Commission agenda**. However, please note that if the Neighborhood Meeting documentation is not received by the stated deadline, the application will be held until all outstanding requirements are satisfied.

IMPORTANT

The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,

Logan Anderson

Principal Planner

Planning & Zoning



dlogananderson@cityofmobile.org

(251) 208-5895 main

From: Anderson, Logan <dlogananderson@cityofmobile.org>

Sent: Tuesday, August 19, 2025 8:37 AM

To: J. Casey Pipes <jcp@helmsinglaw.com>

Cc: Keri Coumanis <krc@helmsinglaw.com>; Karapetyan, Marine <marine.karapetyan@cityofmobile.org>; Aamothe, Victoria <victoria.aamothe@cityofmobile.org>

Subject: Re: Sketchy Investments, LLC (ZON-UDC-003443-2025)

Good morning,

An invoice for the fees has been issued for the above Rezoning application. **Please note that the application will not be considered complete until all fees have been processed.**

If all fees are paid **by noon on August 20, 2025**, the application will be placed on the **September 18, 2025, Planning Commission agenda**. If the deadline is not met, the application will be held over until all requirements have been satisfied.

IMPORTANT

The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,

Logan Anderson

Principal Planner

From: Anderson, Logan <dlogananderson@cityofmobile.org>

Sent: Monday, August 18, 2025 12:11 PM

To: J. Casey Pipes <jcp@helmsinglaw.com>

Cc: Keri Coumanis <krc@helmsinglaw.com>; Karapetyan, Marine <marine.karapetyan@cityofmobile.org>; Aamoth, Victoria <victoria.aamoth@cityofmobile.org>

Subject: Sketchy Investments, LLC (ZON-UDC-003443-2025)

Good Afternoon,

We have completed our review of the above-referenced **Rezoning** application. However, the following items must be addressed before the application can be deemed complete and scheduled for consideration:

Owner Authorization: A signed corporate letter of authorization was submitted; however, the name of the individual who signed the letter and their affiliation with Farmers Market of Mobile County, Inc. cannot be determined. Please provide one of the following to satisfy this requirement:

- A revised authorization letter issued by Farmers Market of Mobile County, Inc. that explicitly identifies the signatory and authorizes them to act on the corporation's behalf; **or**
- Documentation verifying the name of the signatory and confirming that they are an officer or authorized agent of Farmers Market of Mobile County, Inc.

Notification Labels:

- Notification labels are missing for the following property owners:

NAME	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1625 LLC	85 N SAGE AVE	MOBILE	AL	36607
BIGGS WILLIAM H & DORIS M BIGGS	2505 KARAGAN DR	MOBILE	AL	36606
BROWN SALLY F	405 PENNINGTON CIR	MOBILE	AL	36606
BYRD EMERY ATTN RICHARD BYRD	5433 SPRING DR	MOBILE	AL	36693
CARLEY FREDERICK HUBERT SR.	2648 EDGEWATER DR	NICEVILLE	FL	32578
CLARK EMMA MYREE	2451 KARAGAN DR	MOBILE	AL	36606
CLIFFCO, LLC	10304 CELESTE RD	SARALAND	AL	36571
COLONIAL TRAILWAYS INC	520 N COURT ST	MONTGOMERY	AL	36104
GEIL JOE & TIMARA	3808 ST ANDREWS LOOP E	MOBILE	AL	36693
HARRIS JOAN LYNN AS TRUSTEE OR HER	1203 E FLORA ST	TAMPA	FL	33604
JOHNSON HOWARD B	900 W STUART DR	MOBILE	AL	36605
KARAGAN JAMES P A LIFE ESTATE	6412 WILLOW BROOK RUN E	MOBILE	AL	36608
M & A RENTALS LLC	4062 GILLNET LN	MILTON	FL	32583
M & B BUILDERS LLC	PO BOX 2947	MOBILE	AL	36652
MAIBEN ROBERT E	900 W GULF TERRA DR	MOBILE	AL	36605
MALDONADO SANTOS NOE ANARIBA & DELFINA ROSAS CHAGALA	2501 KARAGAN DR	MOBILE	AL	36606
MATHERS SHELBY LYNNE & CLAY LAVERN MATHERS	2463 KARAGAN DR	MOBILE	AL	36606
MOFFETT FRANCINE P	2460 N GULF TERRA DR	MOBILE	AL	36605
MOLLISE DANIEL LEWIS & PAME	2866 RAMADA DR W	MOBILE	AL	36693
MOULYET ANNE	4371 NELSON AVE	SARASOTA	FL	34231
O'BANNON KENNETH D &	457 CANADY CT	HAMPTON	GA	30228
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PHILON JOSEPH & HELEN L PHILON	2452 N GULF TERRA DR	MOBILE	AL	36605
ROSS GLORIA JEAN	835 SASSE ST	CLARKSDALE	MS	38614
SANDERS FRANCES H	2467 KARAGAN DR	MOBILE	AL	36606
SCOTT TASHEKA	3911 VALLAS DR	MOBILE	AL	36605
TACON DAVID M	415 FAIRWOOD BLVD	FAIRHOPE	AL	36532
WACKER JOHN C III ATTN PHILLIP P KARAGAN	23095 PERDIDO BEACH BLVD	ORANGE BEACH	AL	36561

- Please resubmit your notification labels with this missing information.

DWG File Submission: If you have not already done so, please submit the DWG (AutoCAD) file of the Preliminary Plat to our GIS staff. For your convenience, Marine and Tori have been copied on this message for assistance.

Once all items have been submitted and verified, an invoice will be issued for the application fees. Please note that the application will not be considered complete—and therefore cannot be scheduled—until all required materials have been received and the fees have been processed.

If all items are submitted **no later than 5:00 P.M. on August 18, 2025**, the application will be placed on the agenda for the **September 18, 2025, Planning Commission** meeting. Otherwise, the application will be held over until it is made complete.

If you have any questions or need further clarification, please don't hesitate to reach out.

Thank You,

Logan Anderson

Principal Planner

Planning & Zoning

BUILD MOBILE

dlogananderson@cityofmobile.org

(251) 208-5895 main

Sketchy Investments, LLC (ZON-UDC-003443-2025)

From Anderson, Logan <dlogananderson@cityofmobile.org>

Date Mon 8/18/2025 12:11 PM

To J. Casey Pipes <jcp@helmsinglaw.com>

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Thank You,

Logan Anderson

Principal Planner

Planning & Zoning

BUILD MOBILE

dlogananderson@cityofmobile.org

(251) 208-5895 main



City of Mobile · Planning & Zoning
Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 9/23/2025

The following documentation has been collected, signed, and submitted with this cover sheet to the City of Mobile Planning and Zoning Department for the proposed application(s) (i.e. Rezoning, Planned Development, Conditional Use Permit):

Rezoning

Neighborhood Meeting Date: 9/22/2025

Neighborhood Meeting Time: 5:30pm

Neighborhood Meeting Location: Community Church Ministries
2514 Hella Min Road

The following documents are enclosed (place a checkmark where applicable):

- ☒ Dated photograph(s) of the posted sign(s)
- ☒ The verified address list of surrounding property owners to whom notification was provided
- ☒ A copy of the notice advertising the Neighborhood Meeting
- ☒ A sign-in sheet documenting meeting attendance
- ☒ A written summary or minutes of the meeting
- ☒ Copies of any site plans, building elevations or other documents provided or referenced at the meeting
- ☐ Additional documents (Describe: _____)

Applicant's Name: Keri Courmanis (agent for Sketchy Invocations)
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X Keri Co Date: 9/23/2025

All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

251.751.9553

601.94

NOTICE

Rezoning Application & Neighborhood Meeting

Date: September 22, 2025 @ 5:30 PM

Location: Community Church Ministries

2514 Halls Mill Road

FOR MORE INFORMATION, please call 251-432-5521

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Posted 9/9/25
3 of 3 signs



1 of 3 signs
Posted 9/9/25

ALLAN CAMERON LEI

251.751.9553

Posted 9/9/25
3:01 PM

60

NOTICE

Rezoning Application & Neighborhood Meeting

Date: September 22, 2025 @ 5:30 PM

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2514 Halls Mill Road

FOR MORE INFORMATION, please call 251-432-5521

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Po Box 1827
Mobile, AL 36633-1827

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2244 Halls Mill Rd
Mobile, AL 36606

Mulherin Custodial Home
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Mobile, AL 36606

Zion Baptist Church
P O Box 6200
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Lawrence Timothy W
& Dudley O Davis
2308 Halls Mill Rd
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Golden Tiger LLC (The)
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N & D Properties LLC
53 N Ann St
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Oneill J C Jr
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3345 Halls Mill Rd Ste B
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Farmers Market Of Mobile Co
12570 Henderson Camp Rd
Grand Bay AL 36541-6906

Casey Pipes
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Mobile, AL 36607

DW Bates Properties LLC
651 Olive Ave
Fairhope AL 36532-2833

Chancellor Properties LLC
Po Box 505
Laurel MS 39441-0505

Gulf Coast Steel Building
C/O Farmers Market Of Mobile
12570 Henderson Camp Rd
Grand Bay AL 36541-6906

Sketchy Investments LLC
951 Us Highway 82 W Ste B
Leesburg , Ga 31763-5862

Casildo Fernandez Heliodoro
& Noemi Rosas Chagala
706 Holcombe Ave
Mobile, AL 36606-4240

HGM Holdings LLC
C/O Medlock Management
1077 N Willow Ave Ste 105
Clovis Ca 93611-4415

Thabit Haroun & Lois L
2454 Sayner Ave
Mobile AL 36605-2536

JHR Real Estate LLC
& Elizabeth A Reilly
11401 Roosevelt Blvd
Philadelphia, PA 19154-2102

Kenneth O'Bannon
657 Canady Ct.
Hampton, GA 30228-6366

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September 8, 2025

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

We represent Sketchy Investments, LLC. Sketchy Investments is interested in purchasing the property located at 2243, 2245, 2345 and 2509 Halls Mill Road. Please see the included map (next page).

This Property is currently owned by the Farmer's Market of Mobile County. The Property is currently zoned B-3. Sketchy Investments is interested in rezoning the Property to B-5. This zoning change will allow Sketchy Investments to continue to use the Property as it is currently being used and to add some additional uses, such as outdoor storage of heavy equipment and vehicles, wholesale distribution, warehousing and storage.

The Neighborhood Meeting will provide an opportunity to discuss the rezoning proposal in more detail.

You are invited to attend meeting:

Monday, September 22, 2025

5:30 PM

Community Church Ministries

2514 Halls Mill Road

Mobile, AL 36606

The purpose of this meeting is to provide a forum for surrounding property owners to review the proposal and identify issues before the rezoning application is formally reviewed by the City Planning Commission. Please note this meeting will be an informational meeting on preliminary development plans. Plans may be altered.

We will attempt to answer questions which may be relevant to meeting development standards consistent with City of Mobile's Unified Development Code and the Map for Mobile.

At a later date, you will receive official notice from City concerning the Planning Commission meeting on September 18, 2025 at Government Plaza. On September 18, the Planning Commission will consider the Rezoning Request and hold a Public

Sketchy Investments
Sept. 22, 2025
Sign-In Sheet

[illegible]

Community Meeting Summary

Date & Time: Monday, September 22, 2025, at 5:30 PM

Location: Community Outreach Ministries
2514 Halls Mill Road

Attendance:

Three community members were present, including:

- Two representatives from an adjacent business, Colonial Trailways.
- One owner of a commercial property on Halls Mill Road

Materials Distributed:

- Map of Property; Pertinent Use Chart Information (attached)

Presentation Summary:

Casey Pipes, representative of the applicant (Sketchy Investments) provided an overview of the rezoning and subdivision request, explaining as follows:

- The site was formerly used by area farmers for distribution and warehousing.
- The subdivision is necessary to consolidate two metes and bounds parcels into a single lot of record.
- The subject property is currently under contract, pending rezoning approval.
- The applicants (Sketchy Investments) previously purchased two parcels on Halls Mill Road, formerly owned by Gulf Coast Truck and Equipment. This Property shares a northern property line with one of the parcels.
- The long-term intent is to develop the subject property, along with the adjacent parcels, for the storage and parking of automobile transporters.
- The business operations are tied to the Roll On / Roll Off Terminal at the Port, requiring staging areas near the Port for transporters.
- Acquisition of the subject property would provide potential additional ingress/egress to the overall site.

Community Questions & Responses:

Question: Will automobile transporter storage be the only intended use of the property?

Response:

- Currently, several buildings on the site are occupied by month-to-month tenants.
- Sketchy Investments intends to evaluate which buildings may be rehabilitated or retained.

- They also plan to clean up the property, similar to their previous work at the former Gulf Coast Truck site.
- There may be intermediary uses before the site is fully developed.

Question: Do they have to have B-5?

Response:

- Yes, the use meets the definition of "Heavy Duty Commercial Vehicle Parking" which is a "temporary use" allowed by right in B-5.

~~Sept. 28~~
August 25, 2025 Neighborhood Meeting
2243-2509 Halls Mill Road
Site: 12 acres +/-
Currently Zoned B-3; Adjacent to B-5 and R-1
Zoning Requested: B-5

**Potential Uses Allowed by Right
in B-5**

- Heavy Duty Commercial Vehicle Parking
- Heavy Truck/Farm Equipment/Construction Equipment Dealer
- Machinery and Equipment Rental and Leasing
- Machinery and Heavy Equipment Sales and Service
- Wholesale Distribution, Warehousing and Storage

Other Uses Allowed By Right in B-5

- Industrial Launderer
- Linen/Uniform Supply
- Media Production
- Research and Development





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Agenda Item # 11

SUB-003440-2025 & ZON-UDC-003443-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

2243, 2245, 2345, & 2509 Halls Mill Road

Subdivision Name:

Farmers Market of Mobile County Subdivision

Applicant / Agent:

Sketchy Investments, LLC / J. Casey Pipes, Helmsing Leach, P.C.

Property Owner(s):

Farmers Market of Mobile County, Inc.

Current Zoning:

B-3, Community Business Suburban District

Proposed Zoning:

B-5, Office Distribution District

Future Land Use:

Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create one (1) legal lot of record.
- Rezoning from B-3 to B-5
 - Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Commission Considerations:

1. Subdivision proposal with seven (7) conditions; and
2. Rezoning with one (1) condition.

Report Contents:

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Context Map	2
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Staff Comments	3
Commission Considerations	6
Exhibits	8

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 11 DATE October 16, 2025
 APPLICANT Farmers Market of Mobile County Subdivision
 REQUEST Subdivision, Rezoning from B-3 to B-5



SITE HISTORY

The site was annexed into the corporate limits of the City of Mobile in 1945, though it had already been identified for industrial use on the City's 1934 Use District Map. With the adoption of the 1951 Zoning Ordinance, the property was zoned C-2, Community Business District, and R-1, One-Family Residence District. In 1967, the zoning was amended to B-3, Community Business District, a classification the site has retained through the adoption of the Unified Development Code, at which time it was also given the additional "Suburban" Sub-District designation.

The property consists of two (2) metes-and-bounds parcels originally developed as a regional distribution center for fresh produce and farm goods, prior to the adoption of current development regulations.

There are no Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Subdivision:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.
- C. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Rezoning:

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- 3. Any existing or proposed detention facility shall be maintained as it was constructed and approved.
- 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
- 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

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.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this application is to create one (1) legal lot of record from two (2) existing metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lot fronts Halls Mill Road, a Minor Arterial Street with a required 70-foot-wide right-of-way at this location. The preliminary plat depicts an existing 50-foot-wide right-of-way with an additional 10 feet proposed for dedication, providing a total of 35 feet from the centerline of Halls Mill Road. Accordingly, no further dedication should be required.

The lot exceeds the minimum size and area requirements for parcels served by public water and sanitary sewer within the site's existing and proposed zoning classifications. This information is properly labeled in both square feet and acres on the preliminary plat, in accordance with Section 5.A.2(e)(4) of the Subdivision Regulations and should be retained on the Final Plat if approved.

The lot also exceeds the minimum width requirement for non-residential lots, as specified in Section 6.C.2(b)(4) of the Subdivision Regulations.

A 25-foot front yard setback is not illustrated along Halls Mill Road, as required by Section 6.C.8 of the Subdivision Regulations and the dimensional standards of Article 2 of the Unified Development Code (UDC) for the site's existing and proposed zoning classifications. Therefore, if approved, the required 25-foot front yard setback should be illustrated along Halls Mill Road, adjusted to reflect the proposed dedication.

It should be noted that the additional right-of-way dedication will cause two (2) existing structures to encroach into the required 25-foot front yard setback, creating a nonconforming condition. Future development or redevelopment of the site may require full compliance with the applicable development standards of Article 3 of the UDC, including setback requirements. Alternatively, the applicant may seek a Front Yard Setback Variance from the Board of Zoning Adjustment to allow a reduced setback at that time.

Rezoning

The applicant requests rezoning of the lot resulting from the proposed subdivision from B-3, Community Business Suburban District, to B-5, Office Distribution District, to allow continued use and reinvestment in a 12±-acre site historically operated as the Mobile County Farmers Market, a regional hub for produce distribution and warehousing.

Additional details and the full application are available through the link provided on Page 1 of this report.

The site is bordered by properties zoned B-3, Community Business Suburban District, to the north and west; B-5, Office Distribution District, to the east; and R-2, Two-Family Residential Suburban District, to the south.

Surrounding land uses along this segment of Halls Mill Road include a mix of small- and large-scale warehousing and distribution facilities, wholesale establishments, retail stores, offices, a religious facility, a nursing home, and single- and two-family residences.

The Unified Development Code (UDC) and its associated zoning map are derived from long-range comprehensive planning studies intended to promote orderly, desirable development. Casual or unsupported amendments to the UDC can undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

- Consistency with the Comprehensive Plan
- Existence of a mistake or error in the original zoning map
- Compatibility with the surrounding neighborhood
- Promotion of public health, safety, and welfare
- Capacity of infrastructure to support the proposed zoning
- Presence of changed or changing conditions justifying the amendment

In support of the request, the applicant notes that the property—now underutilized and containing aging warehouse structures—is contiguous to land rezoned to B-5 under the same ownership in 2023. Rezoning would allow unified operation of both sites for warehousing, distribution, storage, and heavy vehicle/equipment storage,

consistent with the property's historic function and evolving conditions along Halls Mill Road. The request is also stated to align with the *Map for Mobile* Future Land Use designation of Mixed Commercial Corridor and with citywide goals promoting strategic infill, redevelopment of underutilized property, job creation, and economic development in underserved areas.

According to the Future Land Use Map, the site lies within a Mixed Commercial Corridor. While the Future Land Use Plan emphasizes office and commercial activity, it acknowledges the presence of existing commercial development along major transportation corridors. Given the historical and proposed use of the property for warehousing and distribution, and the prevalence of similar uses along this segment of Halls Mill Road, the proposal may merit consideration. The applicant also suggests that the request may correct a possible error in the original zoning designation by better aligning the property's zoning with its long-standing use.

It should be noted that rezoning of the adjoining property to B-5 was recommended by the Planning Commission in November 2023 and subsequently adopted by the City Council in January 2024. This action further supports the current request by reflecting changing conditions in the surrounding neighborhood.

A survey illustrating all existing site improvements was submitted in lieu of a site plan. While rezoning requests are not site-plan specific, it is unclear whether the existing development complies with current development standards. As such, if the rezoning is approved, any future development or redevelopment of the property may be required to achieve full compliance with the applicable provisions of the UDC.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, a waiver of Section 6.C.7. of the Subdivision Regulations (for double frontage) will be required and the following conditions could apply:

1. Retention of the proposed dedication, providing 35 feet to the centerline of Halls Mill Road, on the Final Plat;
2. Retention of the lot's size in both square feet and acres on the Final Plat, adjusted for any required dedication;
3. Revision of the Final Plat to illustrate a 25-foot front yard setback along Halls Mill Road, adjusted to reflect the required dedication, in compliance with Section 5.A.2(f) of the Subdivision Regulations and Article 2 of the Unified Development Code;
4. Compliance with all Engineering comments noted in this staff report;
5. Compliance with all Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and,
7. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether 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 adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

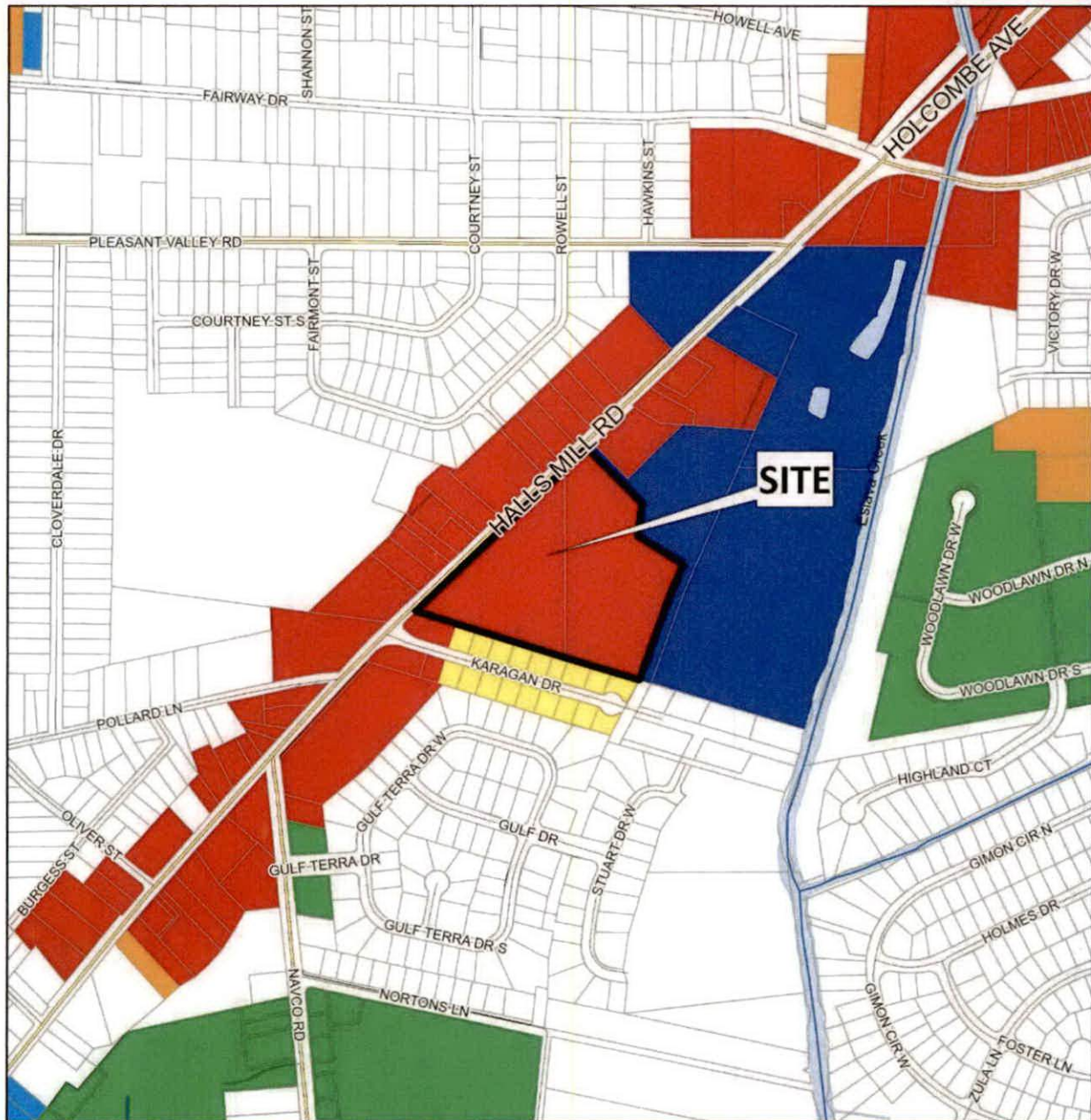
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following condition(s) could apply:

1. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



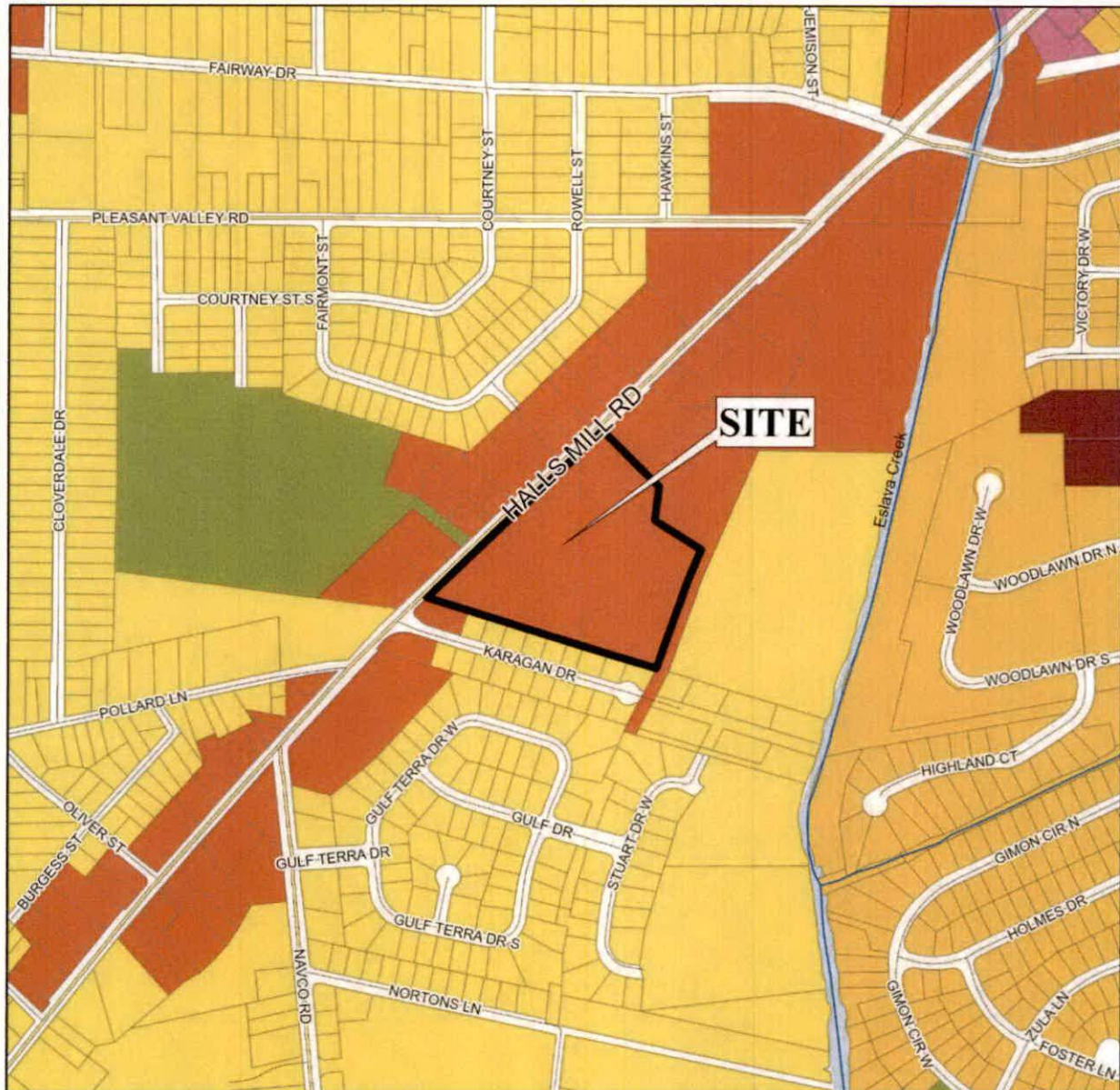
APPLICATION NUMBER 11 DATE October 16, 2025

APPLICANT Farmers Market of Mobile County Subdivision

REQUEST Subdivision, Rezoning from B-3 to B-5



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE October 16, 2025

APPLICANT Farmers Market of Mobile County Subdivision

REQUEST Subdivision, Rezoning from B-3 to B-5

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |

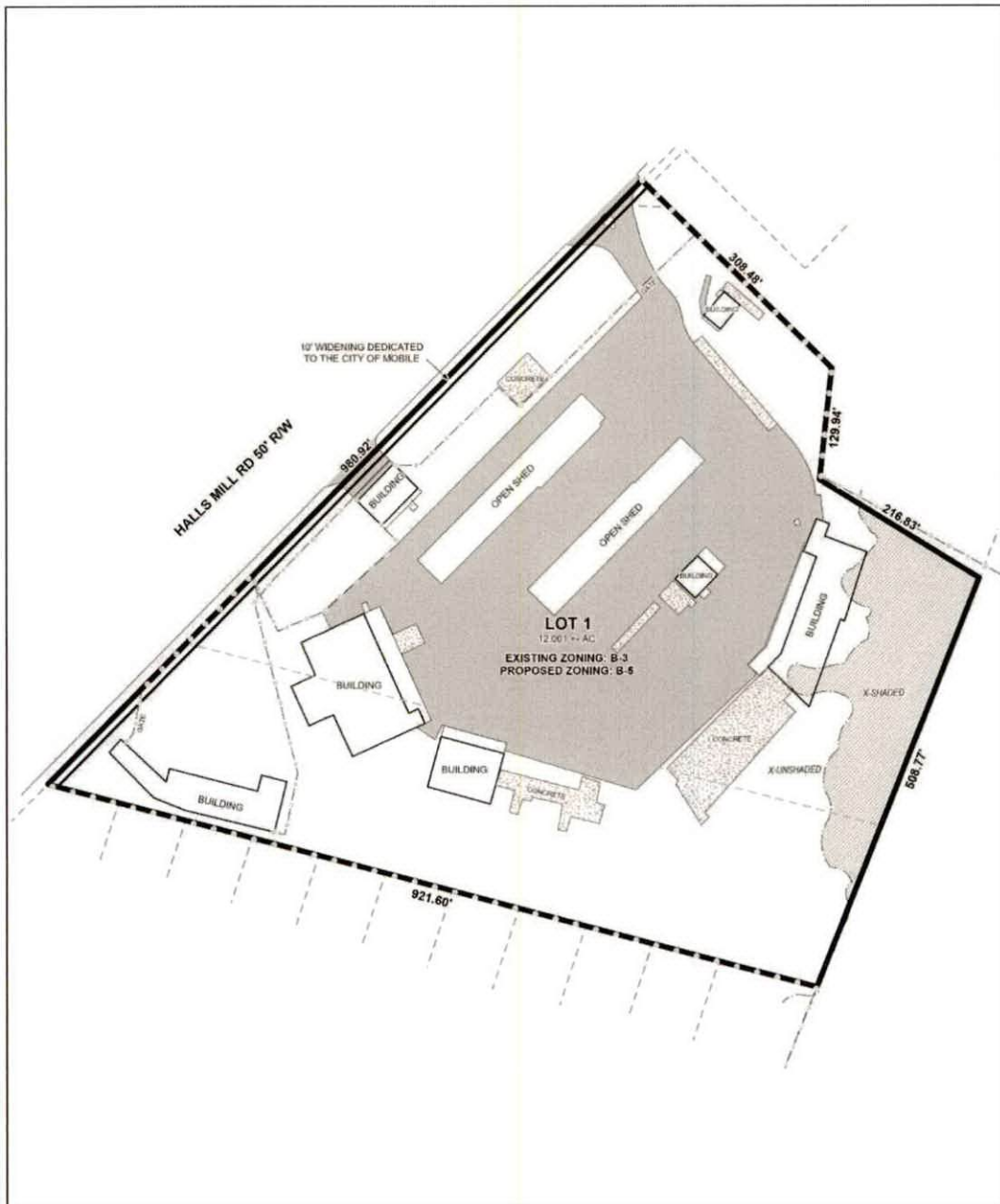


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APPLICATION NUMBER 11 DATE October 16, 2025
 APPLICANT Farmers Market of Mobile County Subdivision
 REQUEST Subdivision, Rezoning from B-3 to B-5

N
NTS

SITE PLAN



The site plan illustrates proposed zoning, existing buildings, fencing and drives.

APPLICATION NUMBER	11	DATE	October 16, 2025
APPLICANT	Farmers Market of Mobile County Subdivision		
REQUEST	Subdivision, Rezoning from B-3 to B-5		

1

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

[illegible]

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example



RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Conditional Use Permit
For Property located at 2574 and 2664 Sollie Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **October 28, 2025**, a public hearing will be held on the **2nd** day of **December, 2025**, at 10:30 a.m., to consider adoption of an ordinance for the proposed Conditional Use Permit for property located at 2574 and 2664 Sollie Road.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Conditional Use Permit application was filed on September 10, 2025, to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District, located at 2574 & 2664 Sollie Road and described as follows:

LOT 1, LUKE 4:18 FELLOWSHIP AS RECORDED IN MAP BOOK 126, PAGE 100 IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA.

AND

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 LUKE 4:18 FELLOWSHIP (MB 126, PG 100); THENCE RUN SOUTH 00°20'55" WEST ALONG THE WEST LINE OF LUKE 4:18 FELLOWSHIP, A DISTANCE OF 528.23 FEET TO A POINT; THENCE RUN NORTH 89°36'55" EAST A DISTANCE OF 12.88 FEET TO A POINT; THENCE RUN SOUTH 02°17'51" WEST A DISTANCE OF 36.01 FEET TO A POINT; THENCE RUN SOUTH 89°28'40" WEST A DISTANCE OF 59.78 FEET TO A POINT; THENCE RUN SOUTH 02°20'05" WEST A DISTANCE OF 56.81 FEET TO A POINT; THENCE RUN NORTH 88°09'10" WEST A DISTANCE OF 310.98 FEET TO A POINT; THENCE RUN NORTH 00°17'54" EAST A DISTANCE OF 106.40 FEET TO A POINT; THENCE RUN NORTH 00°06'33" EAST A DISTANCE OF 503.39 FEET TO A POINT; THENCE RUN SOUTH 89°57'04" EAST A DISTANCE OF 209.91 FEET TO A POINT; THENCE RUN NORTH 89°20'17" EAST A DISTANCE OF 153.46 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on October 16, 2025, and recommended approval of the Conditional Use Permit subject to the following conditions:

1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver;
2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code;
3. Revision of the site plan to provide pedestrian safety aisles within the parking lot;
4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

WHEREAS, the City Council finds that the Conditional Use Permit request:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Conditional Use Permit is hereby approved with the following required conditions:

1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver;
2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code;
3. Revision of the site plan to provide pedestrian safety aisles within the parking lot;

4. Provision of a photometric lighting plan when submitting for Land Disturbance permits;
and
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.



OFFICE OF THE CITY COUNCIL

October 22, 2025

Honorable William S. Stimpson
Mayor
City of Mobile

Dear Mayor Stimpson:

Please transfer \$4,020.00 from District 7's Discretionary Funds to Traffic Engineering assist with the replacement of signs and poles, a total of five in District 7. The contact person is Jennifer White, Traffic Engineering Department. She can be contacted by dialing (251)208-2960, or via email at whitej@cityofmobile.org. Thank you for your attention to this matter.

Sincerely,

Gina Gregory
Mobile City Council
District 7

GG/pb

cc: Donna Bryars
Vilater Green
Ricardo Woods
Paul Carbo
Lisa Carroll Lambert
Lana Gauthier
Tierney Leverette
Karen Williamson
Brandi Montgomery
Scott Collins
Tiffany Levy
Lisa Roberts
Kathy Scott

COUNCIL MEMBERS

C.J. SMALL

PRESIDENT - DISTRICT 3

GINA GREGORY

VICE PRESIDENT - DISTRICT 7

CORY PENN

DISTRICT 1

WILLIAM CARROLL

DISTRICT 2

BEN REYNOLDS

DISTRICT 4

JOEL DAVES

DISTRICT 5

JOSH WOODS

DISTRICT 6

CITY CLERK

LISA C. LAMBERT

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 2nd day of December, 2025, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 5th day of November, 2025 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 2574 & 2664 Sollie Road.

The proposed amendment will approve a Conditional Use Permit. The owner of said property has applied for a Conditional Use Permit to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District. If approved, the Conditional Use Permit will allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District, subject to the following proposed conditions: 1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver; 2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code; 3. Revision of the site plan to provide pedestrian safety aisles within the parking lot; 4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and 5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Conditional Use Permit application was filed on September 10, 2025, to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District, located at 2574 & 2664 Sollie Road and described as follows:

LOT 1, LUKE 4:18 FELLOWSHIP AS RECORDED IN MAP BOOK 126, PAGE 100 IN THE RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA.

AND

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 LUKE 4:18 FELLOWSHIP (MB 126, PG 100); THENCE RUN SOUTH 00°20'55" WEST ALONG THE WEST LINE OF LUKE 4:18 FELLOWSHIP, A DISTANCE OF 528.23 FEET TO A POINT; THENCE RUN NORTH 89°36'55" EAST A DISTANCE OF 12.88 FEET TO A POINT; THENCE RUN SOUTH 02°17'51" WEST A DISTANCE OF 36.01 FEET TO A POINT; THENCE RUN SOUTH 89°28'40" WEST A DISTANCE OF 59.78 FEET TO A POINT; THENCE RUN SOUTH 02°20'05" WEST A DISTANCE OF 56.81 FEET TO A POINT; THENCE RUN NORTH 88°09'10" WEST A DISTANCE OF 310.98 FEET TO A POINT; THENCE RUN NORTH 00°17'54" EAST A DISTANCE OF 106.40 FEET TO A POINT; THENCE RUN NORTH 00°06'33" EAST A DISTANCE OF 503.39 FEET TO A POINT; THENCE RUN SOUTH 89°57'04" EAST A DISTANCE OF 209.91 FEET TO A POINT; THENCE RUN NORTH 89°20'17" EAST A DISTANCE OF 153.46 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Planning Commission held a public hearing on the requested Conditional Use Permit on **October 16, 2025**, and recommended approval of the Conditional Use Permit subject to the following conditions:

1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver;
2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code;
3. Revision of the site plan to provide pedestrian safety aisles within the parking lot;
4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

WHEREAS, the City Council finds that the Conditional Use Permit request:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;

3. Will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Conditional Use Permit is hereby approved with the following required conditions:

1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver;
2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code;
3. Revision of the site plan to provide pedestrian safety aisles within the parking lot;
4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

Martin Dorsett
Luke 4:18 Fellowship, Inc.
2574 & 2664 Sollie Road
Council District 6
Josh Woods



THE CITY OF MOBILE, AL
Planning & Zoning Department

MOBILE CITY PLANNING COMMISSION

October 23, 2025
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission, at its meeting on **October 16, 2025**, considered the request of **Martin Dorsett (Luke 4:18 Fellowship, Inc.)**, for a Conditional Use Permit **to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District** for the property located at **2574 & 2664 Sollie Road**.

After discussion, the Planning Commission determined the following Findings of Fact to support approval of the Conditional Use Permit. The proposed use:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

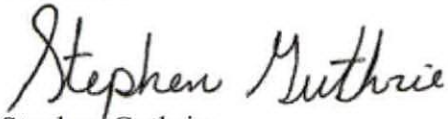
As such, the Planning Commission voted to recommend approval of the Conditional Use Permit

to the City Council, subject to the following conditions:

1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver;
2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code;
3. Revision of the site plan to provide pedestrian safety aisles within the parking lot;
4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

Copies of the application and reports are attached.

Sincerely,

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive, flowing style.

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the _____ day of _____, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the _____ day of _____, 20__ in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **2574 & 2664 Sollie Road**.

The proposed amendment will approve a Conditional Use Permit. The owner of said property has applied for a Conditional Use Permit to **allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District**. If approved, the Conditional Use Permit will **allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District**, subject to the following proposed conditions: 1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver; 2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code; 3. Revision of the site plan to provide pedestrian safety aisles within the parking lot; 4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and 5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 17, 2025

Luke 4:18 Fellowship
2664 Sollie Road
Mobile, Alabama 36695

Re: 2574 & 2664 Sollie Road
ZON-CUP-003466-2025
Luke 4:18 Fellowship 2025 Subdivision
District 6
Conditional Use Permit approval to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District

Dear Applicant(s)/ Property Owner (s):

At its meeting on October 16, 2025, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following Findings of Fact to support approval of the Conditional Use Permit:

1. The request is consistent with all applicable requirements of this Chapter, including:
 - a) Any applicable development standards; and
 - b) Any applicable use regulations.
2. The request is compatible with the character of the surrounding neighborhood;
3. The request will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood.
5. The request is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. The request is designed to minimize the impact on storm water facilities;
7. The request will be adequately served by water and sanitary sewer services;

ZON-CUP-003466-2025 2574 & 2664 Sollie Road
October 17, 2025

8. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. The request shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet 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 the Conditional Use Permit to the City Council, subject to the following conditions:

1. Revision of the site plan to provide a public sidewalk and pedestrian connection, or obtaining of a Sidewalk Waiver;
2. Revision of the site plan to provide a residential buffer along the South property line in compliance with Section 64-3-8 of the Unified Development Code;
3. Revision of the site plan to provide pedestrian safety aisles within the parking lot;
4. Provision of a photometric lighting plan when submitting for Land Disturbance permits; and
5. Submittal to and approval by Planning and Zoning of a revised site plan prior to the application being submitted to the City Council for consideration.

The advertising fee for this application based on the current legal description is **\$414.96**. Upon receipt of this fee (check made out to the "City of Mobile"), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning

P.O. BOX 1827 ■ MOBILE, ALABAMA 36633-1827



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☒ **Conditional Use Permits**

Checklist A

☐ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☐ **Planned Development**

Checklist C

☐ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	Martin Dorsett	
Firm:	Luke 4:18 Fellowship. Inc.	
Phone:	(251) 401-0774	
Email:	martin@luke418fellowship.org	
Address:	2664 Sollie Road, Mobile AL. 36695	

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For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

	Owner	Design Professional
Name:	Luke 4:18 Fellowship. Inc.	John Sprinkle, PE
Firm:		Speaks & Associates
Phone:	(251) 401-0774	(251) 666-4646
Email:	martin@luke418fellowship.org	john@speaks.cc
Address:	2664 Sollie Road, Mobile Al. 36695	732 Oak Circle Dr. W. Mobile Al. 36609

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.
 3664 Sollie Road, Mobile Al. 36695 12.43 Acres

Property Address Property Area (acres or square feet)
 Key Numbers 02246117 and 04007509

Parcel Number(s) or Key Number(s)
 R-1 Single-Family Residential

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☒ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.


 Owner Signature

9/10/2025
 Date

Applicant or Agent Signature (if applicable)

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Applicant or Agent Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
 For more information: www.buildmobile.org | planning@cityofmobile.org | 251.208.5895
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 Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

CHECKLIST A

Conditional Use Permit

Requirement Checklist A is required for all Conditional Use Permits

The following information is required to evaluate applications for Conditional Use Permits. Please provide a statement for all items.

Please consult the [Use Table in Section 64-2-24](#) of the UDC as the following uses may require supplemental documentation. Select all of the uses that apply.

☐ Bed and Breakfast Establishments	☐ Daycare, Child (Home Based 7-12 Children)
☐ Community Residences	☐ Private or Parochial School
☐ Above-Ground Oil Storage Tank	☐ Hazardous Substance Storage Tank
☐ Bar/Lounge	Religious Facility

Have you provided the required information for the selected uses above? ☒ Yes ☐ No

The Following information is required for Conditional Use Permits. Please refer to [Section 64-10-6](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|--|---|
| ☒ Planning Commission Application | ☒ Site Plan |
| ☒ Documentation of compliance with Approval Criteria | ☐ Neighborhood Meeting Documentation |
| ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer | |

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

The site has the existing Luke 4:18 Fellowship Church and the addition of the new Youth Building will provide a place for the youth of the surrounding neighborhoods to gather safely.

Mixed Commercial Corridor

Future Land Use Map (FLUM) Designation

2. Is the application compliant with [Development Standards of Article 3](#)? ☒ Yes ☐ No

If no, what are the deficiencies?

3. Describe how the application and plan is compatible with the character of the surrounding neighborhood.

The site are is surrounded by Residential Houses to the east, west, and south of the property, with commercial businesses to north along Cottage Hill Road. The main property of this application has existing Luke 4:18 Fellowship Church on the property.

The new construction will be compatible with the existing church complex.

4. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

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The adjacent property to the east, southwest, and south is residential lots that have been developed. The property to the north and west is commercial property that has been developed. The proposal will not impact the development or improvement of the adjacent properties.

5. Please provide the following information:

- ☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)

The existing structure located at 2664 Sollie Road is 37 feet tall with a steeple height of 91 feet.

- ☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)

The site is surrounded by trees to the north, west, and south.

- ☐ Lighting:

The site has site lighting in the parking lot and around the exterior of the existing building.

- ☐ Hours of operation:

Monday -Thursday 9:00 am till 4:00 pm and Friday 9:00 am till 12:00. for the administration.

Gatherings for Student ministry on Wednesday nights from 6:00 till 8:30 pm and Sunday mornings from 9:00 till 10:00 am.

- ☐ Other conditions that are unique to the use of the property:

Other uses for congregational events as needed.

6. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)

☒ Yes ☐ No

7. Describe how the proposal is designed to minimize the impact on storm water facilities.

The new site proposal will have a storm water detention pond that will provide storage as required by the city of mobile.

8. Describe how the development is served by water and sanitary sewer services. What services are provided and by what entity?

The property has water and sewer services provided by MAWSS

9. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

The site is surrounded by trees on the north, west, south side, and by Luke 4:18 Fellowship Church building on the east side.

The trees will cut down most of the noise, dust, and other conditions.

10. For Above-Ground Oil Storage Tanks, please include all information required by [Section 64-4-7](#). For Hazardous Substance Storage Tanks, please include all information required by [Section 64-4-8](#).

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Description of proposal and justification

The proposed project is the addition of a new youth and administration building at Luke 4:18 Fellowship Church. The building will be a single-story metal frame building with a red brick front, metal sides, and back with a concrete walk along the front and north side. The back of the building will have a concrete patio for outside meetings. The building will have nine offices, a conference room, a copy/break room, restrooms, a soda area, an open area, and a stage. The building will be used daily by administrative operations for the church with 16 employees. Monday - Thursday 9:00 am till 4:00 pm and Friday 9:00 am till 12:00. Also, gatherings for Student Ministry on Wednesday nights from 6:00 till 8:30 for 75-100 people and Sunday mornings from 9:00 till 10:00 for 50-75 people. The building will be used for congregational events as needed.

The ne building is required because the existing building has become to small to house the growing population.



Re: Martin Dorsett, Luke 4:18 Fellowship (ZON-CUP-003466-2025)

From Anderson, Logan <dlogananderson@cityofmobile.org>
Date Thu 9/11/2025 1:47 PM
To john@speaks.cc <john@speaks.cc>
Cc mdorsett59@gmail.com <mdorsett59@gmail.com>

Good afternoon,

We have completed our review of the above-referenced Conditional Use Permit application and determined that it is **partially complete**.

An invoice for the application fees has been issued. Once payment is received, the application will be placed on the appropriate Planning Commission agenda. However, **the following items must be addressed before the application can be considered complete for Planning Commission review:**

1. Neighborhood Meeting Documentation:

Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, October 1, 2025**.

2. DWG File Submission: If you have not already done so, please submit the **DWG AutoCAD file** for the conceptual plan to our GIS staff. For your convenience, **Marine** and **Tori** have been copied on this message.

If the application fees are paid **by noon on Monday, September 15, 2025**, the case will be scheduled for the **October 16, 2025, Planning Commission** agenda. However, please note that if the Neighborhood Meeting documentation is not received by the stated deadline, the application will be held until all outstanding requirements are satisfied.

IMPORTANT

The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Regards,
Logan Anderson
Principal Planner
Planning & Zoning
 <https://www.buildmobile.org/assets/images/logo.png>
dlogananderson@cityofmobile.org
(251) 208-5895 main

From: Anderson, Logan <dlogananderson@cityofmobile.org>
Sent: Wednesday, September 10, 2025 12:11 PM
To: john@speaks.cc <john@speaks.cc>
Cc: mdorsett59@gmail.com <mdorsett59@gmail.com>
Subject: Martin Dorsett, Luke 4:18 Fellowship (ZON-CUP-003466-2025)

Good afternoon,

We have completed our initial review of the Conditional Use Permit application referenced above. Before the application can be deemed complete and scheduled for consideration by the Planning Commission, the following items must be addressed:

- 1. Owner Authorization:** The application was signed by Martin Dorsett; however, we are unable to verify Mr. Dorsett's affiliation with Luke 4:18 Fellowship. Please provide one of the following to satisfy this requirement:
 - An authorization letter issued by Luke 4:19 Fellowship explicitly authorizing Mr. Martin Dorsett to act on their behalf; or
 - Documentation confirming that Mr. Martin Dorsett is an officer or authorized agent of Luke 4:18 Fellowship.
- 2. Neighborhood Meeting Documentation:** Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, October 1, 2025**.
Note: To date, no information regarding the required Neighborhood Meeting has been received.
- 3. Legal Description:** Please note that a complete legal description of the subject property, outlining the full boundary of the Conditional Use Permit site, is required to calculate the City Council advertising fees. Following the Planning Commission's recommendation, this legal description must be submitted to the Planning and Zoning Department for review before the application can proceed to the City Council for final consideration.

Once all the above items have been addressed, an invoice will be issued for the applicable application fees. Please be aware that the application **will not be considered complete** until all required materials are received **and** the invoice has been paid.

If all requirements are fulfilled **by noon on Monday, September 15, 2025**, the application will be considered **partially complete** and placed on the agenda for the **October 16, 2025, Planning Commission** meeting. If this deadline is not met, the application will be **held over** until it is complete.

Important:

If the required Neighborhood Meeting documentation is not received by **October 1, 2025**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

If you have any questions or need further clarification, please do not hesitate to contact us.

Regards,

Logan Anderson

Principal Planner

Planning & Zoning

BUILD MOBILE

dlogananderson@cityofmobile.org

(251) 208-5895 main

Martin Dorsett, Luke 4:18 Fellowship (ZON-CUP-003466-2025)

From Anderson, Logan <dlogananderson@cityofmobile.org>

Date Wed 9/10/2025 12:11 PM

To john@speaks.cc <john@speaks.cc>

Cc mdorsett59@gmail.com <mdorsett59@gmail.com>

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 - An authorization letter issued by Luke 4:19 Fellowship explicitly authorizing Mr. Martin Dorsett to act on their behalf; or
 - Documentation confirming that Mr. Martin Dorsett is an officer or authorized agent of Luke 4:18 Fellowship.
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Note: To date, no information regarding the required Neighborhood Meeting has been received.
3. **Legal Description:** Please note that a complete legal description of the subject property, outlining the full boundary of the Conditional Use Permit site, is required to calculate the City Council advertising fees. Following the Planning Commission's recommendation, this legal description must be submitted to the Planning and Zoning Department for review before the application can proceed to the City Council for final consideration.

Once all the above items have been addressed, an invoice will be issued for the applicable application fees. Please be aware that the application **will not be considered complete** until all required materials are received **and** the invoice has been paid.

If all requirements are fulfilled **by noon on Monday, September 15, 2025**, the application will be considered **partially complete** and placed on the agenda for the **October 16, 2025**, Planning Commission meeting. If this deadline is not met, the application will be **held over** until it is complete.

Important:

If the required Neighborhood Meeting documentation is not received by **October 1, 2025**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

If you have any questions or need further clarification, please do not hesitate to contact us.

Regards,

Logan Anderson

Principal Planner

Planning & Zoning

BUILD **MOBILE**

dlogananderson@cityofmobile.org

(251) 208-5895 main

Luke 4:18 Fellowship Parking

Building Area	
Existing	(S.F.)
Group	15000
Other	22300

New	(S.F.)
Group	8270
Other	5180

Required Parking			
	(S.F.)	Space/s.f.	Spaces
Group	23270	150	155
Other	27480	500	55
		Total =	210

Provided Parking			Total	ADA Required
	Regular	Handicap		
Existing	285	16	301	8
New Layout	282	18	300	7

Required Bicycle Parking			1st 10,000	Add. 10,000	Total
New	(S.F.)	Total			
Group	8270	13450	2	1	3
Other	5180				

Prepared By: Speaks and Associates



LUKE 4:18 FELLOWSHIP

DAVID L. BULLOCK
SENIOR PASTOR

Luke 4:18 Fellowship, Inc Trustees as of 5/4/2023

Jimmy Lambert
3809 Ryan Ct
Theodore, AL 36582

Daniel Barber
3100 James Madison Dr. W.
Mobile, AL 36693

James Shore
6770 Deanna Ct
Mobile, AL 36693

Martin Dorsett
6525 Bay Rd
Mobile, AL 36605

William Flagge
2240 Milner Way
Mobile, AL 36695

STATE OF ALABAMA:
COUNTY OF MOBILE:

LOT 1, LUKE 4:18 FELLOWSHIP AS RECORDED IN MAP BOOK 126, PAGE 100 IN THE
RECORDS OF THE OFFICE OF THE JUDGE OF PROBATE MOBILE COUNTY, ALABAMA.

AND

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 LUKE 4:18 FELLOWSHIP (MB 126, PG 100); THENCE RUN SOUTH 00°20'55" WEST ALONG THE WEST LINE OF LUKE 4:18 FELLOWSHIP, A DISTANCE OF 528.23 FEET TO A POINT; THENCE RUN NORTH 89°36'55" EAST A DISTANCE OF 12.88 FEET TO A POINT; THENCE RUN SOUTH 02°17'51" WEST A DISTANCE OF 36.01 FEET TO A POINT; THENCE RUN SOUTH 89°28'40" WEST A DISTANCE OF 59.78 FEET TO A POINT; THENCE RUN SOUTH 02°20'05" WEST A DISTANCE OF 56.81 FEET TO A POINT; THENCE RUN NORTH 88°09'10" WEST A DISTANCE OF 310.98 FEET TO A POINT; THENCE RUN NORTH 00°17'54" EAST A DISTANCE OF 106.40 FEET TO A POINT; THENCE RUN NORTH 00°06'33" EAST A DISTANCE OF 503.39 FEET TO A POINT; THENCE RUN SOUTH 89°57'04" EAST A DISTANCE OF 209.91 FEET TO A POINT; THENCE RUN NORTH 89°20'17" EAST A DISTANCE OF 153.46 FEET TO THE POINT OF BEGINNING. CONTAINS 12.43 ACRES.

JAMES & JENNY HAWKINS 7140 LONDONDERRY DR. MOBILE, AL. 36695	RONALD & SARAH YANCEY 7160 LONDONDERRY DR. MOBILE, AL. 36695	KATHRYN HOWARD 2710 WESTON DR. MOBILE, AL. 36695
CYNTHIA M. JONES 2733 LYNNDALL DR. MOBILE, AL. 36695	PATRICIA M. JOHNSON 2725 LYNNDALL DR. MOBILE, AL. 36695	CURTIS & VALERIE BODART 2723 LYNNDALL DR. MOBILE, AL. 36695
FRANK & MARIE COLLIER 2661 LYNNDALL DR. MOBILE, AL. 36695	MICHAEL & PRISCILLA SMITH 2740 WESTON DR. MOBILE, AL. 36695	GABRIEL SIMM 2744 LYNNDALL DR. MOBILE, AL. 36695
HOWARD STEWART & MARGARITA STEWART 2759 LYNNDALL DR. MOBILE, AL. 36695	DEANDRE LACY 2700 LYNNDALL DR. MOBILE, AL. 36695	LUKE 4:18 FELLOWSHIP INC. 2664 SOLLIE RD. MOBILE, AL. 36695
CHERYL MCDOLE & KIMBERLY BURDEN 7180 LONDONDERRY DR. MOBILE, AL. 36695	PRIME DESIGN HOMES LLC 6341 PICCADILLY SQUARE DR. B MOBILE, AL. 36609	DARBY CREEK HOMEOWNERS ASSOC. INC. C/O HERMAN LEE 2730 BENNINGTON DR. MOBILE, AL. 36695
CLARENCE M. BALL JR. 1 SOUTHERN WAY MOBILE, AL. 36619	ARTHUR JOHNSON JR. 2725 LYNNDALL DR. MOBILE, AL. 36695	LIBERTY REALTY LLC 1 2735 BENNINGTON DR. MOBILE, AL. 36695
PSGC PROPERTIES LLC 729 DESTINY PLANTATION BLVD. BILOXI, MS. 39532	COTTAGE AIR OFFICE BUILDING LLC C/O CLIMATE CONTROL 3230 RIVERVIEW POINT DR. THEODORE, AL. 36582	CARPENTER HOMES INC. 7267 COTTAGE HILL RD. MOBILE, AL. 36695
STAR SIGNATURE HOME LLC. 1442 W. 165 SERVICE RD. S. MOBILE, AL. 36693	JAMES E. WILLIAMS 2752 LYNNDALL DR. MOBILE, AL. 36695	RICHARD & JANETTE BEAN 2761 LYNNDALL DR. MOBILE, AL. 36695
JAMES PETER BERSCHIEDT & JENNIFER BERSCHIEDT 2612 CHARLESTON OAK DR. W. MOBILE, AL. 36695	JANIS P. SAVAGE 7054 CHARLESTON OAKS BLVD. MOBILE, AL. 36695	DORJEE BELEN P.O. BOX 82084 MOBILE, AL. 36689
LAWRENCE M. PELL & KATHLEEN M. PELL 7051 CHARLESTON OAKS BLVD. MOBILE, AL. 36695	EARL D. ROGERS & LISA ANN ROGERS 2608 CHARLESTON OAKS DR. W. MOBILE, AL. 36695	MOHAMMAD AZMEER 2735 BENNINGTON DR. MOBILE, AL. 36695

HERMAN E. LEE JR. &
MARY D. LEE
2730 BENNINGTON DR.
MOBILE, AL. 36695

EUGENE & LAURA SULLIVAN
2616 CHARLESTON OAK DR. W.
MOBILE, AL. 36695

COLONNADE DEVELOPMENT INC
P.O. BOX 91206
MOBILE, AL. 36691

GERALD HARGROVE
7120 LONDONDERRY DR.
MOBILE, AL. 36695

JOSH WOODS, DISTRICT 6
GOVERNMENT PLAZA BUILDING
P.O. BOX 1827
MOBILE, AL. 36633-1827

PLANNING AND ZONING
GOVERNMENT PLAZA BUILDING
P.O. BOX 1827
MOBILE, AL. 36633-1827

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Agenda Item # 10
SUB-003441-2025 & ZON-CUP-003466-2025

View additional details on this proposal and all application materials using the following link:

[**Applicant Materials for Consideration – Subdivision**](#)

[**Applicant Materials for Consideration – Conditional Use Permit**](#)

DETAILS

Location:
2574 & 2664 Sollie Road South

Subdivision Name:
Luke 4:18 Fellowship 2025 Subdivision

Applicant / Agent:
Luke 4:18 Fellowship

Property Owners:
Luke 4:18 Fellowship Inc.

Current Zoning:
R-1, Single-Family Residential Suburban District

Future Land Use:
Mixed Commercial Corridor

- Applicable Codes, Policies, and Plans:**
- Unified Development Code
 - Subdivision Regulations
 - Map for Mobile Comprehensive Plan
- Proposal:**
- Subdivision approval to create one (1) legal lot of record.
 - Conditional Use Permit approval to allow expansion of a religious facility in an R-1, Single-Family Residential Suburban District.
- Commission Considerations:**
1. Holdover
- Report Contents:**
- | | Page |
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| Context Map | 2 |
| Site History | 3 |
| Staff Comments | 3 |
| Commission Considerations | 6 |
| Exhibits | 8 |

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	10	DATE	October 16, 2025
APPLICANT	Luke 4:18 Fellowship 2025 Subdivision		
REQUEST	Subdivision, Conditional Use Permit		


 NTS

SITE HISTORY

A portion of the site was made a legal lot of record via Luke 4:18 Fellowship Subdivision, a one (1)-lot subdivision approved by the Planning Commission in October 2011 when the site was within the five-mile Planning Jurisdiction.

The site was develop prior to annexation for use as a religious facility.

The site was annexed into the City in July 2023 and was subsequently assigned its current R-1, Single-Family Residential Suburban District zoning classification.

The site has never had any cases before the Board of Zoning Adjustment.

STAFF COMMENTS

Engineering Comments:

Subdivision:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide a written legal description for the new proposed subdivision boundary.
- C. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Conditional Use Permit:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

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.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC).

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this application is to create one (1) legal lot of record from one (1) existing legal lot of record and one (1) existing metes-and-bounds parcel. The site is served by public water and sanitary sewer.

The site has frontage along Sollie Road South, a component of the Major Street Plan identified as a Major Collector Street with a planned 100-foot-wide right-of-way. As dedication was given with the recording of Luke 4:18 Fellowship Subdivision in 2012 to provide 50 feet from the centerline of Sollie Road South, no additional frontage dedication should be required. However, if approved, the plat should be revised to label the 50-foot right-of-way width from the centerline of Sollie Road South to the front property line of the site, and to also

provide the current total right-of-way width of Sollie Road South. The street label should be corrected to read "Sollie Road South".

The required 25-foot front yard setback line should be retained on the Final Plat, if approved, but the 5-foot side yard and 8-foot rear yard setback lines should be removed from the plat. The SETBACKS table should also be revised to remove the side and rear setbacks.

The proposed lot meets the minimum size requirements of the Unified Development Code (UDC) and, if approved, the plat should be revised to label the lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

Conditional Use Permit

The applicant is proposing a new youth and administration building on the church property, as well as an expansion of the developed site. Section 64-2-24 Use Table of the Unified Development Code (UDC) requires a Conditional Use Permit for a religious facility in an R-1 District, or any expansion thereof. A Neighborhood Meeting is also required prior to the application being presented to the Planning Commission, and the applicant has held such a meeting.

The site is bordered on the North, West and South by R-1, Single-Family Residential Suburban District zoning classifications in use as single-family dwellings or vacant land. To the East across Sollie Road South is R-3, Multi-Family Residential Suburban District zoning in use as a single-family residential subdivision.

The applicant states that the new building is required because the existing building has become too small to house the growing congregation.

The site plan submitted with the application depicts the existing church building and associated parking areas along with the proposed new building. However, the site plan does not provide any information on the square footage of either the existing building or the proposed building; no parking calculations based on the square footage of group seating areas or other areas; no bicycle parking based upon total building square footages. Existing and proposed building square footages are necessary in order to determine if the increase in square footage is 50% or more, which would require full compliance with the landscaping and tree planting requirements for the site.

Furthermore, the site plan does not provide a public sidewalk within the right-of-way and no pedestrian connection from the public sidewalk to the main building entrance, as required by the UDC. No information regarding dumpsters is provided, and no residential buffer is provided.

To summarize, the site plan does not meet the design standards of Article 3, Section 64-3, of the Unified Development Code (UDC). If the Commission should approve the proposed expansion, and prior to forwarding the plan to the City Council, the site plan should be revised to illustrate compliance with Article 3, Section 64-3 of the UDC and be approved by Planning and Zoning.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities

and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

The Planning Commission should consider a holdover of the request to the November 20th meeting to be considered concurrently with the Conditional Use Permit request.

CONDITIONAL USE PERMIT CONSIDERATIONS

Standards of Review:

Conditional Use Permits (CUPs) are required for certain uses in the Use Table (Table 64-2-24.1). These uses may have some special impact which differs from the potential impacts of permitted uses, such as exceeding permitted uses in intensity, or have unique requirements specified for compliance in the Unified Development Code (UDC).

Article 5, Section 6-E. of the Unified Development Codes states the City Council shall not approve an Application for Conditional Use Permit unless the proposed use:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood. In making this determination, the Planning Commission and City Council shall consider:
 - (a) The location, type and height of buildings or structures;
 - (b) The type and extent of landscaping and screening;
 - (c) Lighting;
 - (d) Hours of operation; and
 - (e) Other conditions that might require mitigation of the adverse impacts of the proposed development.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.
11. Criteria by Use. The Planning Commission and City Council shall give careful consideration to the warrants and criteria set forth in this section in judging applications for Conditional Use Permits involving the following uses. In considering a Conditional Use Permit, the Planning Commission and City Council may attach such reasonable conditions and safeguards in addition to those set forth in this section, as they may deem necessary to implement the purposes of this Chapter.

Considerations:

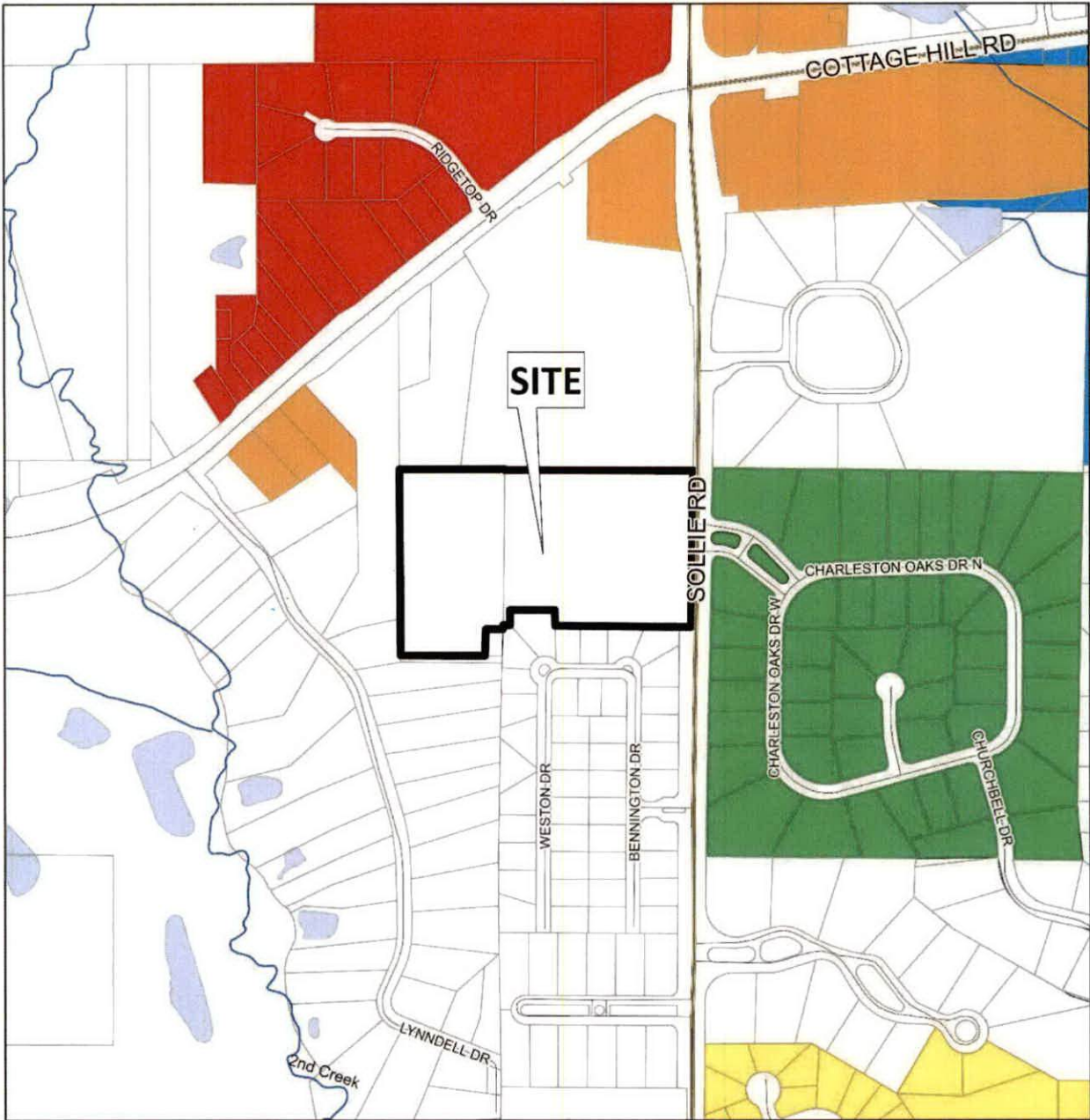
Based on the requested Conditional Use Permit application, if the Commission and City Council consider approval of the request, the following Findings of Fact must be present. The application:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood. In making this determination, the Planning Commission and City Council shall consider:
 - (a) The location, type and height of buildings or structures;
 - (b) The type and extent of landscaping and screening;
 - (c) Lighting;
 - (d) Hours of operation; and
 - (e) Other conditions that might require mitigation of the adverse impacts of the proposed development.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

The Planning Commission should consider a holdover of the request until the November 20th meeting, with additional information submitted no later than November 6th, to allow the applicant to address the following:

1. Retention Revision of the site plan to illustrate compliance with the development standards of Article 3 of the Unified Development Code.

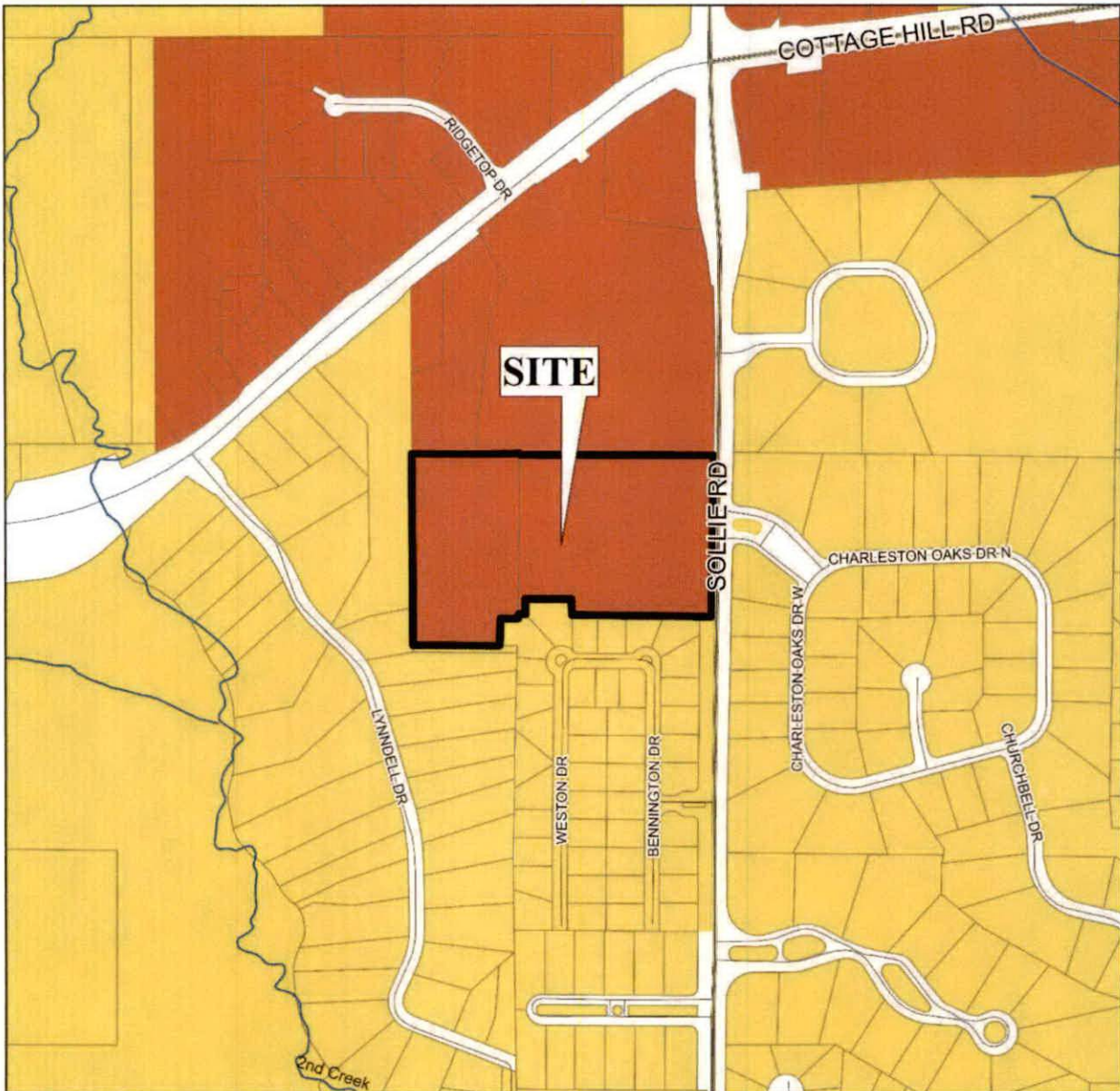
LOCATOR ZONING MAP



APPLICATION NUMBER 10 DATE October 16, 2025
APPLICANT Luke 4:18 Fellowship 2025 Subdivision
REQUEST Subdivision, Conditional Use Permit



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE October 16, 2025

APPLICANT Luke 4:18 Fellowship 2025 Subdivision

REQUEST Subdivision, Conditional Use Permit

- | | | | |
|---|--|---|---|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 10 DATE October 16, 2025

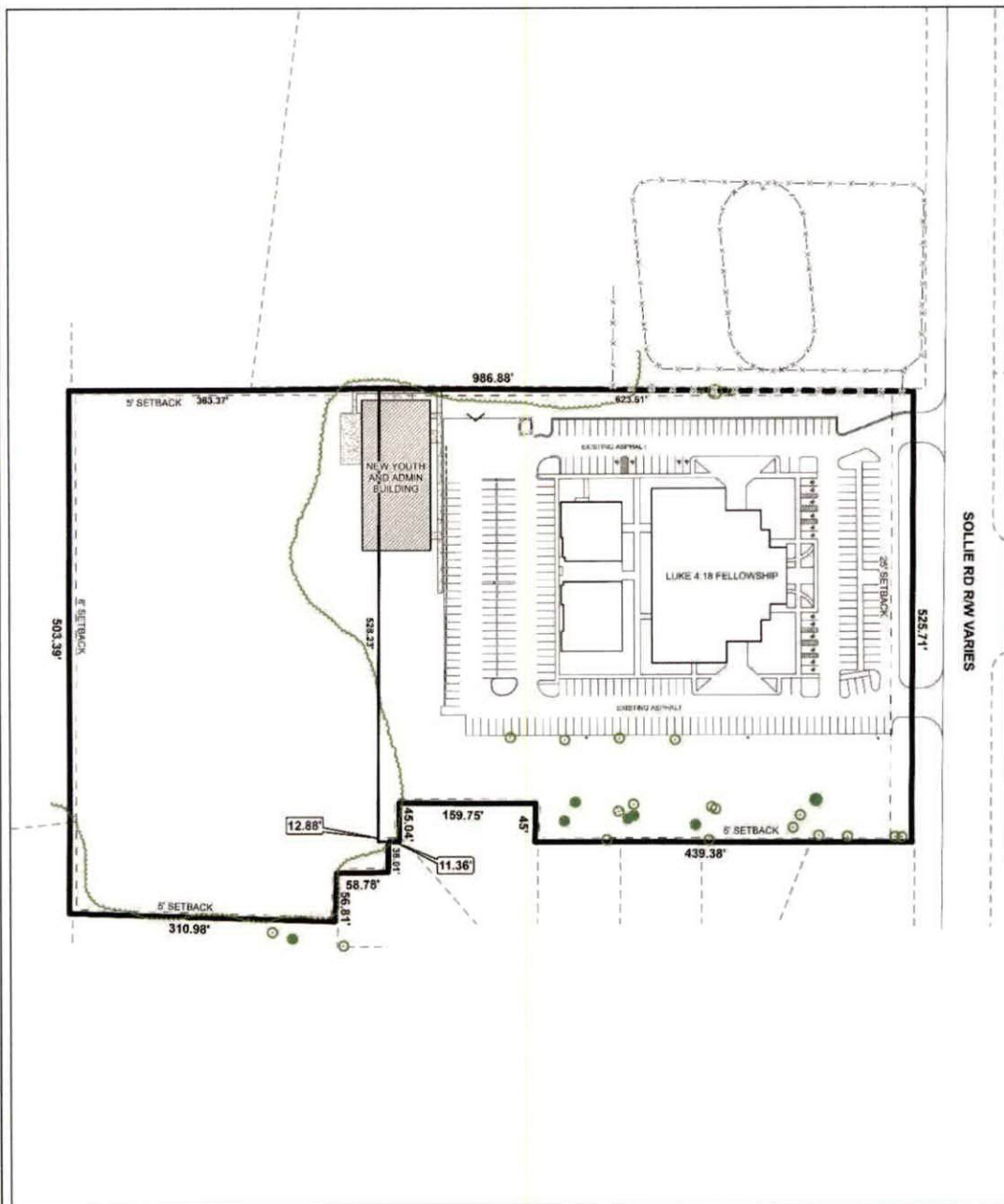
APPLICANT Luke 4:18 Fellowship 2025 Subdivision

REQUEST Subdivision, Conditional Use Permit

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN



The site plan illustrates

APPLICATION NUMBER	10	DATE	October 16, 2025
APPLICANT	Luke 4:18 Fellowship 2025 Subdivision		
REQUEST	Subdivision, Conditional Use Permit		

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NTS

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

[illegible]

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example



RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

WHEREAS, Mobile Airport Authority, an Alabama corporation, as the sole owner of all the land abutting all right of ways within Lot 1, MAA-ACDC Subdivision located in the City of Mobile, Alabama, has requested the Mobile City Council to assent to the vacation and closing by it as the owner of such property; and

WHEREAS, it has been shown to the satisfaction of the Mobile City Council that the **Mobile Airport Authority** owns all the land abutting all right of ways within Lot 1, MAA-ACDC Subdivision, that the same is not needed as public right of ways in the City of Mobile, Alabama, that the vacation of same will not deprive any other property owners of such right as such property owners may have to convenient and reasonable ingress and egress to and from such other property, and that it would be to the best interest of the Mobile City Council to vacate the same; and

WHEREAS, said owner has consented to this vacation;

NOW, THEREFORE, BE IT RESOLVED, by the Mobile City Council that its assent be, and it is hereby given to the **Mobile Airport Authority** as the sole owner of all the land abutting all right of ways within Lot 1, MAA-ACDC Subdivision, to the vacation and closing by it of the following described right of ways, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

BE IT FURTHER RESOLVED, by the Mobile City Council, that its assent be and the same hereby is, given to vacate and annul the herein described right of ways located Mobile, Alabama, subject, however, to the following conditions:

1. The declaration of vacation and this resolution assenting to the vacation of said property, upon adoption by the Mobile City Council, be recorded in the Probate Court of Mobile County, Alabama, and a certified copy of the resolution shall be immediately delivered to the Tax Assessor's Plat Room so that this property may be reassessed in the name of the new owner;

2. Spire Gulf, Inc., Mobile Area Water & Sewer System, Alabama Power Company and AT&T are reserved all rights and privileges necessary and convenient for full enjoyment of use of its facilities within and adjacent to the area to be vacated; including the right of ingress and egress to and from said facilities.

DONE this ____ day of _____, 2025, at Mobile County, Alabama.

MOBILE CITY COUNCIL

By: _____
Its President

ATTEST:

City Clerk

STATE OF ALABAMA
COUNTY OF MOBILE

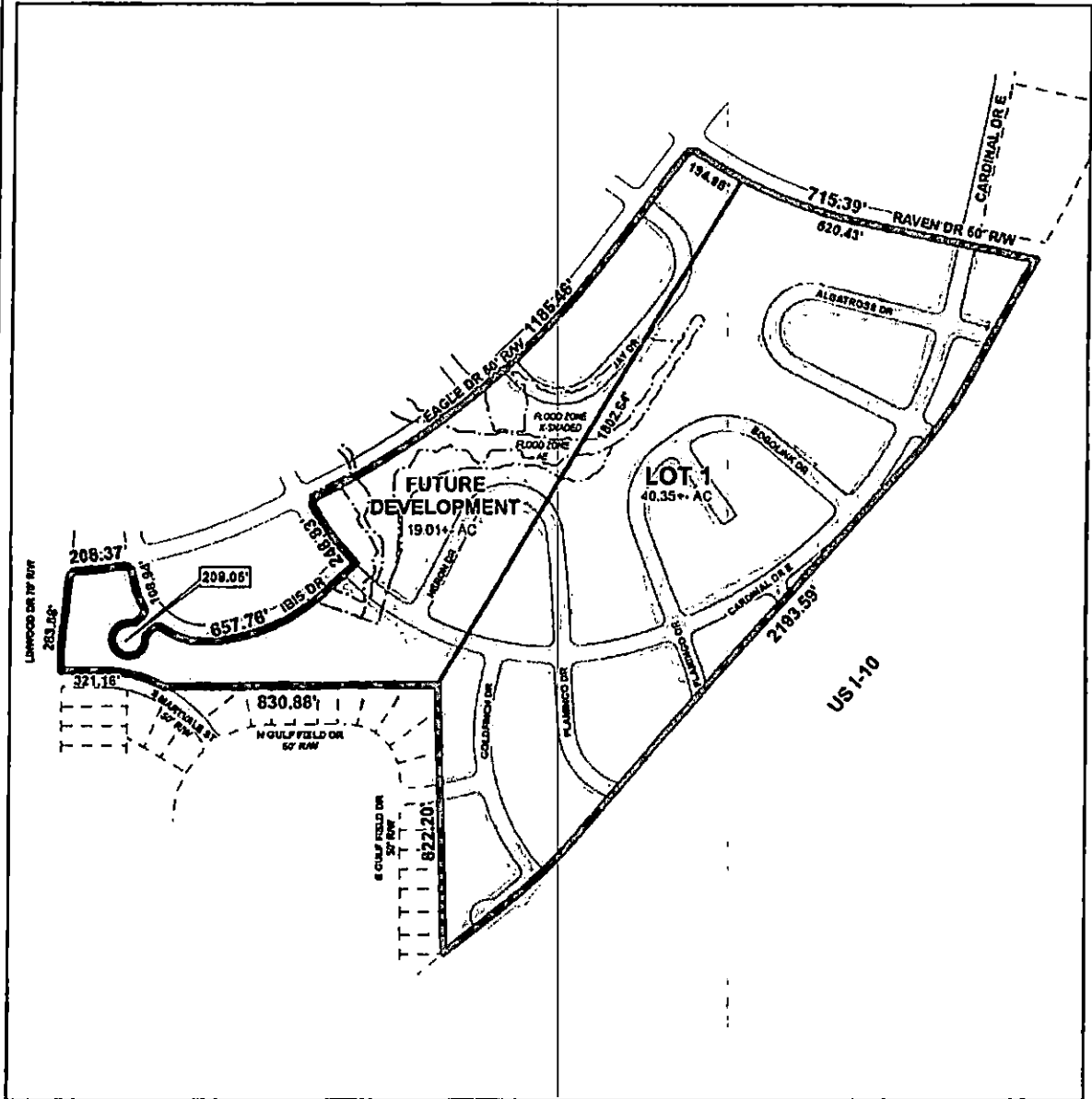
I, _____, Clerk of the Mobile City Council, hereby
certify that the foregoing is a true and correct copy of a resolution adopted by the Mobile City
Council in its meeting held on the ____ day of _____, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand on the official seal of the Mobile
City Council on this the ____ day of _____, 2025.

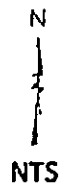
Mobile City Clerk

EXHIBIT A

DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 15, 2025
 APPLICANT MAA-ACDC SUBDIVISION
 REQUEST Subdivision



NOTICE OF HEARING TO CONSIDER VACATION OF ALL RIGHTS-OF-WAY
LOCATED WITHIN LOT 1 OF MAA-ACDC SUBDIVISION; INCLUDING ALBATROSS
DRIVE, BOBOLINK DRIVE, CARDINAL DRIVE EAST, FLAMINGO DRIVE,
GOLDFINCH DRIVE, HERON DRIVE, AND JAY DRIVE

Notice is hereby given that the Mobile City Council proposes to consider adoption of a resolution assenting to the vacation of all rights-of-way located within Lot 1 of MAA-ACDC Subdivision; including Albatross Drive, Bobolink Drive, Cardinal Drive East, Flamingo Drive, Goldfinch Drive, Heron Drive, and Jay Drive.

The adoption of such resolution will be considered by the Mobile City Council on the 18th day of November 2025, at 10:30 a.m., in the Mobile Government Plaza Auditorium, 205 Government Street.

Any citizen alleging to be affected by the proposed vacation may submit a written objection or may speak at the public hearing.

Lisa C. Lambert
City Clerk

NOTICE OF HEARING TO CONSIDER A VACATION OF RIGHT OF WAY FEE AS
A CONDITION OF THE VACATION OF ALL RIGHTS-OF-WAY LOCATED
WITHIN LOT 1 OF MAA-ACDC SUBDIVISION; INCLUDING ALBATROSS
DRIVE, BOBOLINK DRIVE, CARDINAL DRIVE EAST, FLAMINGO DRIVE,
GOLDFINCH DRIVE, HERON DRIVE, AND JAY DRIVE

The City of Mobile has been requested by the Mobile Airport Authority to vacate all rights-of-way located within lot 1 of MAA-ACDC Subdivision; including Albatross Drive, Bobolink Drive, Cardinal Drive East, Flamingo Drive, Goldfinch Drive, Heron Drive, and Jay Drive.

The City of Mobile may require abutting landowners who will directly benefit from such vacation to pay a vacation of right-of-way fee equal to the fair market value of the land. The fair market value shall be determined by the Mobile City Council after a public hearing which will be held on Tuesday, November 18, 2025, at 10:30 a.m., in the Mobile Government Plaza Auditorium, 205 Government Street, Mobile, Alabama.

Any citizen who desires will be allowed to speak for or against this matter at the public hearing.

Lisa C. Lambert, City Clerk

BURR FORMAN LLP
results matter

Doug Anderson
danderson@burr.com
Direct Dial: (251) 345-8209
Direct Fax: (251) 706-2401

RSA Tower, Suite 22200
11 North Water Street
Mobile, AL 36602

Office (251) 344-5151
Fax (251) 344-9696

BURR.COM

September 15, 2025

VIA HAND DELIVERY

Lisa C. Lambert
City of Mobile Clerk
Government Plaza
Mobile, Alabama

Re: Vacation . MAA-ACDC Subdivision

Dear Ms. Lambert:

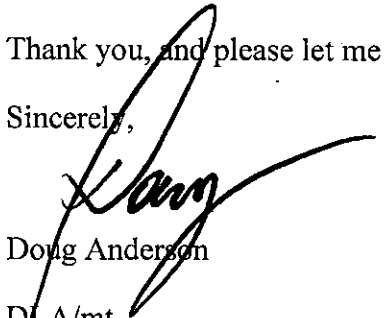
Please find enclosed the necessary documentation to vacate all of the right of ways located within Lot 1 of MAA-ACDC Subdivision, as shown on the attached site plan. These include Albatross Dr., Bobolink Dr., Cardinal Dr. E, Flamingo Dr., Goldfinch Dr., Heron Dr. and Jay Dr. The Mobile Airport Authority owns all of the property adjacent to Lot 1 that these roads service.

Due to the unique nature of this request, we do not know the square footage of the combined rights of way. Lot 1 consists of two tax parcels which total 40.35 acres. The assessed value for Key No. 12900246 is \$1,840,800.00 and the assessed value for parcel Key No. 975788 is \$589,800.00. Due to the former housing development located on this site being abandoned and demolished, and the property being repurposed for a warehouse to be used by Airbus, we request that the City Council waive any fees related to this vacation.

Also, it is our opinion that no traffic impact study should be required as ALDOT has approved the new access road servicing Lot 1 from Michigan Avenue. There will be no access directly to the I-10 Service Road.

Thank you, and please let me know if you need any additional information.

Sincerely,


Doug Anderson

DLA/mt
Enclosures

CITY CLERK'S OFFICE

STATE OF ALABAMA)

COUNTY OF MOBILE)

**DECLARATION OF VACATION OF
RIGHT OF WAYS LOCATED IN
THE CITY OF MOBILE, ALABAMA**

WHEREAS, the undersigned, the **Mobile Airport Authority, an Alabama corporation**, is the sole the owner of all of the land abutting all right of ways within Lot 1, MAA-ACDC Subdivision located in the City of Mobile, Alabama and described as follows;

See Exhibit A attached hereto and made a part hereof.

and

WHEREAS, said party has requested the City of Mobile, Alabama to assent to the vacation and closing by it as the sole owner of said property located in Mobile, Alabama; and

WHEREAS, the vacation of said property will not deny other property owners of such right as they may have to convenient and reasonable means of ingress and egress to and from said property; and

WHEREAS, the above stated landowner requests that such property be closed and vacated; and

WHEREAS, said party as the sole landowner consents to this vacation; and

WHEREAS, the said property to be vacated is located in the City of Mobile, State of Alabama; and

WHEREAS, the same is filed for record herewith;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned, as the sole owner of the lands, hereby declares said land to be vacated under the authority of §23-4-20, Code of Alabama, 1975, as amended. This Declaration of Vacation of said property is filed strictly in accordance with said statute and, having been so filed, said property hereinabove more particularly described on Exhibit A is hereby declared VACATED, subject to the following conditions:

1. The declaration of vacation and this resolution assenting to the vacation of said property, upon adoption by the Mobile City Council, be recorded in the Probate Court of Mobile County, Alabama, and a certified copy of the resolution shall be immediately delivered to the Tax Assessor's Plat Room so that this property may be reassessed in the name of the new owners;

2. Spire Gulf, Inc., Mobile Area Water & Sewer System, Alabama Power Company and AT&T are reserved all rights and privileges necessary and convenient for full enjoyment of

use of its facilities within and adjacent to the area to be vacated; including the right of ingress and egress to and from said facilities.

3rd

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on this the day of September, 2025.

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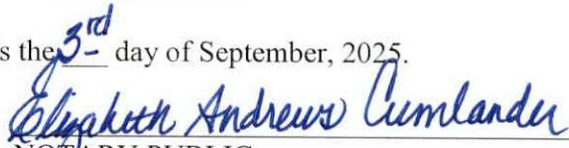
MOBILE AIRPORT AUTHORITY
An Alabama corporation

By: 
G. ANDERSON WILSON
Executive Director

State of Alabama
County of Mobile

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **G. Anderson Wilson**, whose name as **Executive Director** of the **Mobile Airport Authority**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of September, 2025.


NOTARY PUBLIC
My Commission Expires: _____

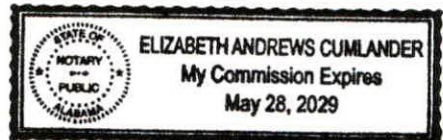
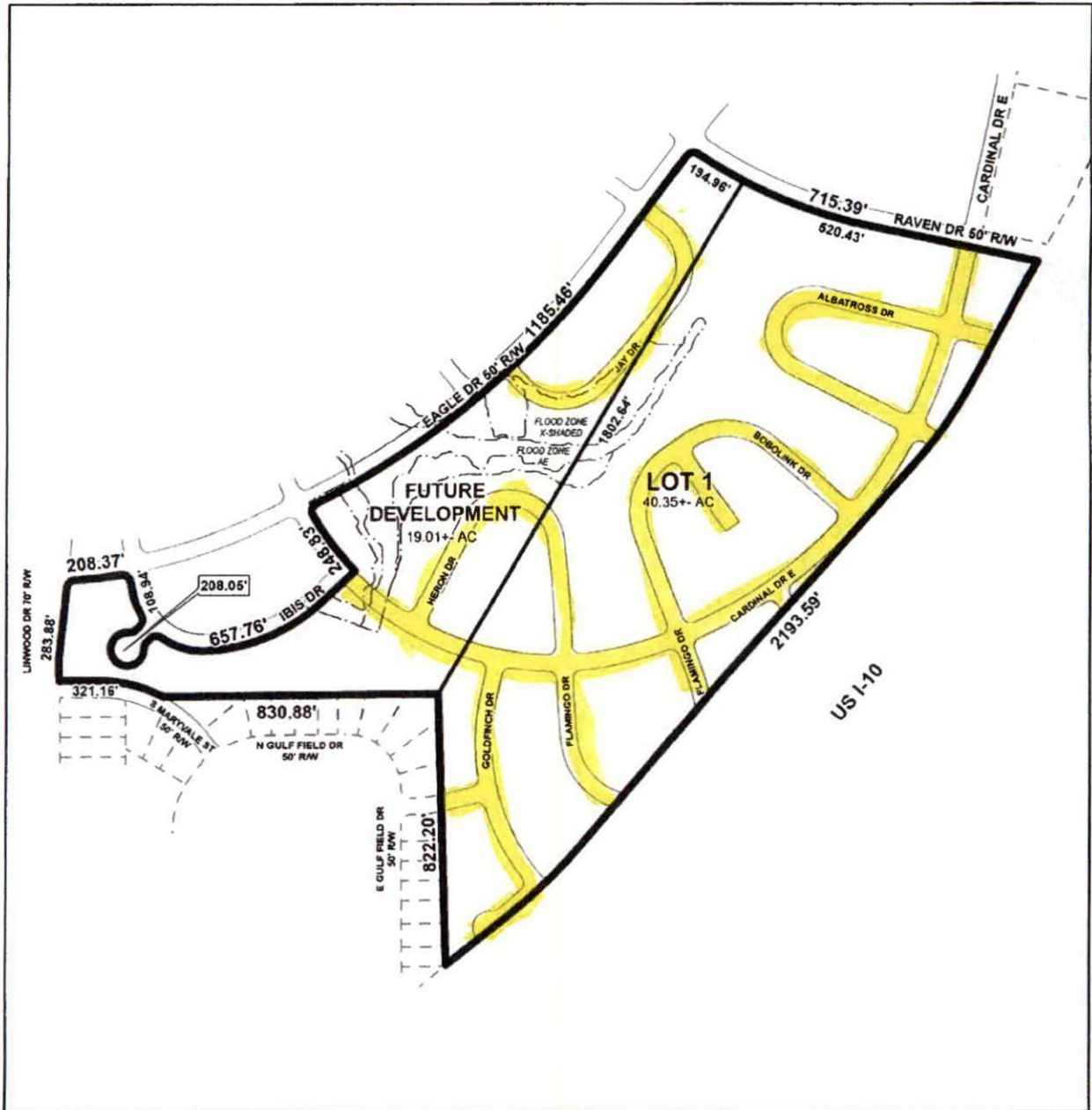


EXHIBIT A

DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 15, 2025
 APPLICANT MAA-ACDC SUBDIVISION
 REQUEST Subdivision



STATE OF ALABAMA

COUNTY OF MOBILE

**PETITION TO THE MOBILE CITY COUNCIL FOR ITS
ASSENT TO THE VACATION OF A RIGHT OF WAYS
IN THE CITY OF MOBILE, ALABAMA**

Comes now the **Mobile Airport Authority**, an Alabama corporation, as the signer of the Declaration of Vacation which is attached hereto and incorporated herein by reference as though fully set out herein, and respectfully petitions the Mobile City Council to assent to the vacation and closing by such signer as the sole owner to the following described property situated in the City of Mobile, Alabama and being more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

Petitioner submits herewith an executed copy of the Declaration of Vacation, and respectfully prays that the Mobile City Council adopt a resolution assenting to the same in accordance with the provisions of §23-4-20, Code of Alabama, 1975, as amended.

Your Petitioner herein says and shows that said property herein described are a right of ways, that your Petitioner is the sole owner of the property abutting said right of ways, that the vacation of this right of way will not deny other property owners of any rights as they may have to convenient and reasonable means of ingress and egress to and from their property, and that it would be in the best interest of the Mobile City Council to vacate the same.

[Remainder of Page Intentionally Blank]

MOBILE AIRPORT AUTHORITY
An Alabama corporation

By: 
G. ANDERSON WILSON
Executive Director

State of Alabama
County of Mobile

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **G. Anderson Wilson**, whose name as **Executive Director** of the **Mobile Airport Authority**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of September, 2025.


NOTARY PUBLIC
My Commission Expires: _____

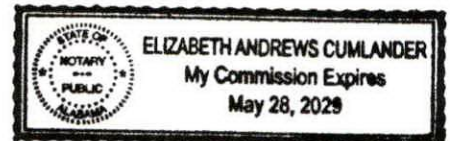
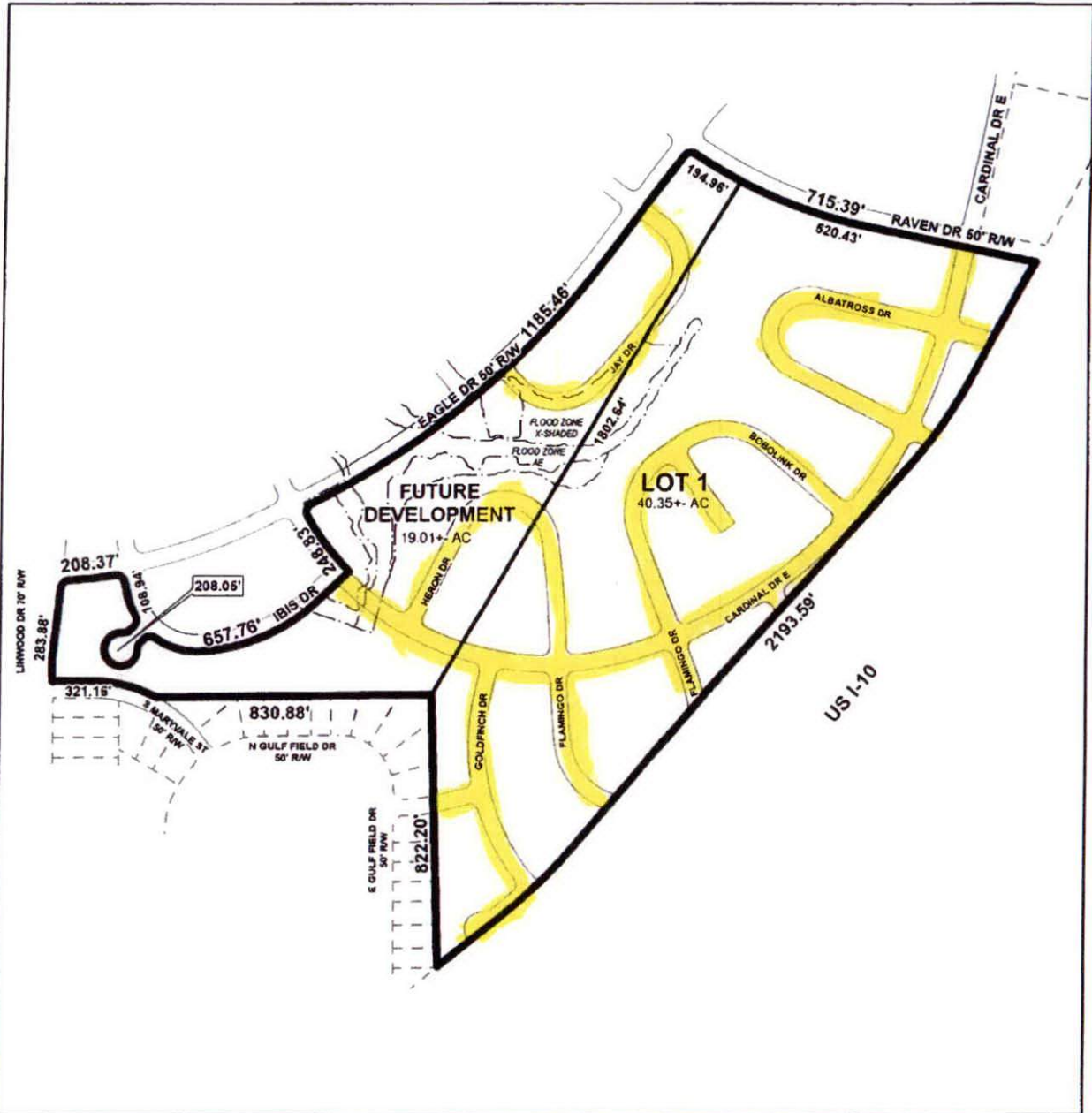


EXHIBIT A

DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 15, 2025

APPLICANT MAA-ACDC SUBDIVISION

REQUEST Subdivision



NTS



July 29, 2025

Mr. Douglas L. Anderson
Burr & Forman, LLP
RSA Tower, Suite 22200
11 North Water Street
Mobile, AL 36602

RE: Request to vacate the following streets within the area formerly known as
Thomas James Housing Project; Mobile Housing Board:
Albatross, Bobolink, Cardinal E, Flamingo, Goldfinch,
Heron, & Jay Drives. Section 33, T4S-R1W

Dear Mr. Anderson:

We have reviewed the referenced vacation request and determined that our facilities are within the limits of the area to be vacated above. Consequently, our agreement to vacate this area is contingent upon the Requestor retaining easements for MAWSS at least until a master plan of development can be provided. Please know that part of this area (Thomas James), not included in the request, is on the east side of Michigan Avenue (RV Taylor) and must remain in service until the master plan addresses this issue.

Please know that MAWSS restricts the use of its easements. Any fences, driveways, trees, shrubs, etc. (no permanent structures) must be approved by MAWSS before placement in the easement. Requests for approval to place improvements in the easement should be sent to the attention of our Mapping and Connections Department.

We appreciate the opportunity to be of service to you. If we can provide additional assistance, please contact us.

MOBILE AREA WATER AND SEWER SERVICE

A handwritten signature in blue ink, appearing to read "Daryl B. Russell", is written over the printed name.

Daryl B. Russell, P.E.
Director of Planning & Market Development

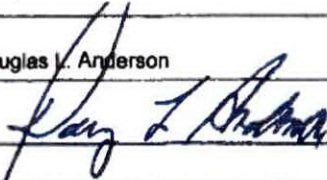
cc: A. Tyree



ROW VACATION REQUEST

Date of Request: July 21, 2025

Name of Requester: Douglas L. Anderson

Signature of Requester: 

Address of Requester: 11 North Water St., Ste. 22200, Mobile, AL 36602

P.O. Box 2287, Mobile, AL 36652-2287

Property to be Vacated: Please see attached letter and drawing

Reason for Vacation Request: Please see attached letter and drawing

NOTE: A review fee of \$75.00 (non-refundable), legal description, and property plat regarding the vacation must accompany this application.

OFFICE USE ONLY

To Mapping 07-24-2025 Received from Mapping _____

Letter Mailed _____

Approved _____ Approved, subject to conditions _____ Not approved _____



Date: 07/24/2025	Permit#: 2025 467
Account Number: 00-0000.000	

Connection Fees Invoice

Premise#: 0	Premise Address 2: _____
Premise Address: _____ _____ _____	
Lot #: Subdivision:	Type of Service: Size of Service:

Bill To:	BURR & FORMAN LLP 420 N 20TH ST BIRMINGHAM AL 35203	Telephone #:	000-0000
		Paid By:	_____
Connection Fees:	\$	MAIN EXTENSION APPLICATION FEE	
	\$	PRINT COPIES	
	\$ 75.00	EASEMENT/ROW VACATE CHARGE	
	\$	RESIDENTIAL PLAN REVIEW FEE	
	\$	SUBDIVISION PLAN REVIEW FEE	
	\$	COMMERCIAL DEV PLAN REVIEW FEE	
	\$	RESUBMITTAL OF PLAN REVIEW FEE	
	\$	NON PREMISE - WASTEWATER REV APP	
	\$	RESIDENTIAL SUBD PLAN REVIEW FEE	
	\$		
Total:	\$ 75.00		
Notes:	ROW VACATE REQUEST FOR LOT 1 MULTIPLE STREETS ALBATROSSDR, BOBOLINK CARDINAL DR E, FLAMINGO DR, GOLDFINCH, HERON AND JAY DR		
		Route:	_____
		Seq:	_____
		Make:	_____

I hereby make application to Mobile Area Water & Sewer System for water and sewer capacity and connection to the premises indicated above and agree to pay in advance of installation the authority's charge for the requested water service connection for the property indicated above. I accept and agree to abide by the Rules and Regulations of the authority now or hereinafter in effect and agree to pay promptly all bills for water and services rendered thereto.

(Applicant's Signature)

(Authority Representative's Signature)

4725 Moffett Rd, Mobile, AL 36618 • PO Box 2368 Mobile, AL • Phone (251) 694-3155 • Fax (251) 694-9412
www.mawss.com



Douglas L. Anderson
danderson@burr.com
Direct Dial: (251) 345-8209
Direct Fax: (251) 706-2401

Burr & Forman LLP
RSA Tower
11 North Water Street
Suite 22200
Mobile, Alabama 36602

Office (251) 344-5151
Fax (251) 344-9696

BURR.COM

July 17, 2025

Daryl B. Russell, P.E.
Planning & Engineering Manager
Mobile Area Water & Sewer System
Post Office Box 180249
Mobile, Alabama 36618

Donnie Little
(Donnie.Little@comcast.com)
Comcast Cable
3248 Springhill Avenue
Mobile, Alabama 36607

Blake W. Jarrett
(BJARRETT@southernco.com)
Alabama Power Company
Post Office Box 2247
Mobile, Alabama 36652

Brad Sadler
(sc1153@att.com)
AT&T Alabama
2155 Old Shell Road
Mobile, Alabama 36607

Dorman Chapman
(Dorman.Chapman@spireenergy.com)
Right of Way Representative, Alabama
Spire
2951 Chestnut Street
Montgomery, Alabama 36107

Re: Vacation of Numerous Streets

Dear All:

I represent Airbus Americas, Inc. and the Mobile Airport Authority in their request to vacate streets located in the RV Taylor neighborhood. My clients desire to vacate all of the streets (as highlighted on the attached drawing) located within Lot 1 of the attached exhibit. Lot 1 was created via a subdivision approved by the Mobile Planning Commission on May 15 of this year.

Albatross Dr	Goldfinch Dr
Bobolink Dr	Heron Dr
Cardinal Dr E	Jay Dr
Flamingo Dr	

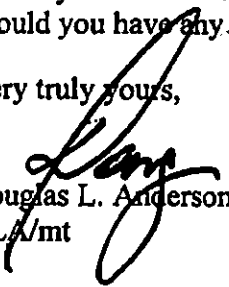
July 17, 2025
Page 2

The right of ways located in the remainder of the property owned by MAA are not subject to this vacation request.

Upon your review of the enclosed documents, we ask that your company consent to the subject vacation. Of course, we will be glad to except from the vacation any rights you have to maintain utilities on the subject property.

Thank you in advance for your assistance in this matter, and please do not hesitate to contact me should you have any questions, or need any additional information.

Very truly yours,



Douglas L. Anderson
DLA/mt

N
NTS



150 Saint Joseph Street
P.O. Box 2247
Mobile, AL 36602
bjarrett@southernco.com

July 17, 2025

VIA ELECTRONIC MAIL

Attn: Douglas L. Anderson
Airbus Americas, Inc. c/o Burr & Forman LLP
11 North Water Street, Suite 22200
Mobile, AL 36602

Re: Vacation of roads in the RV Taylor neighborhood Lot 1- Albatross Drive, Bobolink Drive, Cardinal Drive E, Flamingo Drive, Goldfinch Drive, Heron Drive, Jay Drive

Mr. Anderson,

You have requested consent by Alabama Power Company to the vacation of roads in the RV Taylor neighborhood Lot 1 in Mobile, AL depicted in the Detail Site Plan attached and made a part hereto.

Pursuant to Code of Alabama, Title 23-4-2, Alabama Power Company (the "Company") hereby consents to the requested vacation provided that the resolution and any conveyance, release or vacation documents shall reserve unto said Company the right to continue to maintain, extend and enlarge its lines, equipment and facilities to the same extent as if the vacation had not occurred and all other rights, title and interests held by the Company with respect to the area to be vacated under any statute or other law or under any other conveyance or agreement, whether recorded or unrecorded, including without limitation all the rights and privileges necessary or convenient for the full enjoyment and use of its lines, equipment and facilities now or hereafter located within or adjacent to the area to be vacated; and the right of ingress and egress to and from said lines, equipment and facilities; and the right to cut and/or trim trees or limbs which, in the sole opinion of said Company, would interfere with said lines, equipment and facilities; and the right to prohibit use of the area vacated in a manner which violates the National Electric Safety Code.

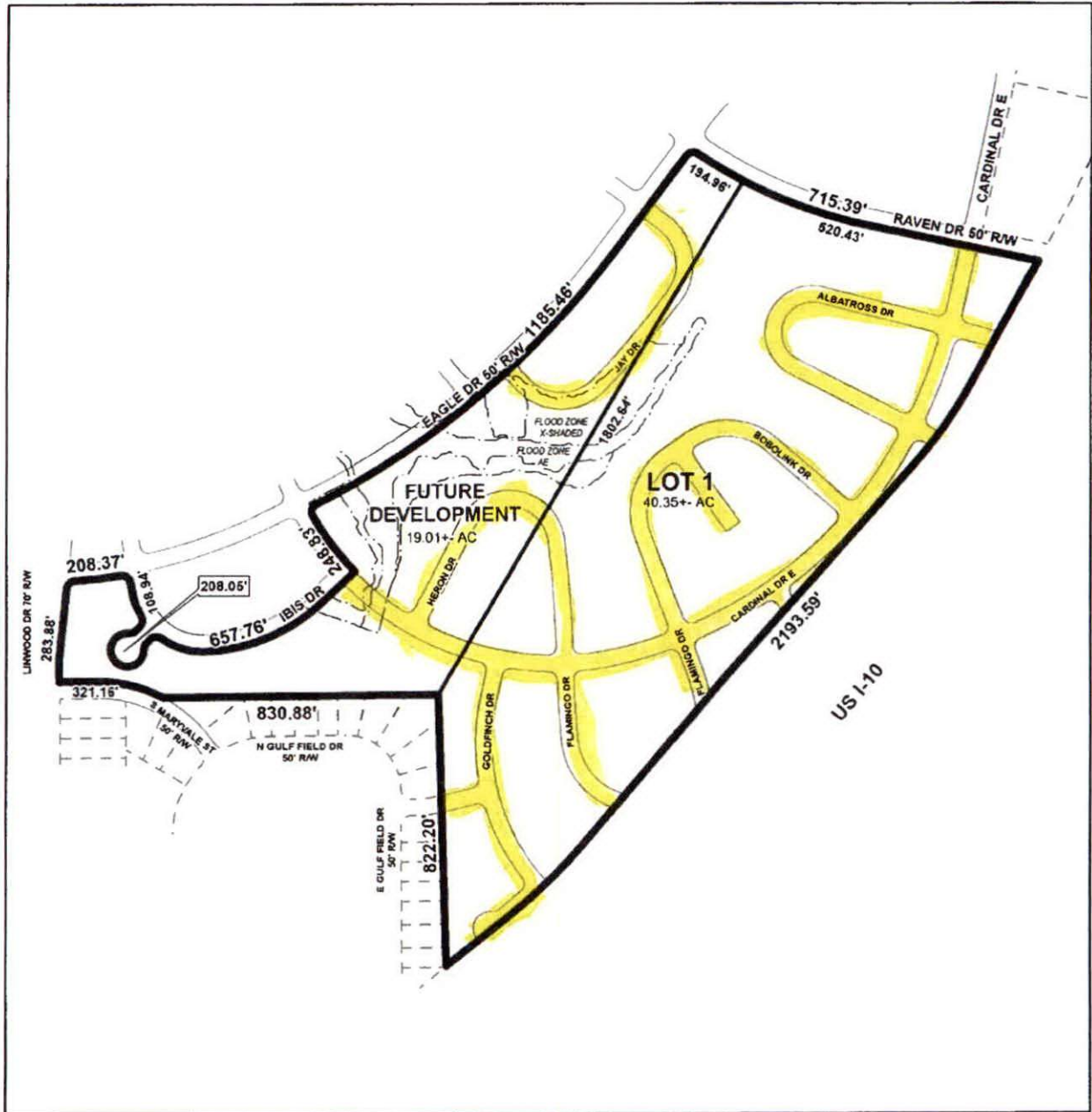
Please advise if further assistance is required.

Sincerely,

Blake Jarrett
Corporate Real Estate

Enclosure: Detail Site Plan

DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 15, 2025
 APPLICANT MAA-ACDC SUBDIVISION
 REQUEST Subdivision

N

 NTS



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

Sponsored by:

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. REVISED fee calculation
2. UPDATED_Resolution_vacation fee_MAA ACDC

REVIEWERS:

Tiereney Leverette
Lana Pafenbach

MAA-ACDC Subdivision- Corrected

Adjoining Properties	Tax assessor Fair Unimproved Market Value 2025	Sq. Ft.	TAXABLE VALUE / SF
Lot 1, Key No. 12900246	\$ 1,840,800.00	278,220.00	\$1.56
Totals			\$1.56

Average

\$ 1.56

1.56/SF AVERAGE x 278,220 SF TO BE VACATED)= \$432,910.32 Real Estate Department Assessment.

47-1472

2025

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED by the City Council of the City of Mobile that the vacation fee for the vacation of all rights-of-way located within Lot 1 of MAA-ACDC Subdivision, including Albatross Drive, Bobolink Drive, Cardinal Drive, East, Flamingo Drive, Goldfinch Drive, Heron Drive, and Jay Drive, as per Resolution **47-1471** is hereby set at \$432,910.32.

Adopted:

City Clerk



CAPITAL CONTRACT SUMMARY SHEET

NA



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

John Forrester, City Engineer

Carleen Stout, Dep Dir-Real Estate/Asset Mgmt

Sponsored by:

Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:

Accept temporary construction easements for the Project # 2024-3005-19-Misc Drainage Repairs Part 2, Toulmins Spring Branch East of Wilson Avenue. (City of Mobile Annual Storm Drain Maintenance)

Amount of Contract:

NA

Funding Source

NA

ATTACHMENTS:

1. ResolutionTCE Matthew Johnson
2. TCE OWNER SIGNED-Tract 2 Johnson

REVIEWERS:

Tiereney Leverette

Lana Pafenbach

RESOLUTION

Sponsored by Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA
that the City hereby accepts the following temporary construction easement for the Project Number 2024-3005-19, Miscellaneous Drainage Repairs Part 2, Toulmins Spring Branch East of Wilson Avenue:

1. Temporary Construction Easement from Matthew W. Johnson, LLC, 929 Wilson Avenue South.

SAID document with sketch being attached hereto and made a part hereof as fully as if set forth herein.

Adopted:

City Clerk

TEMPORARY CONSTRUCTION EASEMENT

STATE OF ALABAMA

COUNTY OF MOBILE

This indenture made this 20th day of November 2025, MATTHEW W. JOHNSON, LLC, an Alabama limited liability company (hereinafter "Grantor"), and the CITY OF MOBILE, a Municipal corporation, organized and existing under the laws of the State of Alabama (hereinafter "Grantee").

WITNESSETH:

That the Grantor is the owner of the real property located at 929 Wilson Avenue South, Prichard, Alabama 36610.

That the Grantor, in consideration of the sum of ONE DOLLAR and 00/100's (\$1.00) paid by the Grantee, the receipt whereof is hereby acknowledged, and for the further consideration of the general public benefit which will accrue to the neighborhood and the benefit which will accrue to our property, does hereby grant and convey to the said Grantee, its successors and assigns, full and free right, liberty and authority to enter upon and to use the lands hereinafter described for the operation and storage of such equipment and materials as may be necessary in the construction of the drainage improvements on adjacent land for Project Number 2024-3005-19, Miscellaneous Drainage Repairs Part 2, Toulmins Spring Branch East of Wilson Avenue, said easement being on and across the lands described in Exhibit A and Exhibit B attached hereto.

TO HAVE AND TO HOLD the said temporary construction easement unto the Grantee its successors and assigns, it being understood that the work will be done in an orderly manner and any property disturbed by the Grantee will be returned to a condition substantially the same as it was on the date work started on the above-described property. And for and in consideration of the above, Grantors hereby release Grantee from all consequential damages, present or prospective to the property of Grantors, arising out of construction, maintenance or repair of said easement. Grantee engaged a contractor to perform the drainage repairs on this project; such contract provides that any damage to private property or existing structures shall be repaired at the contractor's expense. As such, the contractor will be responsible for any direct damage caused by the contractor to Grantor's property with respect to the work described herein, and the Grantee will enforce such obligations in the event of any damage to Grantor's property. Notwithstanding any herein to the contrary, the temporary easement herein granted will terminate on that date that is twelve (12) months from the date hereof, if not sooner terminated; however, the City may extend this easement for up to one additional six-month period by written notice to Grantor and subsequent signed agreement by Grantor, if required by weather, permitting, or unforeseen site conditions.

---SIGNATURE PAGE FOLLOWS---

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20th day of November, 2025.

Matthew W. Johnson
MATTHEW W. JOHNSON, LLC
Name: Matthew W. Johnson
Title: Owner

STATE OF ALABAMA

COUNTY OF MOBILE

I, Justin J. Hyzak, the undersigned Notary Public in and for said County, in said State, hereby certify that Matthew Johnson whose name as Owner of MATTHEW W. JOHNSON, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

GIVEN under my hand and official seal of office this 20th day of November, 2025.

(NOTARIAL SEAL)



Justin J. Hyzak
NOTARY PUBLIC
My Commission Expires: August 29, 2027

This instrument prepared by:

City of Mobile
Post Office Box 1827
Mobile, AL 36633-1827

Grantee:

City of Mobile
Post Office Box 1827
Mobile, AL 36633-1827

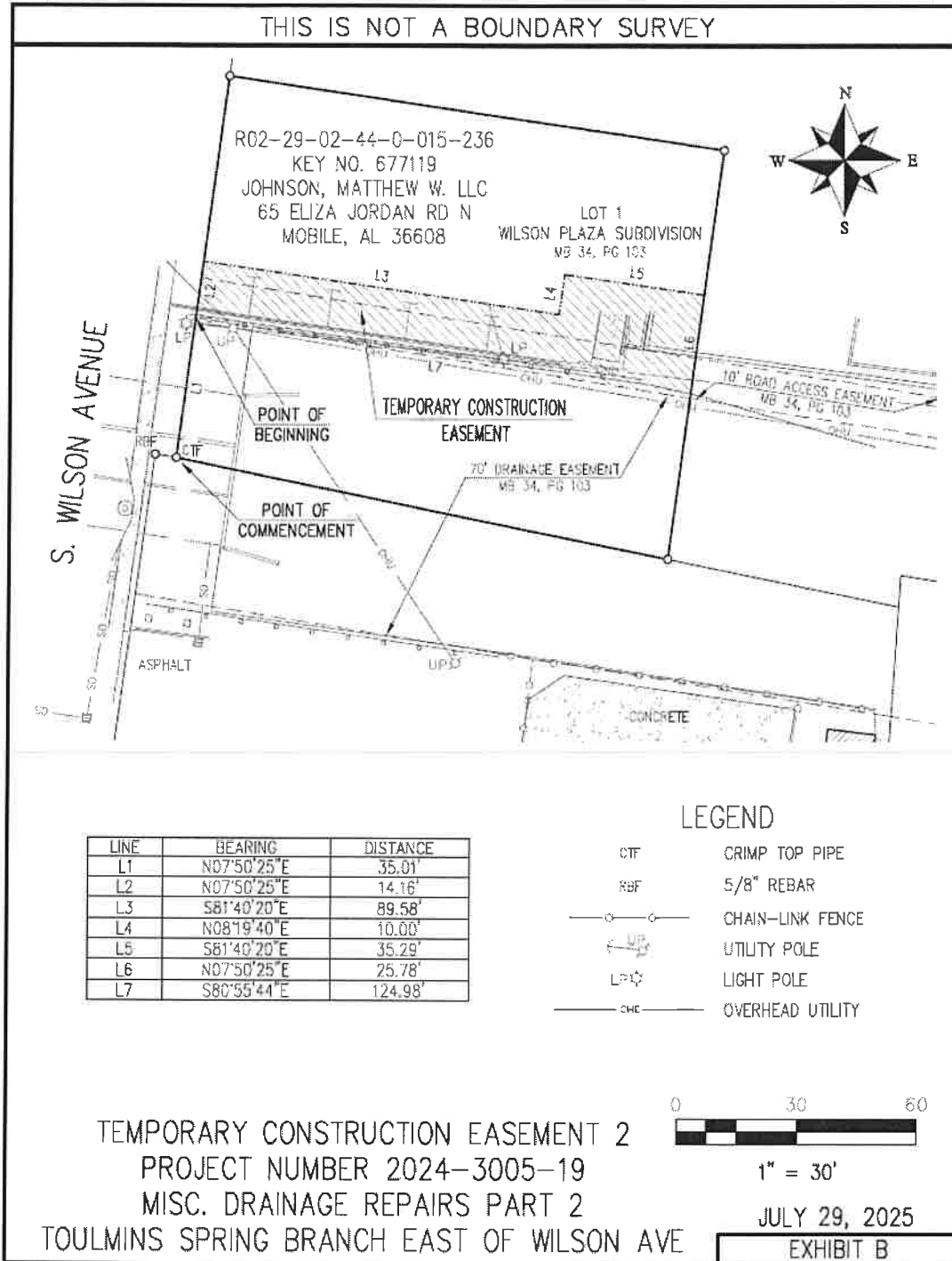
EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

Commencing at a crimp top pipe at the southwest corner of Lot 1, Wilson Plaza Subdivision, as recorded in Map Book 34, Page 103 of the records in the office of the Judge of Probate, Mobile County, Alabama; thence run North 07°50'25" East along the west line of said Lot 1 and along the east right-of-way line of S. Wilson Avenue (variable ROW width) a distance of 35.01 feet to the north line of an existing 70' drainage easement (MB 34, PG 103) and the Point of Beginning of the following described Temporary Construction Easement; thence run North 07°50'25" East along the west line of said Lot 1 and along the east right-of-way line of said S. Wilson Avenue a distance of 14.16 feet; thence run South 81°40'20" East a distance of 89.58 feet; thence run North 08°19'40" East a distance of 10.00 feet; thence run South 81°40'20" East a distance of 35.29 feet; thence run South 07°50'25" West a distance of 25.78 feet to the north line of said existing 70' drainage easement; thence run North 80°55'44" West along the north line of said existing 70' drainage easement a distance of 124.98 feet to the Point of Beginning. The described Temporary Construction Easement contains 2,223 square feet, more or less.

EXHIBIT B

SURVEY OF TEMPORARY CONSTRUCTION EASEMENT LOCATION



RESOLUTION

Sponsored by: Councilmember Beau Fleming, District 5

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that Catherine O'Keefe is appointed to the Citizens Parks and Recreation Advisory Committee effective immediately for a term ending December 9, 2027.

Adopted:

City Clerk

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogatis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor's appointment of Katelyn Fadalla to fill the expired term of Russell Mitchell on the Mobile Housing Authority Board for a term effective December ____, 2025 through August 31, 2030, is hereby approved and confirmed.

ADOPTED:

CITY CLERK

R E S O L U T I O N

Sponsored by: Councilmember Gina Gregory, District 7

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the following application to the Alabama Alcoholic Beverage Control Board of the State of Alabama, is hereby recommended for grant of such license by said Board.

Type of application: Retail Beer/Table Wine (Off Premises Only) License

Submitted by: Saga Mobile, Inc.

Location: Old Shell
6567 Old Shell Road
Mobile, AL 36608

Adopted:

City Clerk



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
WILLIAM CARROLL
DISTRICT 2
BEN REYNOLDS
DISTRICT 4
JOEL DAVES
DISTRICT 5
JOSH WOODS
DISTRICT 6

CITY CLERK

LISA C. LAMBERT

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
11/04/2025	TRANSFER - OWNERSHIP	2025 - 5758	132989	7	November 25, 2025

NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

SAGA MOBILE INC

Trade Name (DBA)

OLD SHELL

Location Address

6567 OLD SHELL RD

City, State, Zip Code

MOBILE AL 36608

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
WILLIAM CARROLL
DISTRICT 2
BEN REYNOLDS
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CITY CLERK

LISA C. LAMBERT

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Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

SAGA MOBILE INC

Trade Name (DBA)

OLD SHELL

Location Address

6567 OLD SHELL RD

City, State, Zip Code

MOBILE AL 36608

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20251002150438957

Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) State: County:

Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) State: County:

Trade Name: **OLD SHELL**

Filing Fee:

Applicant: **SAGA MOBILE INC**

Transfer Fee: \$100.00

Location Address: 6567 OLD SHELL RD MOBILE, AL 36608

Mailing Address: 1

County: MOBILE Tobacco sales: YES

Tobacco vending Machines:

Product Type: 03

Type Ownership: CORPORATION

Book, Page, or Document info: 001-206-703

Do you sell Draft Beer?:

Date Incorporated: 08/20/2025 State incorporated: AL County Incorporated: MADISON

Date of Authority: 08/20/2025

Federal Tax ID: 39-3945914

Alabama State Sales Tax ID: R012673507

Name: Title: Date and Place of Birth: Residence Address:

GOPAL BABUBHAI PATEL	PRESIDENT		

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: GOPAL PATEL

Business Phone:

Fax:

Home Phone

Cell Phone: 2

E-mail:

DM

PREVIOUS LICENSE INFORMATION:

Trade Name: OLD SHELL CONVENIENCE STORE

Applicant: ANIKACOCO LLC

Previous License Number(s)

License 1: 050-010603849

License 2: 070-010603849



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION



Confirmation Number: 20251002153517828

If applicant is leasing the property, is a copy of the lease agreement attached? **YES**
Name of Property owner/lessor and phone number: **SAGA LLC 205-739-9000**
What is lessors primary business? **CONVENIENCE STORES**
Is lessor involved in any way with the alcoholic beverage business? **YES**
Is there any further interest, or connection with, the licensee's business by the lessor? **YES**

Will the business require an age restriction for all patrons/customers to be 21 years of age or older? **NO**
Does the premise have a fully equipped kitchen? **NO**
Is the business used to habitually and principally provide food to the public? **NO**
Does the establishment have restroom facilities? **YES**
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? **NO**

Will the business be operated primarily as a package store? **NO**
Building Dimensions Square Footage: **1800** Display Square Footage:
Building seating capacity: **0** Does Licensed premises include a patio area? **NO**
License Structure: **SINGLE STRUCTURE** License covers: **ENTIRE STRUCTURE**
Number of licenses in the vicinity: **1** Nearest: **1**
Nearest school: Nearest church: Nearest residence: **1 blocks**
Location is within: **CITY LIMITS** Police protection: **CITY**

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? **NO**

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20251002150438957



NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

NOTE: A Copy of Operating Agreement Must be Attached To Application

CURRENT LICENSEE:
ANIKACOCO LLC
Address: 6567 OLD SHELL RD
MOBILE, AL 36608
Telephone:

NEW APPLICANT:
SAGA MOBILE INC
Address:
Telephone:

Current License No: 050-010603849
070-010603849

LICENSED PREMISES ADDRESS: 6567 OLD SHELL RD MOBILE, AL 36608

THE AFORENAMED HEREBY SERVE NOTICE TO THE ABC BOARD OF THE ATTACHED CONTRACTUAL AGREEMENT GOVERNING THE CONTINUATION OF SALES OF ALCOHOLIC BEVERAGES ON THE LICENSED PREMISES.

The Parties to this agreement hereby acknowledge and affirm that the New (Applicant) Licensee will, at all times, act as the AGENT for the Current (Named) Licensee, and the Current Licensee shall act as PRINCIPAL for the purposes of the attached Agreement. The Principal shall be bound by all acts and/or omissions of the Agent in the operation of the licensed premises.

The Current Licensee is now and shall remain liable for any violations of ABC Rules and Regulations or other Alabama Law for the duration of the attached Agreement; and, further, that the Current Licensee has the right and authority, under Alabama Law, to surrender the ABC License to the ABC Board at any time.

The parties acknowledge that the operation of the licensed premises shall remain subject to inspection by ABC Enforcement, and must comply with all State and Local regulations and Laws, and that the local ABC Enforcement District Office must be immediately notified of any change in the attached Agreement.

THE CURRENT LICENSE WILL NOT BE RENEWED.

WITNESS our hands and seals on this the 2 day of October, 2025.

CURRENT LICENSEE (NAMED ON LICENSE)

NEW LICENSEE (APPLICANT)

Print Name: ABHISEK S RAJPUT
Title: Member

Print Name: Arvind B Patel
Title: President

WITNESS: (By ABC Enforcement) Darryl Durkin
Revised 9/08



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION



Confirmation Number: 20251002153517828

Type License: 990 - TOBACCO ONLY

State: County:

Type License:

State: County:

Trade Name: OLD SHELL

Filing Fee:

Applicant: SAGA MOBILE INC

Transfer Fee: \$50.00

Location Address: 6567 OLD SHELL RD MOBILE, AL 36608

Mailing Address:

County: MOBILE Tobacco sales: YES

Tobacco Vending Machines:

Product Type: 03

Type Ownership: CORPORATION

Book, Page, or Document info: 001-206-703

Do you sell Draft Beer?:

Date Incorporated: 08/20/2025 State incorporated: AL County Incorporated: MADISON

Date of Authority: 08/20/2025

Federal Tax ID: 39-3945914

Alabama State Sales Tax ID: R012673507

Name: Title: Date and Place of Birth: Residence Address:

GOPAL BABUBHAI PATEL	PRESIDENT		

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? NO

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES

Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: GOPAL PATEL

Business Phone: 205-739-9000

Fax:

Home Phone

Cell Phone

E-mail:

PREVIOUS LICENSE INFORMATION:

Trade Name: OLD SHELL CONVENIENCE STORE

Applicant: ANIKACOCO LLC

Previous License Number(s)

License 1: 990-010603849

License 2:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20251002150438957

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Is lessor involved in any way with the alcoholic beverage business? **YES**

Is there any further interest, or connection with, the licensee's business by the lessor? **YES**

Will the business require an age restriction for all patrons/customers to be 21 years of age or older? **NO**

Does the premise have a fully equipped kitchen? **NO**

Is the business used to habitually and principally provide food to the public? **NO**

Does the establishment have restroom facilities? **YES**

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? **NO**

Will the business be operated primarily as a package store? **NO**

Building Dimensions Square Footage: **1800** Display Square Footage:

Building seating capacity: **0** Does Licensed premises include a patio area? **NO**

License Structure: **SINGLE STRUCTURE** License covers: **ENTIRE STRUCTURE**

Number of licenses in the vicinity: **1** Nearest: **1**

Nearest school: Nearest church: Nearest residence: **1 blocks**

Location is within: **CITY LIMITS** Police protection: **CITY**

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? **NO**

Name: Violation & Date: Arresting Agency: Disposition:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20251002150438957



Initial each

GP
GP

GP

X

X

GP

GP

GP

GP

Signature page

In reference to law violations, I attest to the truthfulness of the responses given within the application.

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): *Gopal B. Patel*

Signature of Applicant: *Gopal Patel*

Notary Name (print): *Sandy Durham*

Notary Signature: *Sandy Durham*

Commission expires: *9/24/29*

Application Taken: *10/2/25* App. Inv. Completed:

Submitted to Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to District Office:

Received from Local Government:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20251002150438957

Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

Has at least 10% of members listed been confirmed and highlighted?

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members?

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

Special Retail

Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: OTHER CONVENIENCE STORES

Is the lessor involved in any way with the alcohol beverage business?: OTHER CONVENIENCE STORES

Is there any further interest in, or connection with, the licensee's business by the lessor?: APPLICANT AND LANDLORD ARE THE SAME PERSON



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION
Confirmation Number: 20251002153517828



Initial each

GP

GP

GP

GP

GP

GP

Signature Page

In reference to law violations, I attest to the truthfulness of the responses given within the application.

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

In reference to the transfer of permit/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

In accordance with Alabama Rules & Regulations 20-X-23-.01(a), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

The undersigned agree, if a permit is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as it appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of tobacco. The undersigned, if issued a permit as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all tobacco received in this State. The undersigned, if issued a permit as herein requested, also agrees to allow and hereby invites duly authorized agents of the State, County or Municipality in which the permitted premises are located to enter and search without a warrant the permitted premises or any building owned or occupied by him or her in connection with said permitted premises. The undersigned hereby understands that if he or she violates any provisions of the aforementioned laws his or her permit shall be subject to revocation and no permit can be again issued to said permittee for a period of one year. The undersigned further understands and agree(s) that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the permit is required.

Applicant Name (print): GP Patel, B. Patel

Signature of Applicant: GP Patel

Notary Name (print): Sandy Durham

Notary Signature: Sandy Durham

Commission Expires: 9/26/29

Application Taken: 10/2/25 App. Inv. Completed:

Forwarded to District Office:

Submitted to Local Government:

Received from Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION



Confirmation Number: 20251002153517828

Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

Has at least 10% of members listed been confirmed and highlighted?

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For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members?

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

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Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: OTHER CONVENIENCE STORES

Is the lessor involved in any way with the alcohol beverage business?: OTHER CONVENIENCE STORES

Is there any further interest in, or connection with, the licensee's business by the lessor?: APPLICANT AND LANDLORD ARE THE SAME PERSON

City of Mobile Alcoholic Beverage License Application

Application Date 11/04/2025	Application Type TRANSFER - OWNERSHIP	Application Number 2025 - 5758	License Account # 132989	Council District 7	Council Agenda Date November 25, 2025
License Type Applied for with Alabama ABC Board 050 - RETAIL BEER (OFF PREMISES ONLY)			2nd License Type Applied for with Alabama ABC Board 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)		
Business Information					
Legal Business Name SAGA MOBILE INC			Trade Name (DBA) OLD SHELL		
Business Structure Type LLC - LIMITED LIABILITY COMPANY		Incorporation Date 08/20/2025	SOS Entity ID 001-206-703	State AL	County MONTGOMERY
Federal Tax ID (FEIN) 39-3945914	Alabama State Sales Tax ID R012673507	Business Phone Number			
Physical Address (Street Address, Suite #) 6567 OLD SHELL RD		City MOBILE	State AL	Zip Code 36608	
Mailing Address (Street Address, Suite #, PO Box)		City	State	Zip Code	
Primary Business Activity at the Location Explain (other) CONVENIENCE STORE		If Location Transfer, Previous Street Address and Zip Code N/A			
Contact Person Information					
Name GOPAL PATEL	Title OWNER	POA YES	Phone	Email	
If Transfer of ABC License, Previous Licensee Information					
Legal Business Name AINIKACOCO LLC			Trade Name (DBA)		
ABC License Type 011- LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)		License Number 010603849	Any ABC Pending Actions NO		
Land/Building Information					
Do you (the applicant) own or lease the property? RENT/LEASE - SIGNED and NOTARIZED LEASE ATTACHED					
Property Owner Name and/or Contact Person Name SAGA LLC			Property Owner Phone Number 20 2000	Property Owner Email	
Property Owner Mailing Address (Street Address, Suite #, PO Box)			City	State	Zip Code
Bldg Square Footage 1,800	Bldg Seating Capacity 0	Restroom Facilities YES	Patio Area NO	Structure Type SINGLE STRUCTURE	License Covers ENTIRE STRUCTURE
Do the premises have a fully equipped/operational kitchen? NO Is the business used to habitually and principally provide food to the public? NO Is the business equipped with services and facilities for on premises consumption? NO Will the business be operated primarily as a package store? NO					

City of Mobile Alcoholic Beverage License Application

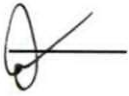
Owner(s), Partner(s) or Officer(s) Information				Copy of Driver's License Must Be Provided for each Person	
<u>Full Name (Last, First, Middle)</u> PATEL GOPAL BABUBHAI			<u>Title</u> OWNER		<u>Driver's License (State, Number)</u>
<u>Home Address (Street Address, Apt/Unit #)</u>			<u>City</u>		<u>State</u> -----
<u>Date of Birth</u> <u>Place of Birth (City, State, Nation)</u>			<u>Social Security Number</u>		<u>Mobile/Phone Number</u>
<u>Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?</u>					
NO	<u>If Yes, Law Violation</u>		<u>Arresting Agency</u>		<u>Arrest Date</u>
					<u>Disposition</u>
<u>Do you have any existing State of Alabama ABC license(s) with any entity in your name?</u>					
NO	<u>If Yes, Legal Business Name</u>		<u>Business DBA</u>		<u>Physical Location Address (Street, City, Zip Code)</u>
<u>Full Name (Last, First, Middle)</u> N/A			<u>Title</u>		<u>Driver's License (State, Number)</u>
<u>Home Address (Street Address, Apt/Unit #)</u>			<u>City</u>		<u>State</u> -----
<u>Date of Birth</u> <u>Place of Birth (City, State, Nation)</u>			<u>Social Security Number</u>		<u>Mobile/Phone Number</u>
<u>Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?</u>					
	<u>If Yes, Law Violation</u>		<u>Arresting Agency</u>		<u>Arrest Date</u>
					<u>Disposition</u>
	<u>If Yes, Legal Business Name</u>		<u>Business DBA</u>		<u>Physical Location Address (Street, City, Zip Code)</u>
Power of Attorney (POA) Information				Copy of Driver's License Must Be Provided for each Person	
<u>Full Name (Last, First, Middle)</u> N/A		<u>Title</u>	<u>Date of Birth</u>		<u>Driver's License (State, Number)</u>
<u>Home Address (Street Address, Apt/Unit #)</u>		<u>City</u>		<u>State</u>	<u>Zip Code</u> <u>Phone Number</u>
Has anyone, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO Are the applicants named in this application, the only person(s), in any manner, interested in the business sought to be licensed? YES					

City of Mobile Alcoholic Beverage License Application

CERTIFICATION and SIGNATURE



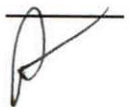
The undersigned agree, if a license is used as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in the Code of Alabama, Title 28, and all laws of the State of Alabama and the Codes/Ordinances of the City of Mobile relative to the handling of alcoholic beverages.



The undersigned agree, if a license is used as herein requested, further agrees to obey all rules and regulations promulgated by the Board and the Code/Ordinances of the City of Mobile relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officers of the State, County or Municipality in which the licensed premises are located to enter and search with a warrant the licensed premises or any building owned or occupied by him/her in connection with, adjoining, or adjacent thereto, whether connected or not, and whether used by him/her as his/her private dwelling.



The undersigned understands that should he or she violate any of the provisions of the Code of Alabama, Title 28, or any of the rules and regulations of the Alcoholic Beverage Control Board, his/her license shall be subject to revocation.



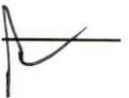
The undersigned understands that the City of Mobile reserves the right to file for suspension, revocation or an objection with the Alabama Alcoholic Beverage Control Board to a license renewal for failure to follow the Alcoholic Beverage Control Laws of the State of Alabama and the Codes/Ordinances of the City of Mobile or the creation of a nuisance. The undersigned further understands and agrees that no changes in the manner of operation, nature of owner and no deletion or discontinuance of any services or facilities as described in this application will be allowed with prior written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.



Applicant for the Alcoholic Beverage license, requested by the forgoing applicant hereby swears or affirms that he/she has read said application and all the statements and facts set forth therein or in supporting documents are true and correct, and that, except as otherwise indicated therein, the applicant is the only person interested in the business for which license is requested.



In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.



Applicant understands that approval from the State of Alabama Alcoholic Beverage Control Board and the City of Mobile is owner and location specific. If the owner(s) named in the application and/or approval change and/or business is relocated to another location from what was applied for, then they must contact the Alabama Alcoholic Beverage Control Board and the City of Mobile for a new approval.

Owner/Applicant/POA Printed Name



Owner/Applicant/POA Signature

Date of Application Signature



Title of Person Signing this Application

Sworn to and subscribed before me this **10th** day of **November** 20**25**

Notary Person Printed Name

Notary Person Signature

My Notary Commission Expires

R Shawn Skinner

November 19 2025

City of Mobile Alcoholic Beverage License Application

TO: City of Mobile City Council

FROM: City of Mobile Revenue Department

RE: Alcoholic Beverage License Request

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
11/04/2025	TRANSFER - OWNERSHIP	2025 - 5758	132989	7	November 25, 2025

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage license and is applying to the City of Mobile requesting City Council approval for a state ABC license for sales of alcoholic beverages within the city limits at the physical location address below.

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

SAGA MOBILE INC

Trade Name (DBA)

OLD SHELL

Location Address

6567 OLD SHELL RD

City, State, Zip Code

MOBILE AL 36608

Contact Person Information				
Name	Title	POA	Phone	Email
GOPAL PATEL	OWNER	YES		

Has any outstanding license and tax issues been addressed and corrected with this business? YES

What is/was the start date of this business? 10/01/2025

The alcohol license will not be issued until two (2) letters of approval, signed by City Council, and a copy of the resolution passed by the City Council are received by the City of Mobile Revenue Department.

Tara Harris

Revenue Department Representative

Letter to City Council

City of Mobile Alcoholic Beverage License Application Notice of Public Hearing

Section 30-79 is hereby added to of the Mobile City Code, 1991, as follows:

Section 30-79 - Notice of Public Hearing for Alcoholic Beverage License

- a) In every case where application is made for any type of alcohol beverage license, in addition to other advertising requirements that may be required by law, notice of said application shall be published on a website approved for such notice by the City's Department of Revenue. Such notice shall read substantially as follows:

SAGA MOBILE INC

dba

OLD SHELL

has made application to the City Council of the City of Mobile for a

050 - RETAIL BEER (OFF PREMISES ONLY) and 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

for the premises located at

6567 OLD SHELL RD

, Mobile, Alabama.

A public hearing will be held by the City Council in the Council's chambers at the Government Plaza Auditorium located at 205 Government Street at 1030am on **November 25, 2025** for application number **2025 - 5758**

- b) In addition to the published notice required, the applicant shall post on the premises where the business or sale is to be conducted, continuously for a period of not less than SEVEN (7) days prior to the consideration of the application by the City Council, a posted notice of the pending application and public hearing concerning the granting thereof in the manner and form to be supplied by the City of Mobile Revenue Department, at the time applicant is first made to the City for such license. Such notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto. The published notice shall be published for THREE (3) consecutive days.
- c) Applicant shall take such steps as may be necessary to meet all requirements of ordinances, regulations, and statutes applicable thereto. When the application for a license is made and all requirements have been met, a day for the hearing shall be set, the day shall be supplied to the applicant to be inserted in the newspaper ad and in the posted notice.



Applicant/POA Signature

Tara Harris

Revenue Department Representative

STATE OF ALABAMA

**DOMESTIC BUSINESS CORPORATION
CERTIFICATE OF INCORPORATION**

PURPOSE: In order to form a Business Corporation under Sections 10A-1-3.05 and 10A-2A-2.02 of the Code of Alabama 1975, this Certificate of Incorporation and the appropriate filing fee must be filed with the Office of the Secretary of State. **The information required in this form is required by Title 10A.**

1. The **name of the corporation** (must contain the word "Corporation" or "Incorporated," or the abbreviation of one of those words, and comply with Code of Alabama Section 10A-1-5.04):

SAGA MOBILE INC

2. **A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.**

3. Street (**No PO Boxes**) address of principal office of the corporation:

Mailing address of principal office (if different from street address):

4. The name of the registered agent (only one agent): Gopal B Patel

Street (**No PO Boxes**) address of registered office (must be located in Alabama):

*COUNTY of above address:

Mailing address in Alabama of registered office (if different from street address):

(For SOS Office Use Only)

Alabama
Sec. Of State
001-206-703 D/C
Date 08/20/2025
Time 15:28:00
File \$100.00
County \$100.00

Total \$200.00

DOMESTIC BUSINESS CORPORATION CERTIFICATE OF INCORPORATION

5. Purpose for which corporation is formed: _____

Operate a conveniences store with gas _____;
the purpose includes the transaction of any lawful business for which corporations may be incorporated in Alabama under Title 10A, Chapter 2A of the Code of Alabama.

6. Amount of stock the corporation is authorized to issue: 100 Par Value _____
(optional)

7. Period of duration shall be perpetual unless stated otherwise by an attached exhibit.

8. The name(s) of the Incorporator(s): See attached

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

9. A director has no liability to the corporation or its stockholders for money damages for any action taken, or any failure to take any action, as a director, except liability for (A) the amount of financial benefit received by a director to which he or she is not entitled; (B) an intentional infliction of harm on the corporation or the stockholders; (C) a violation of Section 10A-2A-8.32; (D) an intentional violation of criminal law; or (E) a breach of the director's duty of loyalty to the corporation or its stockholders.

☒ Attached are any other provisions that are not inconsistent with law relating to organization, ownership, governance, business, or affairs of the corporation.

*County of Registered Agent is requested in order to determine distribution of County filing fees.

8 / 20 / 2025

Date (MM/DD/YYYY)

Gopal Patel

Signature as required by 10A-2A-1.20

Owner

Title

Additional Details

Incorporators		
Incorporator	Street Address	Mailing Address
Gopal B Patel		

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

SAGA MOBILE INC

This name reservation is for the exclusive use of GOPAL, 111 Cliftmere Pl,
Madison, AL 35758 for a period of one year beginning August 19, 2025 and
expiring August 19, 2026



RES237467

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

August 19, 2025

Date

A handwritten signature in cursive script, appearing to read "Wes Allen", is written over a horizontal line.

Wes Allen

Secretary of State



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

SAGA MOBILE INC
111 Cliftmere Pl
MADISON, AL 35758

Date of this notice: 08-25-2025

Employer Identification Number:
39-3945914

Form: SS-4

Number of this notice: CP 575 A

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 39-3945914. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1120	04/15/2026
Form 940	01/31/2026
Form 941	01/31/2026

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION: If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic

Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents or other payroll service providers, are available to assist you. Visit www.irs.gov/efileproviders for a list of companies that offer IRS e-file for business products and services.

IMPORTANT REMINDERS:

- Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- Refer to this EIN on your tax-related correspondence and documents.
- Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is SAGA. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, *Safeguarding Taxpayer Data: A Guide for Your Business*.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

CP 575 A (Rev. 7-2007)

CP 575 A
9999999999

DATE OF THIS NOTICE: 08-25-2025
EMPLOYER IDENTIFICATION NUMBER: 39-3945914
FORM: SS-4 NOBOD

SAGA MOBILE INC

**2025****SALES TAX LICENSE****State of Alabama**

Alabama Department of Revenue

ISSUED TO:

SAGA MOBILE INC
6567 OLD SHELL RD
MOBILE, AL 36608-3933

ACCOUNT TYPE ACCOUNT NUMBER

SLS

R012673507

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/40 (CODE)
AS AMENDED. SALES TAX LAW

NON-TRANSFERABLE

THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT
THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN
BUSINESS.

NAICS CODE: 457110

STATE
DEPARTMENT



**Community Risk Reduction Division
Mobile Fire Rescue Department**

2851 Old Shell Road
Mobile, AL 36607
(251) 208-7484

**Inspections Performed by the Community Risk Reduction Division of
Mobile Fire and Rescue Department are Valid 365 Days from the Date Issued**

Occupant Name: SAGA MOBILE INC
Address: 6567 OLD SHELL Road
City: Mobile
Suite:

Inspection Date: 10/8/2025
Inspection Type: Life Safety
Inspected By: Edgar English

Insp. Result	Location	Code Set	Code
N/A		IFC 2021 SECTION 104 DUTIES AND POWERS OF THE FIRE CODE OFFICIAL	104.2 - Permits required to install fire suppression systems or make changes to a structure required by this code or IBC.
N/A		IFC 2021 SECTION 109 MAINTENANCE	109.3 - Required to maintain 3 years of all fire protection system inspections on premises for AHJ review.
N/A		IFC 2021 SECTION 312 VEHICLE IMPACT PROTECTION	312.1 - Vehicle impact protection for fire protection systems and equipment interior and exterior of structure.
N/A		IFC 2021 SECTION 315 GENERAL STORAGE	315.3 - Combustible materials shall not be stored within 24" of ceiling height or 18" of sprinkler head. No storage allowed within 3' of any fire protection system. No combustible storage allowed in utility rooms or under stairways.
N/A		IFC 2021 SECTION 319 MOBILE FOOD PREPARATION VEHICLES	319.3 - Exhaust hood.
N/A		IFC 2021 SECTION 401 GENERAL	401.2 - Verify emergency procedures, training and fire safety plans in all relevant occupancies.
N/A		IFC 2021 SECTION 503 FIRE APPARATUS ACCESS ROADS	503.3 - Identification of fire staging area and fire access roads to be designated with signs and/or painted fire lanes.
N/A		IFC 2021 SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS	504.1 - Exterior doors and openings are maintained and accessible for emergency access.
N/A		IFC 2021 SECTION 506 KEY BOXES	506.1 - Knox entry required for all structures with fire protection systems, gates blocking fire apparatus access and an elevator Knox box is required for all elevator lobbies with firefighter operating capabilities.
Pass		IFC 2021 SECTION 505 PREMISES IDENTIFICATION	505.1 - Address numeric size required to meet "Address Visibility Chart" for street address side of structure. All exterior doors of a multi-tenant structure shall identify the address of each tenant space. (see photo 1.1)

N/A	IFC 2021 SECTION 509 FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND ACCESS	509.1 - Identification of fire protection equipment, equipment rooms and all utility rooms. Interior 1" lettering. Exterior 2" lettering.
Pass	IFC 2021 SECTION 603 ELECTRICAL EQUIPMENT, WIRING AND HAZARDS	603.1 - Electrical panels clear of storage, no open junction boxes or joined wires not in a junction box. Extension cords only for temporary use.
N/A	IFC 2021 SECTION 606 COMMERCIAL COOKING EQUIPMENT AND SYSTEMS	606.2 - Cooking that produces grease vapors shall not be allowed in a commercial business without correct fire protection and ventilation.
N/A	IFC 2021 SECTION 606 COMMERCIAL COOKING EQUIPMENT AND SYSTEMS	606.3 - Commercial cooking equipment is operating as intended, maintained, and clean from grease accumulation.
N/A	IFC 2021 SECTION 703 PENETRATIONS	703.1 - All fire rated construction maintained per the fire code.
Pass	IFC 2021 SECTION 807 DECORATIVE MATERIALS AND ARTIFICIAL DECORATIVE VEGETATION IN NEW AND EXISTING BUILDINGS	807.2 - Combustible decorative materials limited 10% of ceiling/wall area.
N/A	IFC 2021 SECTION 901 GENERAL	901.6 - Fire protection systems maintenance.
Pass	IFC 2021 SECTION 906 PORTABLE FIRE EXTINGUISHERS	906.1 - Extinguishers mounted in an accessible and visible location as required.
N/A	IFC 2021 SECTION 906 PORTABLE FIRE EXTINGUISHERS	906.4.2 - Class K portable fire extinguishers for deep fat fryers.
N/A	IFC 2021 SECTION 907 FIRE ALARM AND DETECTION SYSTEMS	907.2.11.2 - Smoke alarms required for Residential Occupants.
N/A	IFC 2021 SECTION 912 FIRE DEPARTMENT CONNECTIONS	912.4 - Access to fire department connections.
Pass	IFC 2021 SECTION 1003 GENERAL MEANS OF EGRESS	1003.6 - Obstructed means of egress.
N/A	IFC 2021 SECTION 1004 OCCUPANT LOAD	1004.9 - Posting of occupant load.
N/A	IFC 2021 SECTION 1010 DOORS, GATES AND TURNSTILES	1010.1 - Fire emergency egress doors meet fire code requirements.
N/A	IFC 2021 SECTION 1010 DOORS, GATES AND TURNSTILES	1010.2.5 - Deadbolts prohibited.
N/A	IFC 2021 SECTION 1203 EMERGENCY AND STANDBY POWER SYSTEMS	1203.5 - Emergency and standby power system maintenance.
N/A	IFC 2021 SECTION 5001 GENERAL	5001.5.2 - Hazardous Materials Inventory Statement (HMIS).
N/A	IFC 2021 SECTION 5303 GENERAL REQUIREMENTS	5303.5.3 - Securing compressed gas containers, cylinders and tanks.
N/A	IFC 2021 SECTION 5704 STORAGE	5704.3.4.4 - Indoor storage of combustible liquids.

Pass

IFC 2021
SECTION 1013 EXIT SIGNS

1013.1 - Exits and exit access doors shall be marked by an approved exit sign with secondary emergency power source.

Pass

IFC 2021
SECTION 1008 MEANS OF EGRESS
ILLUMINATION

1008.2 - Emergency Lights - where required.

If you have any questions, please contact our office.

Inspector Comments: Inspection for business license
Captain English 10/08/25

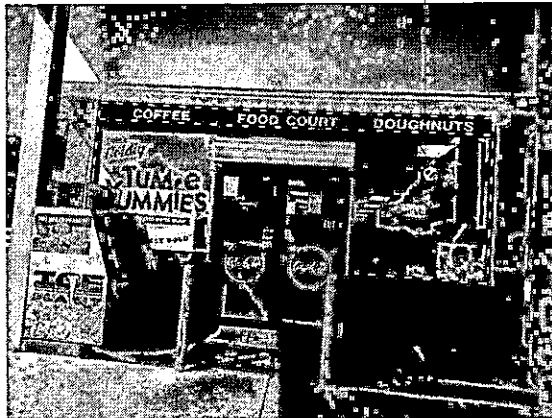
**Company
Representative:**

SIGNATURE - COPIED SIGNATURE - COPIED SIGNATURE OF
Gopal patel
32173
10/8/25
Signature valid only in mobile-eye documents

Inspector:

SIGNATURE - COPIED SIGNATURE - COPIED SIGNATURE OF
E J English
32173
10/8/25
Signature valid only in mobile-eye documents

1.1 - 505.1.



Ref: 32173



CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION

LEASE PROPERTY OWNERSHIP & SIGN AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located inside the City of Mobile and State of Alabama.

LEGAL DESCRIPTION OF PROPERTY

REQUIRED - contact the Map & Plat Room located at Mobile County Revenue (251.574.8535) or this should be included on your deed and/or lease paperwork

Ownership Type

Company Name

The above described property is ☐ Owned ☐ Leased to/by _____

Who has applied for an ALABAMA ALCOHOLIC BEVERAGE LICENSE at the above described location.

I hereby agree to allow the applicant to post a NOTICE sign at the location notifying the general public than an application for sale of alcohol is being considered for this location.

The applicant agrees that the NOTICE sign will be posted and will NOT be removed/discarded and will be required to remain posted until this application is approved by the City of Mobile City Council.

Sworn to and subscribed before me this 7th day of November 20 25

Notary Printed Name <u>Gwendolyn W Griffin</u>	Notary Signature <u>Gwendolyn W. Griffin</u>	My (Notary) Commission Expires <u>6-5-2029</u>
---	---	---

Notary Stamp

Owner of Property (Print Name)

Applicant Name (Print Name)

Arpad Patel
Owner of Property (Signature)

Arpad Patel
Applicant Name (Signature)

John
Street Address

John
Street Address

Mobile AL
City, State, Zip

Mobile AL
City, State, Zip

07/11/25
Date Agreement Signed

07/11/25
Date Agreement Signed





CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION

PLANNING & ZONING DEPARTMENT APPROVAL

Request for zoning permission to process an alcoholic beverage application, subject to approval by the City of Mobile City Council and issuance of the Zoning Approval Certificate

Business Structure ☐ Sole Proprietorship ☐ Limited Liability Company (LLC) ☒ Corporation	Application Type ☐ New Business ☒ New Owner ☐ Location Change	Transfer - License? ☐ No ☒ Yes Relocation Date	Description/Type ☒ Convenience/Grocery Store ☐ Hotel ☐ Lounge/Bar ☐ Package Store ☐ Restaurant ☐ Other
License Type Applied for with AL ABC Board (MUST match with ABC Board) - check ALL that apply ☐ 010 - Lounge Retail Liquor (Class I) ☐ 011 - Lounge Retail Liquor (Class II) - Package Store ☐ 020 - Restaurant Retail Liquor ☐ 040 - Retail Beer (On/Off Premises) ☒ 050 - Retail Beer (Off Premises Only) ☐ 060 Retail Table Wine (On/Off Premises) ☒ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine ☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub			
Legal Business Name SAGA mobile inc		Trade Name (DBA) Old Shell	
Company Physical Address (Street Address, Suite #) 6567 Old Shell rd		City mobile	State AL
		Zip Code 36608	
Business Contact Person Information Name Angel Patel		Title owner	
URBAN DEVELOPMENT DEPARTMENT USE ONLY			
Building Sq Footage 1800	Parking Provided	Parking Required	Compliance
		Zoning	Approved
Comments			
Print Name		Signature	Date

STATE OF ALABAMA
COUNTY OF MOBILE

AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY

THIS AGREEMENT for the purchase and sale of real property (hereinafter the "Agreement") is entered into as of the Effective Date hereof, by and between, **ANIKACOCO, LLC**, (hereinafter "Seller"), and **Gopal Patel and/or assignees**, (hereinafter "Purchaser"), for the Property located in the State of Alabama, County of Mobile, City of Mobile, and described as **6567 Old Shell Rd Mobile, AL 36608** (hereinafter referred to as the "Property"), as noted on the attached Exhibit "A." Said Property shall include all buildings, improvements, easements, privileges, and appurtenances thereunto belonging, as of Closing, to Seller.

WHEREAS, Seller desires to sell the Property to Purchaser, and Purchaser desires to purchase the Property from Seller,

NOW THEREFORE, in consideration of Ten and No / 100 Dollars (\$10.00) and other good and valuable consideration herein recited and exchanged, the parties agree to the purchase and sale of the Property subject to the following terms and conditions:

- 1. Purchase Price:** The Purchase Price for the Property shall be **One Million Six Hundred Fifty Thousand and No/ 100 Dollars (\$1,650,000)** in cash at Closing. Said purchase price shall include the real property, fixtures, equipment, inventory, leasehold interests, gasoline supplier agreement and goodwill of the business located at 6567 Old Shell Rd Mobile, AL 36608.
- 2. Earnest Money Deposit:** **Ten Thousand and No/100 Dollars (\$10,000)** (the "Earnest Money") on the signing of this contract of sale, payable to and held by the closing attorney, **TBD**, pending the closing of this sale. Said earnest money shall be refundable to Purchaser during the sixty (60) day Purchaser Contingency Period, however, at the conclusion of said period, said Earnest Money shall become non-refundable to Purchaser, but shall still be credited to the Purchase Price. If the Sale fails to close in a timely fashion due to the default of the Purchaser without any default by Seller, then, as the sole rights and remedy of Seller under this Agreement or at law or in equity, Seller shall be entitled to retain the Earnest Money as liquidated damages. Seller and Purchaser have agreed that, in such event, Seller's damages would be difficult to determine and that the Earnest Money is their best good faith estimate of such damages and is not a penalty. It is understood that the Earnest Money shall be the sole recourse available to the Seller in the event of such default by the Purchaser, and the Seller agrees not to pursue any further claims or legal actions against the Purchaser beyond the retention of the Earnest Money.
- 3. Possession:** Purchaser shall take possession of the Property at Closing.



Planning & Zoning Department

City of Mobile
205 Government Street, Third Floor, South Tower
Mobile, AL 36644

PERMIT NUMBER

ZC-163507-2025

Issue Date: 11/10/2025

ZONING CERTIFICATION

Parcel Number	Street Address	Suite Number
R022804201001002.	6567 Old Shell Rd	

Business Name	Issued To	Zoning Districts
OLD SHELL	Name: GOPAL PATEL Company: OLD SHELL Address: 6567 Old Shell Rd MOBILE, AL 36608 Phone:	R-1

This Zoning Classification Allows the property to be used for:
CONVENIENCE STORE WITH FUEL SALES

Conditions of Use

CERTIFICATION IS NOT TRANSFERABLE TO ANOTHER PARTY OR LOCATION. THE CERTIFICATION MUST BE POSTED WITH BUSINESS LICENSE. The Applicant/Agent/Owner agrees to comply with all requirements of the Unified Development Code, including signage regulations, as well as with any other applicable Codes and Ordinances.

Issued By: Caldwell Whistler

City of Mobile
PO Box, 1827
Mobile, AL 36633-1827

Telephone: 251.208.5895

Fax: 251.208.5896



CITY of MOBILE ALCOHOLIC BEVERAGE
LICENSE APPLICATION

PLANNING & ZONING DEPARTMENT APPROVAL

Request for zoning permission to process an alcoholic beverage application, subject to approval by the City of Mobile City Council and issuance of the Zoning Approval Certificate

Business Structure ☐ Sole Proprietorship ☐ Limited Liability Company (LLC) ☒ Corporation		Application Type ☐ New Business ☒ New Owner ☐ Location Change		Transfer - License? ☐ No ☒ Yes Relocation Date		Description/Type ☒ Convenience/Grocery Store ☐ Hotel ☐ Lounge/Bar ☐ Package Store ☐ Restaurant ☐ Other	
License Type Applied for with Al. ABC Board (MUST match with ABC Board) - check ALL that apply ☐ 010 - Lounge Retail Liquor (Class I) ☐ 011 - Lounge Retail Liquor (Class II) - Package Store ☐ 020 - Restaurant Retail Liquor ☐ 040 - Retail Beer (On/Off Premises) ☒ 050 - Retail Beer (Off Premises Only) ☐ 060 Retail Table Wine (On/Off Premises) ☒ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine ☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub							
Legal Business Name SAGA mobile inc				Trade Name (DBA) Old Shell			
Company Physical Address (Street Address, Suite #) 6567 Old Shell rd				City mobile	State AL	Zip Code 36608	
Business Contact Person Information Name Ariel Patel				Title owner			
URBAN DEVELOPMENT DEPARTMENT USE ONLY							
Building Sq Footage 1800	Parking Provided 7	Parking Required 5	Compliance ✓	Zoning R-1	Approved ✓		
Comments EXISTING CONVENIENCE STORE BY VARIANCE							
Print Name CALDWELL C. WHISTLER			Signature Caldwell C. Whistler			Date 12-2-2025	

Handwritten scribbles and lines on the left margin.

6567

7/10/18

10/18

10/18

Handwritten scribbles and lines in the top right area.

10/18

10/18

10/18

Soaa



MUNICIPAL ENFORCEMENT DEPARTMENT

TO: Lana Pafenbach, City Clerk's Office

FROM: Gary Jackson, Deputy Director

A handwritten signature in black ink, appearing to be 'GJ', is written over the name 'Gary Jackson'.

DATE: **December 1, 2025**

SUBJECT: WEED LIEN GROUP **1673**

Attached, please find Assessment Lists for Weed Lien Group Number **1673** to Acts of Alabama Number 329, adopted April 28, 1988 and Municipal Ordinance Number 65-048, adopted December 5, 2017, the following Resolution Dates are established:

FIRST RESOLUTION (PUBLIC NUISANCE RESOLUTION):

12/9/2025

SECOND RESOLUTION (ABATEMENT/PUBLIC HEARING):

1/13/2026

In the event that any changes, corrections, or deletions are made to subject group, please notify Shelia Dean at 208-1528, as soon as possible.

*****FOR LOT CLEANING OFFICE USE*****

NUISANCE PHOTOS (DATED): 12/11/2025

LEGAL NOTICE DUE TO MOBILE LAGNIAPPE: 12/25/2025

LEGAL NOTICE ADS: 12/31/2025-1/7/2026

POSTING DATE: 1/6/2026

Copy to: Marchetta Taite

	WEED LIEN					
	CONTRACT NUMBER					
	1673				Res. No.	
12/9/2025	LOTS TO BE DECLARED				58-	
1/13/2026	LOTS FOR PUBLIC HEARING				58-	
//2025	LOTS TO BE ASSESSED FOR COST				58-	
		OLD SRO		Amount	Dis	N/A
No.	Address	CASE #	CASE #	Assessed		CBO
1	610 Rickarby St	67676	97570		2	
2	1565 Duval St	72463	97573		3	
3	1814 LaSalle St	58973	97574		2	
4	666 Ruth St	53065	97575		2	
5	668 Ruth St	53067	97576		2	
6	0 McArthur St	70463	97578		1	
	Par. No. (29 02 44 0 009 022.XXX)					
7	0 Northwest Dr	70181	97579		1	
	Par. No. (29 03 07 1 000 033XXX)					
8	1057 Rotterdam St	50383	97580		2	
9	1317 Lola St	65542	97581		2	
10	1102 Rotterdam St	50391	97582		2	
11	1307 Willow Lane	50932	97587		3	
12	1300 Silver Dr	70918	97588		1	
13	2650 Main St	67788	97589		1	
14	0 Next St	67677	97590		1	
	Par. No. (29 02 44 0 013 373.XXX)					
15	357 Cassidy St	70433	97591		2	
16	705 Petit Ave	61364	97593		1	
17	615 Dexter Ave	69572	97594		2	
18	0 Lemon St	69086	97595		2	
	Par. No. (29 10 28 4 004 053.XXX)					
19	2500 Greenlawn Dr	56537	97600		3	
20	1812 Brownlee St	51170	97601		1	
				\$ -		
Numbers of lots cut						
District total for this group			Numbers of lots cut			
1	7		1			
2	10		2			
3	3		3			
4	0		4			
5	0		5			
6	0		6			
7	0		7			
	20			0		
*ADD Added in from other Groups						
*CBO Cut By Owner						
*N/A Taken out by Inspector						

Sam Jackson 12-2-25
Marchette Jante 12-2-25

A RESOLUTION DECLARING WEEDS GROWING UPON THE STREETS OR SIDEWALKS AND UPON PRIVATE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MOBILE TO BE NOXIOUS OR DANGEROUS AND TO BE PUBLIC NUISANCES AND PROVIDING FOR THE ABATEMENT OF SUCH NUISANCES.

WHEREAS, a survey has been made to determine the properties upon which or in front of which noxious or dangerous weeds are growing and the agents or employees of the City of Mobile have obtained the legal description of parcels of property in the City of Mobile upon which or in front of which such weeds are growing, and it has been determined to follow the provisions of Act No. 329 of the Legislature of the State of Alabama, approved on April 28, 1988, and to have caused such weeds to be cut or otherwise abated as public nuisances:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE AS FOLLOWS:

SECTION 1: It has been determined by the City Council of Mobile that the weeds growing on the privately owned lots or parcels of land described in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part thereof as though set forth in full, known as **Group #1673** under the caption "NOXIOUS OR DANGEROUS WEEDS GROWING ON PROPERTY," are noxious and dangerous, and such weeds are hereby declared to be public nuisances. The properties upon which such weeds are growing are all located within the corporate limits of the City of Mobile, about the streets referred to in the description which are more particularly described in said Exhibit "A."

SECTION 2: The weeds growing on or in front of the above-described parcels of property shall be abated by the removal of such noxious or dangerous weeds or they will be removed and the nuisances abated by the City of Mobile, in which case the cost of such removal will be assessed against the respective parcels of lands from which such weeds are removed, and such cost will constitute a lien upon such respective parcels of land until paid. A public meeting is hereby called to be held in the Auditorium of the Mobile Government Plaza, 205 Government Street, Mobile, Alabama, on the **13th day of January, 2026**, at ten thirty a.m., for the purpose of hearing any objections to the declarations contained in this resolution and to the proposed removal of such weeds, at which time all objections will be heard and given due consideration by the City Council of Mobile; and it is directed that there shall be conspicuously posted in front of each parcel of property, a notice headed "NOTICE TO DESTROY WEEDS," such heading to be in words not less than one inch in height and substantially in the form set out in such Act No. 329, approved April 29, 1988.

Adopted:

City Clerk



MUNICIPAL ENFORCEMENT DEPARTMENT

MEMORANDUM

TO: Lana Pafenbach, City Clerk's Office

FROM: Gary Jackson, Deputy Director

DATE: December 1, 2025

SUBJECT: Repeat Weed Lien Invoices G-94

Attached, please find invoices for completed Repeat Weed Lien Group Number(s) 94. Please place these on the City Council's Agenda for December 9, 2025.

If you have any questions, please do not hesitate to contact Shelia Dean at 208-1528. Your cooperation and assistance in this matter is greatly appreciated.

sd

Copy to: Marchetta Taite

		REPEAT WEED LIEN						
		CONTRACT NUMBER					5619	
		GROUP 94					Res. No.	
9/9/2025	1st REPEAT WEED LIEN LETTERS SENT					11-058		
12/9/2025	REPEAT WEED LIEN LOTS TO BE ASSESSED FOR COST							
			Old SRO	New	Initial	Times	Amount	CBD
Item	Address	Dis	Case #	Case #		cut within	Assessed	CBO
No.								
1	1815 St Charles Avenue	1		67646	4/25/2023	1	\$ 495.50	
2	620 Belsaw Avenue	2	56984	67647	2/20/2024	3	\$ 475.00	
3	1124 Heustis Street	3	65342	67648	4/30/2024	1	\$ 275.00	
4	907 Kendrick Drive	7		67649	8/13/2024	1	\$ 275.00	
5	2814 Warsaw Avenue	1	51943	67650	2/20/2024	1	\$ 275.00	
6	2721 Harper Avenue	1	51582	67651	1/23/2024	2	\$ 375.00	
7	2717 Warsaw Avenue	1	52258	67652	10/22/2024	1	\$ 292.50	
8	2154 Senator Street	5		67653	1/17/2023	2	\$ 375.00	
9	1219 Jessie Street	1	52324	67654	4/2/2024	1	\$ 275.00	
10	551 English Street	2	52906	67655	10/5/2023	1	\$ 275.00	
11	2109 Hillwood Dr W	3	59937	67656	12/19/2023	2	\$ 557.90	
12	401 N Ann Street	2	53937	67657	2/14/2023	2	\$ 375.00	
13	1017 Donald Street	1	52328	67658	12/17/2024	1	\$ 593.00	
14	2602 Wealthy St	1	52751	67659	7/2/2024	1	\$ 276.50	
15	3919 Moffett Ct	2	51493	67660	2/28/2025	1	\$ 275.00	
16	700 Whitney Street	2	55220	67661	3/7/2023	1	\$ 275.00	
17	282 Laurel Drive	2		67662	2/25/2025	1	\$ 275.00	
18	301 Laurel Drive	2		67663	2/25/2025	1	\$ 275.00	
19	331 Smith Street	1		67664	2/25/2025	1	\$ 275.00	
20	1211 Jessie Street	1	66100	67665	9/10/2024	1	\$ 300.00	
Total							\$6,865.40	
District total for this group		Numbers of lots cut						
1	9			1	9			
2	7			2	7			
3	2			3	2			
4	0			4	0			
5	1			5	1			
6	0			6	0			
7	1			7	1			
	20				20			
*CBO Cut By Owner								
*N/A Taken out by Inspector								
*ADD Added in from other Groups								

Sandy Pacheco 12/4/25
Marchetta Sante



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **CAMPBELL MAYNARD**

Address: **2655 CARVER AVE**

City, State, Zip: **MOBILE, AL 36617**

Repeat Group Number: **94** Item # **1**

Lot Description: **LOT NO.12 IN STRAUSS FIRST ADD TO TOULMINVILLE DBK 156 P 294 #SEC 44 T4S R1W
#MP29 02 44 0 003 (29 02 44 0 033 088.XXX) 1815 ST CHARLES AVENUE**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: **Mr. Antony Hayes**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		10,600	\$ 0.0125	\$ 132.50
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		1	\$ 3.00	\$ 3.00
Debris Removal	Cubic Yard	30	\$ 7.00	\$ 210.00
Total Project Cost:				\$ 495.50

Shelia E Dean

SECRETARY

Marchetta Darte

INSPECTOR

Gregory F. Smith

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice
December 1, 2025

Lot Owner: JONES JOHNNY A
Address: 5091 WASHINGTON BLVD
City, State, Zip: THEODORE, AL 36582-2154
Repeat Group Number: 94 Item # 2

Lot Description: LOTS 22 & 23 BLK 1 DIXIE PA RK SUB MBK 3 P 273 ADD DBK 379/526 07-28-45 #SEC 25
T4S R1W #MP29 07 25 0 002 (29 07 25 0 002 002.XXX) 620 BELSAW AVENUE

Nuisance Date: 9/10/2025
Date lot was cut: 11/24/2025 Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	5,775	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	3	\$ 100.00	\$ 300.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 475.00

Shelia Dean

SECRETARY

Maribeth J. Smith
INSPECTOR

Anthony Hayes
SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **GREEN SHARON LOVE & DARRYL**
% MATTIE LOVE & LARHONDA GAINES

Address: **1124 HEUTIS ST**

City, State, Zip: **MOBILE, AL 36605-1532**

Repeat Group Number: **94** Item # **3**

Lot Description: **LOT 12 KELLY PARK SUB MBK 4 P 589 #SEC 37 T4S R1W #MP29 10 37 0 007 (29 10 37 0 007 213.XXX) 1124 HEUSTIS STREET**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	6,373	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean

SECRETARY

Margaretta Tarte

INSPECTOR

Anthony Hayes

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **DAY MONICA & ROBERT R NUMMY**
C/O KIMMER DEVELOPMENT COMPANY INC

Address: **5472 OLD SHELL RD**

City, State, Zip: **MOBILE, AL 36608**

Repeat Group Number: **94** Item # **4**

Lot Description: **LOT 5 FRY TRT RESUB LOT 12 MBK 5/43 #SEC 12 T4S R2W #MP28 01 12 4 000 (28 01 12 4 000 046.XXX) 907 KENDRICK DRIVE**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	8,619	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean

SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **MARKS SAMUEL E**
Address: **P. O. BOX 301**
City, State, Zip: **MOUNT VERNON, AL 36560-0301**
Repeat Group Number: **94** Item # **5**

Lot Description: **LOT 174 BLK G TRINITY GDNS 2ND ADD MBK 3 P 331 #SEC 44 T4S R1W #MP29 02 44 0 009 (29 02 44 0 009 380.XXX) 2814 WARSAW AVENUE**

Nuisance Date: **9/10/2025**
Date lot was cut: **11/24/2025** Contractor: **Mr. Antony Hayes**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	9,319	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean

SECRETARY

Marabeth Carter

INSPECTOR

James Jackson

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **PRESLEY ANDREW LEE & ROBERTA**

C/O LUGRETHA HOUSE

Address: **4332 AMHURST DR**

City, State, Zip: **EIGHT MILE, AL 36613-3301**

Repeat Group Number: **94** Item # **6**

Lot Description: **LOT 216 BLK D TRINITY GDNS 1ST ADD MBK 3 P 332 #SEC 44 T4S R1W #MP29 02 44 0 012 (29 02 44 0 012 039.XXX) 2721 HARPER AVENUE**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	7,080	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	2	\$ 100.00	\$ 200.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 375.00

Shelia E Dean

SECRETARY

Marchetta Darte

INSPECTOR

James Forster

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **SAUCIER MELVIN**
Address: **2906 E 15TH AVE UNIT 1**
City, State, Zip: **TAMPA, FL 33605**
Repeat Group Number: **94** Item # **7**

Lot Description: **LOT 151 BLK F TRINITY GARDENS 2ND ADD MBK 3 P 331 #SEC 44 T4S R1W #MP29 02 44 0 009 (29 02 44 0 009 358.XXX) 2717 WARSAW AVENUE**

Nuisance Date: **9/10/2025**
Date lot was cut: **11/24/2025** Contractor: **Mr. Antony Hayes**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		11,400	\$ 0.0125	\$ 142.50
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 292.50

Shelia E Dean

SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **SETERFITT DALE T**
Address: **2154 SENATOR ST**
City, State, Zip: **MOBILE, AL 36606**
Repeat Group Number: **94** Item # **8**

Lot Description: **LOT 2 BLK 16 OF BON AIR ESTS DBK 156 N S P 374 #SEC 29 T4S R1W #MP29 09 29 1 005 (29 09 29 1 005 059.XXX) 2154 SENATOR STREET**

Nuisance Date: **9/10/2025**
Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	8,470	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	2	\$ 100.00	\$ 200.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 375.00

Shelia E Dean

SECRETARY

Marquette Daulton

INSPECTOR

Anthony Hayes

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **PHINISEE GREGORY W**

C/O BAMMA EVANS

Address: **9801 WESTIN DR**

City, State, Zip: **AMARILLO, TX 79119-1496**

Repeat Group Number: **94** Item # **9**

Lot Description: **LOT 23 BLK 2 MECHEM & SAGES 2ND ADD LAFARGUE TRT DBK 121 /511 #SEC 44 T4S
R1W #MP29 02 44 0 013 (29 02 44 0 013 260.XXX) 1219 JESSIE STREET**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	6,000	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean

SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **EASTERN SHORE AFFORDABLE HOUSING**

Address: **P. O. BOX 1832**

City, State, Zip: **FAIRHOPE, AL 36533**

Repeat Group Number: **94** Item # **10**

Lot Description: **LOT 1 BLK 6 WOLFF HGTS DBK 112 P 191 #SEC 13 T4S R1W #MP29 06 13 0 003 (29 06 13 0 003 075.XXX) 551 ENGLISH STREET**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: **Mr. Antony Hayes**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	5,100	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean

SECRETARY

Marchetta Doute

INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: WARD T D & MARIAN B

Address: 2109 W HILLWOOD DR

City, State, Zip: MOBILE, AL 36605-3364

Repeat Group Number: 94 Item # 11

**Lot Description: LOT 13 BLK B EDGEWOOD PARK SUB MBK 5 P 69 #SEC 35 T5S R1W #MP32 04 35 0 003
(32 04 35 0 003 124.XXX) 2109 HILLWOOD DR W**

Nuisance Date: 9/10/2025

Date lot was cut: 11/24/2025 Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		24,632	\$ 0.0125	\$ 307.90
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	2	\$ 100.00	\$ 200.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 557.90

Shelia E Dean

SECRETARY

Maxwell Darte

INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **TURNER ADDIE**
Address: **4160 WORTHINGTON DR**
City, State, Zip: **NORTH HIGHLAND, CA 95660-2854**
Repeat Group Number: **94** Item # **12**

Lot Description: **COMG AT NW COR OF ANN & LYONS STS & RUN NLY ALG W/L OF ANN ST 50 FT FOR FRONT & EXTENDING BACK WLY WITH EQUAL WIDTH 120 FT FOR DEPTH BEING LOT 3 BLK 75 CAMP GROUND TRT DBK 99/243 #SEC 10 T4S R1W #MP29 06 40 0 006 (29 06 40 0 006 056.XXX) 401 N ANN STREET**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: **Mr. Antony Hayes**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	6,000	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	2	\$ 100.00	\$ 200.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 375.00

Shelia E. Dean

SECRETARY

Madhetha Janta

INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **GARMON JAMES E**
Address: **1680 VINE ST**
City, State, Zip: **BILOXI, MS 39531-3430**
Repeat Group Number: **94** Item # **13**

Lot Description: **LOT 11 E 1/2 OF LOT 12 ADAMS ADD TO TOULMINVILLE MBK 3 PG 343 #SEC 44 T4S R1W
#MP29 02 44 0 014 (29 02 44 0 014 535.XXX) 1017 DONALD STREET**

Nuisance Date: **9/10/2025**
Date lot was cut: **11/24/2025** Contractor: **Mr. Antony Hayes**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	4,210	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		1	\$ 3.00	\$ 3.00
Debris Removal	Cubic Yard	45	\$ 7.00	\$ 315.00
Total Project Cost:				\$ 593.00

Shelia E Dean

SECRETARY

Marchetta J. J. J.

INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **EARL-LEWIS MONIQUE T**

Address: **P. O. BOX 93166**

City, State, Zip: **ATLANTA, GA 30377-0166**

Repeat Group Number: **94** Item # **14**

Lot Description: **LOT 118 PARADISE PARK UNIT 3 MBK 6/544 #SEC 44 T4S R1W #MP29 02 44 0 008 (29 02 44 0 008 415.XXX) 2602 WEALTHY ST**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		10,120	\$ 0.0125	\$ 126.50
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 276.50

Shelia E Dean

SECRETARY

Marcella Darte
INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **RABB DAVEY E JR**
Address: **6804 NORFOLK CT**
City, State, Zip: **MOBILE, AL 36608-4224**
Repeat Group Number: **94** Item # **15**

Lot Description: **LOT 26 MANN HGTS MBK 6 P 474 & PT OF LOT 27 OF SD SUB DESC AS FOLL BEG AT NW COR OF LOT 27 TH RUN SWLY ALG DIV LINE OF LOTS 26 & 27 AT A DIS OF 132.19 FT TO SW COR OF SD LOT 27 TH RUN NELY ALG S/L OF SD LOT 27 A DIS OF 35 FT TO A PT TH RUN NLY IN A STRAIGHT LINE TO POB #SEC 12 T4S R2W #MP28 01 12 4 000 (28 01 12 4 000 064.XXX) 3919 MOFFETT CT**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: **Mr. Antony Hayes**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	3,806	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean

SECRETARY

Marchetta Jantz

INSPECTOR

[Signature]

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **SANDERS WILLIE D & WILLIE ROY**

C/O TELLIS SANDERS

Address: **RR 1 BOX 230**

City, State, Zip: **CASTLEBERRY, AL 36426-9801**

Repeat Group Number: **94** Item # **16**

Lot Description: **LOT 21 2ND ADD TO CARVER HO MES MBK 5 P 57 #SEC 44 T4S R1W #MP29 02 44 0 021 (29 02 44 0 021 011.XXX) 700 WHITNEY STREET**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	4,984	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E. Dean

SECRETARY

INSPECTOR

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **JONES ROBERTA**
C/O MARGARET STALLWORTH
Address: **195 PINE ST**
City, State, Zip: **CANTONMENT, FL 32533-1250**
Repeat Group Number: **94** Item # **17**

Lot Description: **LOTS 24 & 25 BLK 5 HARTWELL PL MBK 3 PG 315 #SEC 44 T4S R1W #MP29 02 44 0 030 (29 02 44 0 030 311.XXX) 282 LAUREL DR**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	6,250	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E. Dean

SECRETARY

Margaret Stallworth

INSPECTOR

[Signature]
SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **KINGSIZE ENTERPRISES INC**

Address: **615 HOSANNA RD**

City, State, Zip: **GRIFFIN, GA 30223-5864**

Repeat Group Number: **94** Item # **18**

Lot Description: **LOTS 52 & 53 BLK 4 HARTWELL PLACE MBK 3/315 #SEC 44 T4S R1W #MP29 02 44 0 030 (29 02 44 0 030 267.XXX) 301 LAUREL DRIVE**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	6,250	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean

SECRETARY

Margaretta Jasta

INSPECTOR

James K...

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **LEONARD GEORGE E JR AS TRUSTEE
OF THE ROBERT JR & CLEO WEEKS**

Address: **1126 90TH ST**

City, State, Zip: **LOS ANGELES, CA 90002-1710**

Repeat Group Number: **94** Item # **19**

Lot Description: **LOT 33 OF PPTY FORMERLY OF THOMAS H SMITH LOC IN W 1/2 OF NW 1/4 OF SEC 18
T4S R1W DBK 156 N S PGS 404-7 SD LOT BEING SITUATED ON W/S OF JASPER ST S OF
MOFFAT RD #SEC 18 T4S R1W #MP29 08 18 2 001 (29 08 18 2 001 064.XXX) 331 SMITH
STREET**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: Mr. Antony Hayes

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft	6,480	1	\$ 125.0000	\$ 125.00
standard rate<10,000 sqft		0	\$ 0.0125	\$ -
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 275.00

Shelia E Dean

SECRETARY

Marchetta Sauter

INSPECTOR

[Signature]

SUPERVISOR



MUNICIPAL ENFORCEMENT

Lot Cleaning Invoice

December 1, 2025

Lot Owner: **EVANS BAMMA**
Address: **9801 WESTIN DR**
City, State, Zip: **AMARILLO, TX 79119-1496**
Repeat Group Number: **94** Item # **20**

Lot Description: **LOTS 26 & 27 BLK 2 MECHEM & SAGES 2ND SUB OF LAFARGUE TRT DBK 121 PG 511 #SEC 44 T4S R1W #MP29 02 44 0 013 (29 02 44 0 013 263.XXX) 1211 JESSIE STREET**

Nuisance Date: **9/10/2025**

Date lot was cut: **11/24/2025** Contractor: **Mr. Antony Hayes**

ITEM	UNIT	QUANTITY/SQ FT	PRICE/UNIT	COST
base rate>10,000 sqft		0	\$ 125.0000	\$ -
standard rate<10,000 sqft		12,000	\$ 0.0125	\$ 150.00
Administration Fee		1	\$ 50.00	\$ 50.00
Administrative Penalty- Additional Cuts	Each	1	\$ 100.00	\$ 100.00
Per Spare Tire		0	\$ 3.00	\$ -
Debris Removal	Cubic Yard	0	\$ 7.00	\$ -
Total Project Cost:				\$ 300.00

Shelia E Dean

SECRETARY
Marchetta Darte

INSPECTOR
[Signature]

SUPERVISOR

RESOLUTION ASSESSING THE COST OF REMOVAL OF NOXIOUS OR DANGEROUS WEEDS IN FRONT OF OR ON CERTAIN PARCELS OF LAND IN THE CITY OF MOBILE, ALABAMA.

WHEREAS, an itemized report in writing has been made to the City Council of Mobile, showing the costs of removing noxious or dangerous weeds on or in front of the hereinafter described parcels of land, a copy of such report having first been posted on the Council Chamber door more than three days prior to the meeting at which the report was received, and the City Council having heard the report, together with any objections which may have been raised by any of the property owners liable to be assessed for the work of culling such weeds, and the City Council being of the opinion that such report in all respects be confirmed.

IT IS THEREFORE RESOLVED BY THE CITY COUNCIL OF MOBILE as follows:

Section 1. The amount set opposite each described parcel of real property contained in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part hereof as though set forth in full and known as **Repeat Weed Lien Group 94** shall constitute special assessments against such respective parcels of land; and each such parcel of land is hereby assessed with the amount set opposite its description; and the assessment hereby, made and confirmed shall constitute a lien on and against each such respective parcel of land for the amount of each respective assessment so made; and the report made to this body of the costs of removing the noxious or dangerous weeds on or in front of the respective parcels of land is hereby in all respects confirmed.

Section 2. It is directed that a copy of this resolution be delivered to the Tax Collector of the City of Mobile, and it shall be his duty to add the amounts of the above respective assessments to the next regular bills for ad valorem taxes levied against the said respective lots and parcels of land for municipal purposes, and such amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and same procedure on foreclosure and sale as in the case of delinquency as provided for ordinary ad valorem taxes.

Adopted:

City Clerk

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor, upon nomination by City Supervisors, recommends to the City Council that it authorize awards, pursuant to Section 11-40-22 Code of Alabama 1975, of \$500 to the following employee:

- **December 2025 – Labarron Johnson (Employee #13130) Public Works (Public Services)**

This employee is to be commended for their exemplary work performance or innovations that significantly reduce costs or results in an outstanding improvement in service to the public.

Adopted:

City Clerk

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor, upon nomination by City supervisors, recommends to the City Council that it authorize awards, pursuant to Section 11-40-22 Code of Alabama 1975, of \$500 each to the following employee:

November 2025: Officer Jayland Parnell

The employee is to be commended for his exemplary work performance or innovations that significantly reduce costs or result in an outstanding improvement in service to the public.

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: Councilmember Cory Penn

WHEREAS, *Councilmember Penn wishes to appropriate \$1,000.00 to Toulminville Rattlers, from the District 1 Discretionary Fund (10041020 42080); and*

WHEREAS, *to Toulminville Rattlers*, is an Alabama non-profit corporation which provides a service to the community; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to *Toulminville Rattlers*, will be used to *assist with youth football team awards banquet at TopGolf*.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation of *\$1,000.00 to Toulminville Rattlers*, for the purposes described hereinabove and pursuant to language in the request serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember Beau Fleming*

WHEREAS, *Councilmember Fleming wishes to appropriate \$1,500.00 to Mobile County Public School System, Division of Teaching, Learning, and Assessment, from District 1 Discretionary Funds (10041020 42080); and*

WHEREAS, ***Mobile County Public School System, Division of Teaching, Learning, and Assessment***, is a public school in Mobile, Alabama, which the Council may support pursuant to Code of Alabama § 16-13-36; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to ***Mobile County Public School System, Division of Teaching, Learning, and Assessment***, *will be used to assist with the upcoming South Alabama History Day* which will serve a public purpose benefiting the City of Mobile and its citizens.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of \$1,500.00 to Mobile County Public School System, Division of Teaching, Learning, and Assessment for the purposes described hereinabove and pursuant to the language on request* serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

City Clerk



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor Spiro N. Cheriogotis

Purpose and Scope of Project:

To approve issuance of purchase order to B & L Cable Construction LLC for fiber optic installation at Maitre Park.

Amount of Contract:

\$21,725.00

Funding Source

General fund.

ATTACHMENTS:

1. 20251203 BL Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 9 December 2025
Date

Item No. _____

Submitted by: Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: Spiro N. Cheriogotis
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to B & L Cable Construction LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to B & L cable Construction LLC for fiber optic installation at
Maitre Park.
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$21,725.00

FUNDING SOURCE:

Budget Item: See Requisitions

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Sealed bid 5966.

How many bidders received bid packages (if applicable): 3 + web

How many bidders submitted bids (if applicable): 2

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>4424</u>	2026	(5000) INFORMATION TECHNOLOGY	FIBER OPTIC INSTALLATION AT MAITRE PARK (SEALED BID 5966)	\$21,725.00	<u>(284224) B & L</u> <u>CABLE</u> <u>CONSTRUCTION</u> <u>LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004424-00 FY 2026 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: 9105fola Status: Approved	Page 1
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Vendor B & L CABLE CONSTRUCTION LLC 11446 BROOKLYN RD ANDALUSIA, AL 36421-6419 Tel#334-427-0888 Fax 334-427-8368	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 KEARNEY@CITYOFMOBILE.GOV Delivery Reference CLARKE@CITYOFMOBILE.GOV Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/17/25	284224	11/24/25			INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
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General Notes

PER BID #5966 ITEM #3 AND YOUR QUOTE #817.

001	FIBER OPTIC COMMUNICATION NETWORK SERVICE AND MAINTENANCE - UNDERGROUND BORING. PER BID #5966 ITEM #3 AND YOUR QUOTE. Vendor Item Inventory Item/Loc 18047 The Above Line Item Is For Department:	1.00 JOB	0.00000	0.00
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1	1000.30.15.1500.1500.1500.0000.0000.47010.			.00
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Ship To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602
 Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602

002	BURIED (TRENCHED OR DIRECTIONAL DRILLING) DUCT HDPE SDR13.5 SINGLE	926.00 FT	10.00000	9260.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004424-00 FY 2026 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: 9105fola Status: Approved	Page 2
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Vendor B & L CABLE CONSTRUCTION LLC 11446 BROOKLYN RD ANDALUSIA, AL 36421-6419 Tel#334-427-0888 Fax 334-427-8368	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 KEARNEY@CITYOFMOBILE.GOV Delivery Reference CLARKE@CITYOFMOBILE.GOV Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/17/25	284224	11/24/25			INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
	CONDUIT, SDR13.5 1 1/4 INCH CONDUIT. FURNISH AND INSTALL. Additional Description Notes ----- BURIED (TRENCHED OR DIRECTIONAL DRILLING) DUCT HDPE SDR13.5 SINGLE CONDUIT, SDR13.5 1 1/4 INCH CONDUIT. FURNISH AND INSTALL.			
1	1000.30.15.1500.1500.1500.0000.0000.47010.			9260.00
	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 Delivery Reference CLARKE@CITYOFMOBILE.GOV Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602			
003	BURIED (TRENCHED OR DIRECTIONAL DRILLING) DUCT HDPE SDR11-DUAL CONDUITS, SDR11 1 1/4 INCH CONDUIT (1 1/4 INCH X 2). FURNISH AND INSTALL.	854.00 FT	12.50000	10675.00
1	1000.30.15.1500.1500.1500.0000.0000.47010.			10675.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004424-00 FY 2026 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: 9105fola Status: Approved	Page 3
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Vendor B & L CABLE CONSTRUCTION LLC 11446 BROOKLYN RD ANDALUSIA, AL 36421-6419 Tel#334-427-0888 Fax 334-427-8368	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 KEARNEY@CITYOFMOBILE.GOV Delivery Reference CLARKE@CITYOFMOBILE.GOV Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/17/25	284224	11/24/25			INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
004	36"L x 24"W x 24"D OPEN BOTTOM CONCRETE PULL BOX. INSTALL ONLY. Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 Delivery Reference CLARKE@CITYOFMOBILE.GOV Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602	5.00 EACH	290.00000	1450.00
1	1000.30.15.1500.1500.1500.0000.0000.47010.			1450.00
	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 Delivery Reference CLARKE@CITYOFMOBILE.GOV Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602			

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004424-00 FY 2026 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: 9105fo1a Status: Approved
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Page 4

Vendor B & L CABLE CONSTRUCTION LLC 11446 BROOKLYN RD ANDALUSIA, AL 36421-6419 Tel#334-427-0888 Fax 334-427-8368	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 KEARNEY@CITYOFMOBILE.GOV Delivery Reference CLARKE@CITYOFMOBILE.GOV Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/17/25	284224	11/24/25			INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
005	MARKER POST FOR HANDHOLES AND FIBER OPTIC CONDUIT LINES. INSTALL ONLY.	5.00 EACH	30.00000	150.00

1 1000.30.15.1500.1500.1500.0000.0000.47010. 150.00

Ship To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602
 Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602

006 GRAVEL PEA	5.00 TON	38.00000	190.00
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Additional Description Notes

3" OF CLEAN PEAGRAVEL FOR 36"L x 24" OPEN BOTTOM HANDHOLE BOX. FURNISH AND INSTALL.

Vendor Item

Inventory Item/Loc 10969

The Above Line Item Is For Department: PUB SAF AD

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004424-00 FY 2026 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: 9105fo1a Status: Approved	Page 5
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Vendor
 B & L CABLE CONSTRUCTION LLC
 11446 BROOKLYN RD

Ship To
 MIT
 651 CHURCH STREET

ANDALUSIA, AL 36421-6419

MOBILE, AL 36602
 KEARNEY@CITYOFMOBILE.GOV

Tel#334-427-0888
 Fax 334-427-8368

Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/17/25	284224	11/24/25			INFORMATION TECHNOLOGY

LN Description / Account	Qty	Unit Price	Net Price
1 1000.30.15.1500.1500.1500.0000.0000.47010.			190.00

Ship To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602
Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602

Requisition Link

Requisition Total 21725.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.30.15.1500.1500.1500.0000.0000.47010.	21725.00	2603896.10
PUBLIC SAFTEY ADMIN EXP	EQUIPMENT (GREATER \$5000)	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	11/17/25	GREG HOLLIDAY	Auto approved by: 91057606
Approved	11/17/25	SCOTT KEARNEY	
Approved	11/17/25	UDARA JAYASENA	Auto approved by: 91057606
Approved	11/17/25	ROBERT LASKY	Auto approved by: 91055580
Approved	11/17/25	CURTIS GRAVES	
Approved	12/02/25	DONALD ROSE	Auto approved by: 9105fo1a

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004424-00 FY 2026 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: 9105fola Status: Approved	Page 6
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Vendor
 B & L CABLE CONSTRUCTION LLC
 11446 BROOKLYN RD

Ship To
 MIT
 651 CHURCH STREET

ANDALUSIA, AL 36421-6419

MOBILE, AL 36602
 KEARNEY@CITYOFMOBILE.GOV

Tel#334-427-0888
 Fax 334-427-8368

Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/17/25	284224	11/24/25			INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
Approved	12/02/25 SANDRA LEWIS	Auto approved by:	9105fola	
Approved	12/02/25 STEVEN KRONINGER	Auto approved by:	9105fola	
Approved	12/02/25 SAMANTHA COOLEY	Auto approved by:	9105fola	
Approved	12/02/25 JAMES NEESE	Auto approved by:	9105fola	
Approved	12/02/25 ANNE FOLEY			
Approved	12/02/25 JOHN PAINE	Auto approved by:	9105fola	

Authorized By: _____ Date: _____
 Signature

BID TABULATION FOR BID #5966
FOR FIBER OPTIC COMMUNICATION
NETWORK SERVICE AND MAINTENANCE

	ITEM	ADVANCED COMMUNICATIONS	B & L CABLE
#1	ITEM #18045 Aerial Cabling	N/B	\$3,892.07
#2	ITEM #18046 Fiber Optic & Splice	\$1,519.00	\$1,140.00
#3	ITEM #18047 Boring	\$5,219.19	\$3,372.63

1. All quotations must be signed with the firm name and by an authorized officer or employee.
2. Verify your bid before submission as it cannot be changed or corrected after being opened. In case of error in extension of prices, the unit price will govern.
3. If you do not bid, return this sheet and state reason. Otherwise, your name may be removed from our mailing list.
4. The right is reserved to reject any, or all quotations, or any portions thereof, and to waive technicalities if deemed to be in the interest of the City of Mobile.
5. This bid shall not be reassignable except by written approval of the Purchasing Agent of the City of Mobile.
6. State brand and model number of each item. All items bid must be new and latest model unless otherwise specified.
7. If bid results are desired, enclose a self-addressed and stamped envelope with your bid. (All or None bids only)
8. Do not include Federal Excise Tax as an exemption certificate will be issued in lieu of same. The City is exempt from the State of Alabama and City sales taxes.
9. PRICES ARE TO BE FIRM AND F.O.B. DESTINATION UNLESS OTHERWISE REQUESTED.
10. BID WILL BE AWARDED ON ALL OR NONE BASIS UNLESS OTHERWISE STATED.
11. Bids received after specified time will be returned un-opened.
12. Failure to observe stated instructions and conditions will constitute grounds for rejection of your bid.
13. Furnish literature, specifications, drawings, photographs, etc., as applicable with the items bid.
14. Vendor may be required to obtain City of Mobile Business License as applicable to City of Mobile Municipal Code Section 34-50. For Business License inquiry, contact the Revenue Department at (251) 208-7462 or cityofmobile.org/business-license-overview/
15. IF a bid bond is required in the published specifications, see below:
Each bid shall be accompanied by a **Cashier's Check, Certified Check, Bank Draft or Bid Bond** for the sum of five (5) Percent of the amount bid, made payable to the City of Mobile and certified by a reputable banking institution. All checks shall be returned promptly, except the check of the successful bidder, which shall be returned after fulfilling the bid.
16. Contracts in excess of \$50,000 require that the successful bidder make every possible effort to have at least fifteen (15) percent of the total value of the contract performed by socially and economically disadvantaged individuals.
17. All bids/bid envelopes must have the bid number noted on the front. Bids that arrive unmarked and are opened in error shall be returned to vendor as an unacceptable bid.
18. If successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Alabama Secretary of State prior to issuance of a Purchase Order. Vendors **are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required.** See www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for and issuance of a Certificate of Authority may be several weeks.
19. Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State to submit a bid, but may need to obtain the Business License and Certificate of Authority if applicable, prior to issuance of a Purchase Order.
20. Bids and addendums are posted at www.cityofmobile.org/services/business/bids/. It is the responsibility of the vendor to check the City's bid page for updates and addendums.
21. Vendors **must** be able to provide the following **upon request**. Federal W-9 form, proof of registration in the E-Verify program, and **Certificate** of Authority to **do** business in **Alabama/Registration with the Alabama Secretary of State** within **24** hours of request.
22. City of Mobile applies local vendor preference to all purchases: Code of Alabama, 1975, Sections 41-16-50(a) and 41-16-50(d), except federally funded grants.
23. **Equal Employment Opportunity.** Except as otherwise provided under 41 CFR part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 **must** include the **equal opportunity** clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
24. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) will apply when required by Federal program regulations.

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 2 of 5 SCOPE OF WORK Contractor agrees to be bound to all applicable provisions of state and City laws concerning the installation and repair of communication cables, conduits, and aerial material, as well as policy decisions of the City of Mobile. Contractor also agrees to hold the City of Mobile harmless for all liability that may be incurred under this contract and shall sign an agreement to this effect, should it be required by the City. ITEM #1: AERIAL CABLING NARRATIVE The City of Mobile operates both multi-mode and single-mode fiber optic systems throughout the city that requires both maintenance and new installation periodically throughout the year. Fiber optic aerial cable installation and maintenance should adhere to best practices and procedures outlined by fiber optic manufacturer Corning and explained in their literature "Lashed Aerial Installation of Fiber Optic Cable" and by the Fiber Optic Association Inc. -(see www.foa.org). All aerial fiber optic fusion splicing, termination, and testing should adhere to best practices outlined in the NECA/FOA 301 – Standard for "Installing and Testing Fiber Optics ". When applicable the contractor shall adhere to Alabama 811 (call before you dig) specifications and the City of Mobile Right of Way permitting and installation requirements. The City of Mobile/MIT Department will outline the work to be performed and provide written or oral communication for the proposed work. The contractor will need to provide a written estimate to the City of Mobile for the proposed work and once approved by the City of Mobile/ MIT Department a purchase order request will be made for the amount on contractors estimate and the contractual bid submitted. All material required to perform work the contractor is task to perform, whether furnished by contractor or the City of Mobile, shall be UL certified and approved by the City of Mobile/MIT Department before work is to begin. The contractor must have a minimum of 10 years of experience in the field of fiber optic aerial cabling, fusion splicing, termination, testing, and trouble shooting. ITEM #2: FIBER OPTIC NARRATIVE The City of Mobile operates both multi-mode and single-mode fiber optic systems throughout the city that requires both maintenance and new installation needs periodically throughout the year. Fiber optic termination and splicing on these systems will need to be performed utilizing fusion splicing techniques and testing to ensure reliability. The termination and testing process should adhere to best practices outlined in the NECA/FOA 301 – Standard for "Installing and Testing Fiber Optics".					
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____ % 20 days from date of receipt of goods
and correct invoice of competed order.

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 3 of 5 The City of Mobile/MIT Department will outline the work to be performed and provide written or oral communication for the proposed work. The contractor will need to provide a written estimate to the City of Mobile for the proposed work and once approved by the City of Mobile/MIT Department a purchase order request will be made for the amount on contractors estimate and the contractual bid submitted. All material required to perform work the contractor is task to perform, whether furnished by contractor or the City of Mobile, shall be UL certified and approved by the City of Mobile/MIT Department before work is to begin. The contractor must have a minimum of 10 years of experience in the field of fiber optic fusion splicing, termination, testing, and trouble shooting. ITEM #3: UNDERGROUND BORING NARRATIVE The City of Mobile operates both multi-mode and single-mode fiber optic systems throughout the city that requires both maintenance and new installation needs periodically throughout the year. Underground directional boring/drilling, hand hole, and conduit installs should adhere to best practices and procedures outlined in ASTM Designation F 1962-99 – Standards guide for use of maxi- horizontal directional drilling for placement of polyethylene pipe or conduit under obstacles including river crossings as well as TR-46 – Guidelines for use of mini-horizontal directional drilling for placement of high density polyethylene pipe. All directional boring/drilling installs shall be marked with location and depth markings at least every 10 feet. The contractor shall adhere to Alabama 811 (call before you dig) specifications and the City of Mobile Right of Way permitting and installation requirements. The City of Mobile/MIT Department will outline the work to be performed and provide written or oral communication for the proposed work. The contractor will need to provide a written estimate to the City of Mobile for the proposed work and once approved by the City of Mobile/MIT Department a purchase order request will be made for the amount on contractors estimate and the contractual bid submitted. All material required to perform work the contractor is task to perform, whether furnished by contractor or the City of Mobile, shall be UL certified and approved by the City of Mobile/MIT Department before work is to begin. The contractor must have a minimum of 10 years of experience in the field underground directional boring/drilling, conduit, and hand hole installation. BIDS ARE TO BE FILLED OUT ON THE ATTACHED EXCEL SPREADSHEETS.					
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____ % 20 days from date of receipt of goods
and correct invoice of competed order.

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
Page 4 of 5 This bid establishes a fixed price for each component of the item. You must bid on each line of the item. Use the attached quote sheets for your pricing and the quantity of one (1) for each component. Failure to quote on a component will disqualify you for that ITEM. You can bid n/c (no charge) for any component. This will establish the price at \$0.00. Total the Unit Price for each ITEM and list your total on this page. (The quote sheets attached will be used for each job.) ITEM 1 Aerial Cabeling Total: _____ ITEM 2 Fiber Optic & Splice Total: _____ ITEM 3 Boring Total: _____ A Purchase Order will be issued for each job. The Purchase Order number must appear on all invoices. All vendors will be required to provide verification of enrollment in the E-Verify program. Additional information may be found at http://immigration.alabama.gov/ If the successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See: www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for the issuance of a Certificate of Authority may be several weeks. Upon notification, vendor will have 10 business days to provide the Certificate of Authority and the E-Verify numbers to the Purchasing Department before award can be completed. (Vendors will possibly need to pay the expedite fee to meet this requirement because application is not sufficient. We must have a copy of the certificate with your Company ID number). Vendors do not need a City of Mobile Business License or Certificate						
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____ % 20 days from date of receipt of goods
and correct invoice of competed order.

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 5 of 5 of Authority from the Alabama Secretary of State, nor the E-Verify for certification to submit a bid, but will need to obtain the Business License and Certificate of Authority verification and/or provide the E-Verify Certification, if applicable, prior to issuance of a Purchase Order. State of Alabama Local Vendor Preference Law 41-16-50 (a) and (d) will apply to this purchase. Prices are to be held firm for a one (1) year period. Prices may be extended for up to two (2) additional one (1) year periods with the approval of both the successful vendor and the City of Mobile. Provider shall acquire and maintain, in full force and effect, liability and comprehensive insurance issued by a company licensed and qualified to do business in the State of Alabama, which such insurance shall name the City of Mobile as an additional insured, and shall attach to this Agreement, as proof thereof, a certificate of insurance(s) issued by an agent licensed and qualified to do business in the State of Alabama: SEE ATTACHED. If you have any questions, please contact the Purchasing Department prior to 12:00 noon on Tuesday, July 15, 2025, at 251-208-7434 or purchasing@cityofmobile.org. THIS BID WILL BE AWARDED ON AN ITEM BASIS					
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____% 20 days from date of receipt of goods and correct invoice of competed order.

Construction Quote

ITEM 1: AERIAL CABLING NARRATIVE

JOB Name:		Unit Price	Quantity	Extended Price
1	Emergency Nighttime/Holiday Call Out To include same day emergency aerial cable needs ("Call Out" Must Be Approved by City of Mobile MIT Department).	Hour		\$ -
2	Fiber Optic Diagnostic Testing to include OTDR, Red Light and Light Meter to determine Fiber Link ualit or fault.	Hour		\$ -
3	Fiber Optic Aerial Storage slack shoes (in pairs only). Install Only	Each		\$ -
4	Move Stored Aerial fiber optic cable. Install Only	Each		\$ -
5	Aerial Fiber Optic cable preparation (any count fiber). Install Only	Each		\$ -
6	Aerial Fiber Optic Splice Case preparation (to include expansion kits . Install Only	Each		\$ -
7	Aerial Fiber Optic Existing Splice Case Opening and re-entry.	Each		\$ -
8	Aerial Fiber Optic Fusion Splicing both Multimode and Singlemode with a dB loss of .16 and lower documented, to include splicing sleeve. Install Only	Each		\$ -
9	Hang and Secure Fiber Optic Splice Case for Aerial Application. Install Only	Each		\$ -
10	Aerial Fiber Optic Cable Install and Lashing , One (1) cable to include lashing material only. Furnish and Install	LF		\$ -
11	Aerial Fiber Optic Cable Install and Lashing , One to Two (1 - 2) additional cables to include lashing materials only. Furnish and Install	LF		\$ -
12	Aerial Fiber Optic Cable Install and Over-Lashing One (1) cable to include lashing material only. Furnish and Install	LF		\$ -
13	Aerial Fiber Optic Cable Install and Over-Lashing, One to Two (1 - 2) additional cables to include lashing material only. Furnish and Install	LF		\$ -
14	Wood Pole Class I II 35 ft. Penta. Furnish and Install	Each		\$ -
15	Wood Pole Class II I 40 ft. Penta. Furnish and Install	Each		\$ -
16	Span Wire for Aerial Fiber, 1/4 inch messenger, 7 strand. Furnish and Install	LF		\$ -
17	Pole Line Hardware for 1/4 inch messenger, 7 strand span wire per attachment point. Furnish and Install	Each		\$ -
18	Aerial Cable Pole Transfer (1 to 4 cables). Per attachment point	Each		\$ -
19	Cable U Guard, Metal, Flanged, 10 ft. section for 1 1/4 inch or 2 inch conduits. Furnish and Install	Each		\$ -
20	Miscellaneous Aerial repair or install to include Bucket Truck and Labor Only	hour		\$ -
21	Overhead fiber optic cable and strand wire removal and disposal 100 foot minimum .	LF		\$ -
22	Overhead copper communication cable and strand wire removal (cable is retained by the City of Mobile) (100 foot minimum).	LF		\$ -
23	Combined overhead copper communication cable, fiber optic and strand wire removal (cable is retained by the City of Mobile) (100 foot minimum).	LF		\$ -
24	Removal of pole line hardware after the removal of cable and strand wire. Per pole.	Each		\$ -
25	Cable identification marker wrap installation Per pole. Install Only	Each		\$ -

BID NUMBER

Quote Total

\$ -

Contact Info:

Contact Number

Date Available

Construction Quote

ITEM 2: FIBER OPTIC & SPLICE NARRATIVE

JOB Name:		Unit Price	Quantity	Extended Price
1	Emergency Nighttime/Holiday Call Out To include same day emergency fiber optic needs ("Call Out" Must Be Approved by City of Mobile MIT Department)	HOURL		\$ -
2	Fiber Optic Diagnostic Testing to include OTDR, Red Light and Light Meter to determine quality of fiber optic link or fault.	HOURL		\$ -
3	Fiber Optic Enclosure Housing preparation and installation (both wall and rack). Install Only	EACH		\$ -
4	Fiber Optic Enclosure Housing Simplex Patchcord/Pigtail preparation for fusion splicing to include both Multimode and Singlemode. Install Only	EACH		\$ -
5	Fiber Optic cable preparation (any count fiber) . Install Only	EACH		\$ -
6	Fiber Optic Splice Case preparation (to include expansion kits). Install Only	EACH		\$ -
7	Fiber Optic Existing Splice Case Opening and re-entry	EACH		\$ -
8	Fiber Optic Fusion Splicing both Multimode and Singlemode with a dB loss of .18 and lower documented, to include splicing sleeve. Install Only	HOURL		\$ -
9	Miscellaneous Fiber Optic repair or install. Labor Only	HOURL		\$ -
10				\$ -
11				\$ -
12				\$ -
13				\$ -
14				\$ -

BID NUMBER

Quote Total

\$ -

Contact Info:

Contact Number

Date Available

Construction Quote
ITEM 3: UNDERGROUND BORING NARRATIVE

JOB Name:		Unit Price	Quantity	Extended Price
1	Buried (Trenched or Directional Drilling) duct HDPE SDR11 or SDR13.5 - single 1 1/4 inch conduit. Install only	LF		\$ -
2	Buried (Trenched or Directional Drilling) duct HDPE SDR13.5 single conduit, SDR13.5 1 1/4 inch conduit. Furnish and Install	LF		\$ -
3	Buried (Trenched or Directional Drilling) duct HDPE SDR11 - single conduit, SDR11 1 1/4 inch conduit. Furnish and Install	LF		\$ -
4	Buried (Trenched or Directional Drilling) duct HDPE SDR11 - dual conduits, SDR11 1 1/4 inch conduit (1 1/4 inch x 2). Furnish and Install	LF		\$ -
5	Buried (Trenched or Directional Drilling) duct HDPE SDR9 - single conduit, SDR9 1 1/4 inch conduit. Furnish and Install	LF		\$ -
6	Buried (Trenched or Directional Drilling) duct HDPE SDR9 - single conduit, SDR9 2 inch conduit. Furnish and Install	LF		\$ -
7	Buried (Trenched or Directional Drilling) duct HDPE SDR11 - single conduit, SDR11 2 inch conduit. Furnish and Install	LF		\$ -
8	Buried (Trenched or Directional Drilling) duct HDPE SDR11 - dual conduits, SDR11 2 inch conduit (2 inch x 2). Furnish and Install	LF		\$ -
9	Buried (Trenched or Directional Drilling) duct HDPE SDR9 - dual conduits, SDR9 2 inch conduit (2 inch x 2). Furnish and Install	LF		\$ -
10	36" L x 24" w x 24" D open bottom concrete pull box. Install Only	EA		\$ -
11	36" L x 24" w x 30" D open bottom concrete pull box. Install Only	EA		\$ -
12	36" L x 24" W x 36" D open bottom concrete pull box. Install Only	EA		\$ -
13	Pull string for installed conduits, all sizes, 200 lbs. Tensile Strength "Jet line". Furnish and Install	LF		\$ -
14	Marker Post for Handholes and Fiber Optic conduit lines. Install Only	EA		\$ -
15	Trench in 1 1/4 inch Schedule 40 PVC conduit. Furnish and Install	LF		\$ -
16	Trench in 2 inch Schedule 40 PVC conduit. Furnish and Install	LF		\$ -
17	Conductor, #12 Stranded or Solid (Tone Wire) . Install only	LF		\$ -
18	Pull in One (1) Fiber Optic Cable and One (1) Conductor, #12 Stranded or Solid (Tone Wire) in conduit system. Install Only	LF		\$ -
19	Pull in Two to Three (2 - 3) additional Fiber Optic Cables in conduit s stem. Install Only	LF		\$ -
20	Pull in One (1) Fiber Optic Cable in City of Mobile buildings to designated locations as specified. Install Only	LF		\$ -
21	Pull in One to Two (1 - 2) Additional Fiber Optic Cables in City of Mobile buildings to designated locations as specified. Install Only	LF		\$ -
22	Conduit PVC Schedule 40 , 2 inch , to include strapping for above ground building penetration. Furnish and Install			\$ -
23	PVC Schedule 40, 2 inch, LB Fitting, for above ground building penetration. Furnish and Install	EA		\$ -
24	Wall Coring, 2 inch to 3 inch diameter for conduit entry, wall thickness 1 inch to 6 inch	EA		\$ -
25	Wall Coring, 2 inch to 3 inch diameter for conduit entry, wall thickness 7 inch to 12 inch	EA		\$ -
26	Wall Coring, 2 inch to 3 inch diameter for conduit entry, wall thickness exceeding 12 inches, per inch	EA		\$ -
27	Concrete Removal and Replacement for sidewalks and driveways, 4 inch thickness. Furnish and Install	EA		\$ -
28	Concrete Removal and Replacement for sidewalks and driveways, 6 inch thickness. Furnish and Install	SQ FT		\$ -
29	Concrete Removal and Replacement for sidewalks and driveways, 8 inch thickness. Furnish and Install	SQ FT		\$ -
	3" of clean pea gravel for 36"L x 24" open bottom handhole box. Furnish and Install	Ea		\$ -
30	Proof, Clean Existing Customer Conduit for additional fiber optic cable installation.	EA		\$ -
31	Miscellaneous Underground systems repair or install. Labor Only	EA		\$ -
32	Right of Way Performance Bond minimum \$10,000	EA		\$ -
33	Right of Way Performance Bond minimum \$15,000	EA		\$ -
34	Right of Way Performance Bond minimum \$20,000	EA		\$ -
35	Right of Way Performance Bond minimum \$ 25,000 2.5 percent	EA		\$ -

BID NUMBER _____

Quote Total

\$

Contact Info: _____

Contact Number _____

Date Available _____

INSURANCE REQUIREMENTS

For the term of this Agreement, Provider shall acquire and maintain, in full force and effect, the following liability and comprehensive insurance issued by a company licensed and qualified to do business in the State of Alabama, *which such insurance shall name the City of Mobile as an additional insured*, and shall attach to this Agreement, as proof thereof and as Exhibit B, a certificate of insurance(s) issued by an agent licensed and qualified to do business in the State of Alabama:

- a. General Liability insurance – public liability including premises, products and complete operations.
 - (1) Bodily injury liability:
\$250,000 each person
\$500,000 each occurrence
 - (2) Property damage liability - \$100,000 each occurrence.
Or, (in lieu of (1) and (2) above
 - (3) Bodily injury and property damage combined –
\$500,000 per occurrence

- b. Comprehensive – Automobile Liability Insurance including owned, non-owned, and hired vehicles.
 - (1) Bodily injury liability:
\$250,000 each person
\$500,000 each occurrence
 - (2) Property damage liability - \$100,000 each occurrence.
 - (3) Or, (in lieu of (1) and (2) above)
Bodily injury and property damage combined –
\$500,000 per occurrence

If the certificate of insurance referenced in this Agreement does not evidence insurance of owned vehicles, said certificate and this sentence shall evidence the Provider's covenant that it does not own any vehicles and that it will not purchase or obtain any vehicles during the term of this Agreement. Said certificate shall require that said insurance coverage will not be altered or terminated unless the City shall have been given written notice of such alteration or termination delivered to the City not less than thirty (30) days before the effective date of such alteration or termination.

c. Professional liability insurance

Provider shall provide a certificate of professional liability insurance coverage naming the City of Mobile as an additional insured. Coverage shall be, at a minimum, \$1,000,000.00 per event.



PROCUREMENT DEPARTMENT

Potential bidders are responsible to check this site for any ADDENDUMS that are issued. It is the responsibility of the BIDDER to check for, download, and include with their BID RESPONSE any and all ADDENDUMS that are issued for a specific BID published by the City of Mobile. Failure to download and include ADDENDUMS in your BID RESPONSE may cause your bid to be rejected.

This is a sealed bid. Any responses faxed or e-mailed will be rejected.

This is a sealed bid. Any response must be submitted in a sealed envelope with the bid number and bid opening date on the outside of the envelope.

Any response that arrives improperly marked or with no bid number and opening date on the outside of the delivery or express package and opened in error will be rejected and not considered.

It is the responsibility of the bidder to ensure that their bid response is delivered to and received in the Purchasing Department before the date and time of the bid opening.

**Be sure to read the Terms and Conditions.
All bids are F.O.B. destination unless otherwise stated.**

Be sure to sign your bid!

**Package/Bid Delivery Address:
Purchasing Department
205 Government St. Room S408
Mobile, AL 36644**

(Request First Delivery)



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor Spiro N. Cheriogotis

Purpose and Scope of Project:

To approve issuance of purchase order to CDW Government, LLC, for four HPE Aruba fiber optic SFP transceiver modules for Information Technology.

Amount of Contract:

\$27,362.40

Funding Source

General fund.

ATTACHMENTS:

1. 20251201 CDW Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 9 December 2025
Date

Item No. _____

Submitted by: Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: Spiro N. Cheriogotis
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to CDW Government LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to CDW Government, LLC, for four HPE Aruba fiber optic
SFP transceiver modules for Information Technology.
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$27,362.40

FUNDING SOURCE:

Budget Item: See Requisitions

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement. Sourcwell cooperative purchasing agreement, not on state contract.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>4872</u>	2026	(5000) INFORMATION TECHNOLOGY	FOUR HPE ARUBA FIBER OPTIC SFP TRANSCEIVER MODULES FOR INFORMATION TECHNOLOGY (PRICE BELOW BID REQUIREMENT, SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	\$27,362.40	<u>(272932) CDW GOVERNMENT LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004872-00 FY 2026 PO 26002084 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Converted	Page 1
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Vendor
 CDW GOVERNMENT LLC
 230 N MILWAUKEE AVE

 VERNON HILLS, IL 60061

 Tel#877-501-2756
 Fax 312-705-0431

Ship To
 MIT
 651 CHURCH STREET

 MOBILE, AL 36602
 KEARNEY@CITYOFMOBILE.GOV

Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET

 MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/01/25	1272932	12/08/25			INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
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General Notes

001	PER SOURCEWELL #121923-CDWG TECH CATALOG (121923). ITEM: HPE Aruba - SFP56 transceiver module - 50GbE QTY: 4 CDW#: 9007849 MFG. Part#: S0V66A UNIT PRICE: \$6,840.60 EXT PRICE: \$27,362.40 Contract: Sourcewell 121923-CDWG Tech Catalog (121923)	4.00 EACH	6840.60000	27362.40
1	2000.80.00.0000.0000.0000.0000.47010. E C0621 .CAPEQUIPMT.			27362.40

Ship To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602
Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602

[Requisition Link](#)

Requisition Total

27362.40

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004872-00 FY 2026 PO 26002084 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Converted	Page 2
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Vendor
CDW GOVERNMENT LLC
230 N MILWAUKEE AVE

Ship To
MIT
651 CHURCH STREET

VERNON HILLS, IL 60061

MOBILE, AL 36602
KEARNEY@CITYOFMOBILE.GOV

Tel#877-501-2756
Fax 312-705-0431

Delivery Reference
CLARKE@CITYOFMOBILE.GOV

Deliver To
MIT
651 CHURCH STREET

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/01/25	1272932	12/08/25			INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
***** Project Ledger Summary Section *****				
	Account		Amount	Remaining Budget
	E C0621 .CAPEQUIPMT.		27362.40	65314.14

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.47010.	27362.40	

CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (GREATER \$5000)

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	12/01/25	GREG HOLLIDAY	Auto approved by: 91057606
Approved	12/01/25	SCOTT KEARNEY	
Approved	12/01/25	UDARA JAYASENA	Auto approved by: 91057606
Approved	12/01/25	GREG HOLLIDAY	Auto approved by: 91057606
Approved	12/01/25	SCOTT KEARNEY	
Approved	12/01/25	UDARA JAYASENA	Auto approved by: 91057606
Approved	12/01/25	BRENDA RHODES	
Approved	12/01/25	TIFFANY HOLLINS	Auto approved by: 910511034
Approved	12/01/25	RELYA MALLORY	Auto approved by: 910511034
Approved	12/01/25	DONALD ROSE	Auto approved by: 9105fola
Approved	12/01/25	SANDRA LEWIS	Auto approved by: 9105fola
Approved	12/01/25	STEVEN KRONINGER	Auto approved by: 9105fola
Approved	12/01/25	SAMANTHA COOLEY	Auto approved by: 9105fola
Approved	12/01/25	JAMES NEESE	Auto approved by: 9105fola
Approved	12/01/25	ANNE FOLEY	
Approved	12/01/25	JOHN PAINE	Auto approved by: 9105fola

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004872-00 FY 2026 PO 26002084 Acct No: 2000.80.00.0000.0000.0000.0000.47010. Review: Buyer: 9105fola Status: Converted	Page 3
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Vendor
 CDW GOVERNMENT LLC
 230 N MILWAUKEE AVE

 VERNON HILLS, IL 60061

 Tel#877-501-2756
 Fax 312-705-0431

Ship To
 MIT
 651 CHURCH STREET

 MOBILE, AL 36602
 KEARNEY@CITYOFMOBILE.GOV

 Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

 Deliver To
 MIT
 651 CHURCH STREET

 MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/01/25	272932	12/08/25			INFORMATION TECHNOLOGY

LN Description / Account	Qty	Unit Price	Net Price
Authorized By: _____		Date: _____	
Signature			

CDW-G

Technology products and services

#121923-CDW

Maturity Date: 2/27/2028

Website: cdwg.com/sourcewellSourcewell
Awarded Contract

Contact us

Have questions about a contract or cooperative purchasing?

Contact our dedicated team online or call 877-585-9706.

Products & Services

Buy Sourcewell

Documents

Contact Information

Products & Services

Sourcewell contract 121923-CDW gives access to the following types of goods and services:

- Hardware and software
- Cloud offerings
- Technology solutions
- Professional services
- Managed services
- Cyber and physical security
- Project management
- Data center transformation
- Amplified services
- Configuration services
- Digital velocity solutions

Locate your local dealer or representative

Buy Sourcewell

Login to unlock more contract features.

Username

Password

Log In

[Forgot username or password?](#)[Setup Buy Sourcewell access](#)

Register for an account

Simply complete the online application, contact our dedicated team, or call 877-585-9706.

Search Suppliers & Contracts

[General Contracts](#)[e2iQC Contracts](#)

Sourcewell's website may contain links to nongovernment websites being provided as a convenience and for informational purposes only. Sourcewell neither endorses nor guarantees, in any way, the external organization's services, advice, or products included in these website links. Sourcewell bears no responsibility for the accuracy, legality, or timeliness of any content on the external site or for that of subsequent links. All questions related to content on external sites should be addressed directly to the host of that particular website.

Location:
401 Adams Avenue, Suite 280
Montgomery, AL 36104-4338



Mailing Address:
P.O. Box 302251
Montgomery, AL 36130-2251
Telephone (334) 242-9200
Fax (334) 242-1775
www.examiners.alabama.gov

Rachel Laurie Riddle
Chief Examiner

December 11, 2024

Alabama County Commissions
Alabama Municipalities
City and County Boards of Education

To Whom It May Concern,

In accordance with Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975 as amended by Act No. 2022-135, the Department has reviewed the competitive bidding process used by Sourcewell, a national, governmental purchasing cooperative, for the contracts awarded as of the date of this letter. The Department did not identify any matters that were contrary to proper purchasing procedures or routine governmental procurement practices. Each contract was awarded by Sourcewell pursuant to the competitive bid laws of the State of Minnesota.

Based on the Department's review, the competitive bid process used by Sourcewell is approved for use through **December 31, 2025**. This approval authorizes the purchase, lease, or lease/purchase of certain goods or services, other than voice or data wireless communication services, when certain statutory conditions are fulfilled. See Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975 as amended by Act No. 2023-135.

Prior to utilizing Sourcewell, each governmental entity must verify that the goods or services to be purchased, leased, or lease/purchased are either not at the time available on the state purchasing program or are available at a price equal to or less than that on the state purchase program. *Id.* Any such purchases, leases, or lease/purchases must be made through a participating Alabama vendor holding an Alabama business license if such a vendor exists. *Id.* Any such vendor shall also comply with Section 41-16-51(a)(16)d, *Ala. Code* 1975 when applicable. Further, all such purchases must comply with the requirements of *Uniform Guidance*.

Should the Department receive notice that Sourcewell or its awarded vendors are allowing Alabama governmental entities to make unauthorized purchases or other unlawful business transactions, Sourcewell's competitive bid process approval will subject to immediate revocation by the Department.

*****Please be advised, this letter authorizes the purchase of materials or equipment (by counties or municipalities only) that are otherwise part of a contract for "public works," as defined in Section 39-2-1(6), *Ala. Code* 1975, as long as the remaining portion of the public works project is subject to the requirements of Title 39, even if the remaining portion of the project would involve an amount less than \$100,000 as a result of the exclusion of the purchase of materials or equipment. See Section 39-2-2(l)(1) and (2), *Ala. Code* 1975, as amended by Act 2023-497.**

If the Department can be of further assistance, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'RLR', with a stylized flourish at the end.

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor Spiro N. Cheriogotis

Purpose and Scope of Project:

To approve issuance of purchase order to Graybar Electric Co Inc for 24 polymer concrete handhole utility access boxes for fiber optic security camera installations.

Amount of Contract:

\$27,362.40

Funding Source

General fund.

ATTACHMENTS:

1. 20251204 Graybar Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 9 December 2025
Date

Item No. _____

Submitted by: Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: Spiro N. Cheriogotis
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Graybar Electric Co Inc.

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Graybar Electric Co Inc for 24 polymer concrete handhole utility access boxes for fiber optic security camera installations.
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$27,362.40

FUNDING SOURCE:

Budget Item: See Requisitions

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement. Sourcwell cooperative purchasing agreement, not on state contract.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>4865</u>	2026	(5000) INFORMATION TECHNOLOGY	24 POLYMER CONCRETE HANDHOLE UTILITY ACCESS BOXES FOR FIBER OPTIC SECURITY CAMERA INSTALLATIONS (PRICE BELOW BID REQUIREMENT; OMNIA COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	\$22,283.28	<u>(75199) GAYBAR ELECTRIC CO INC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004865-00 FY 2026 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 1
--	--	--------

Vendor GRAYBAR ELECTRIC CO INC 4359 HALLS MILL RD MOBILE, AL 36691 Tel#251-706-5605 Fax 251-666-6293	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 KEARNEY@CITYOFMOBILE.GOV Delivery Reference CLARKE@CITYOFMOBILE.GOV Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602
---	--

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/01/25	075199	12/08/25			INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
General Notes				

AS PER YOUR QUOTE 2000967084 AND THE OMNIA PARTNERS MASTER AGREEMENT EV2370
 001 ITEM:100 QNTY: 24 EA SUPPLIER: 24.00 928.47000 22283.28
 GLASMASTERS INC CATALOG NBR: EACH
 AP243624P22H-FO PRICE: \$ 928.47
 UNIT: 1 EXT PRICE: \$ 22,283.28 GB
 Part #: NOF GMA GLASMAST
 The Above Line Item Is For Department: PUB SAF AD

1	1000.30.15.1500.1500.1500.0000.0000.47010.			22283.28
---	--	--	--	----------

Ship To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602
 Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET
 MOBILE, AL 36602

[Requisition Link](#)

Requisition Total	22283.28
-------------------	----------

***** General Ledger Summary Section *****

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004865-00 FY 2026 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: 910518227 Status: Approved	Page 2
--	--	--------

Vendor
 GRAYBAR ELECTRIC CO INC
 4359 HALLS MILL RD

Ship To
 MIT
 651 CHURCH STREET

MOBILE, AL 36691

MOBILE, AL 36602
 KEARNEY@CITYOFMOBILE.GOV

Tel#251-706-5605
 Fax 251-666-6293

Delivery Reference
 CLARKE@CITYOFMOBILE.GOV

Deliver To
 MIT
 651 CHURCH STREET

MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/01/25	075199	12/08/25			INFORMATION TECHNOLOGY

Account	Amount	Remaining Budget
Account	Amount	Remaining Budget
1000.30.15.1500.1500.1500.0000.0000.47010.		
	22283.28	2564226.82
PUBLIC SAFETY ADMIN EXP	EQUIPMENT (GREATER \$5000)	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	12/01/25	GREG HOLLIDAY	Auto approved by: 91057606
Approved	12/01/25	SCOTT KEARNEY	
Approved	12/01/25	UDARA JAYASENA	Auto approved by: 91057606
Approved	12/02/25	ROBERT LASKY	
Approved	12/02/25	CURTIS GRAVES	Auto approved by: 910519642
Approved	12/04/25	DONALD ROSE	Auto approved by: 910518227
Approved	12/04/25	SANDRA LEWIS	
Approved	12/04/25	STEVEN KRONINGER	Auto approved by: 910518227
Approved	12/04/25	SAMANTHA COOLEY	Auto approved by: 910518227
Approved	12/04/25	JAMES NEESE	Auto approved by: 910518227
Approved	12/04/25	ANNE FOLEY	Auto approved by: 910518227
Approved	12/04/25	JOHN PAINE	Auto approved by: 910518227

Authorized By: _____ Date: _____
 Signature

Graybar

Electrical, Lighting, Data Communications and Security

OMNIA Partners works to connect members to collective buying power. Graybar's contracts provides agencies with cost-saving solutions for any data/communication, networking, wireless, security, electrical and lighting needs. When organizations choose the Graybar cooperative contract through OMNIA Partners, they will receive savings and value that go beyond costs. This contract allows your organization to maximize savings on the products you need while reducing procurement time.



The Bronze Partnership Excellence Award is a testament to the commendable dedication of our valued suppliers. This esteemed medallion is presented to those who have demonstrated a steadfast commitment to our partnership.

Click Your Industry

Education | Government

Nonprofit

Corporate | Enterprise

Private Equity

Public Sector

-  K-12 Education
-  Higher Education
-  State & Local Government

OMNIA Partners works to connect the public sector to collective buying power. Our Graybar cooperative contract provides public sector agencies with cost-saving solutions for any data/communication, networking, wireless, security, electrical and lighting needs. When organizations choose the Graybar cooperative contract through OMNIA Partners, they will receive savings and value that go beyond costs. This cooperative contract allows your organization to maximize savings on the products you need while reducing procurement time.

• Electrical, Lighting, Data Communications and Security Products and Related Products, Services and Solutions

City of Kansas City, MO | EV2370

[VIEW CONTRACT DOCUMENTATION](#)

[CONTACT US](#)



Serving State & Local Government, Education, Special Districts, and Non-Profits

Graybar is the premier supplier of electrical, lighting, data communications and security products and related products, services and solutions through OMNIA Partners. Public Sector, the nation's largest and most experienced cooperative purchasing organization dedicated to public sector procurement.

CONTRACT + BENEFITS

- Access to leading-edge technology, products and services
- Reduced risk and liability
- Increased security and safety
- Improved service and support
- Reduced costs and waste
- Increased efficiency and productivity
- Improved compliance and reporting
- Increased transparency and accountability
- Increased collaboration and communication
- Increased innovation and creativity
- Increased sustainability and environmental stewardship
- Increased social responsibility and community engagement
- Increased resilience and disaster preparedness
- Increased flexibility and adaptability
- Increased agility and responsiveness
- Increased customer satisfaction and loyalty
- Increased brand reputation and recognition
- Increased market share and competitive advantage
- Increased revenue and profitability
- Increased growth and expansion
- Increased innovation and development
- Increased research and development
- Increased marketing and sales
- Increased human resources and talent
- Increased infrastructure and facilities
- Increased information technology and systems
- Increased legal and regulatory compliance
- Increased risk management and insurance
- Increased financial management and accounting
- Increased procurement and supply chain management
- Increased project management and execution
- Increased quality management and control
- Increased environmental management and protection
- Increased health and safety management
- Increased diversity and inclusion
- Increased corporate social responsibility and citizenship
- Increased corporate governance and ethics
- Increased corporate strategy and vision
- Increased corporate culture and values
- Increased corporate identity and branding
- Increased corporate reputation and image
- Increased corporate performance and excellence

Why OMNIA Partners Public Sector through Graybar?

- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with access to the nation's largest and most experienced cooperative purchasing organization dedicated to public sector procurement.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with access to leading-edge technology, products and services.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with reduced risk and liability.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased security and safety.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with improved service and support.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with reduced costs and waste.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased efficiency and productivity.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with improved compliance and reporting.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased collaboration and communication.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased innovation and creativity.
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- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased social responsibility and community engagement.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased resilience and disaster preparedness.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased flexibility and adaptability.
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- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased customer satisfaction and loyalty.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased brand reputation and recognition.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased market share and competitive advantage.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased revenue and profitability.
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- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased legal and regulatory compliance.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased risk management and insurance.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased financial management and accounting.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased procurement and supply chain management.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased project management and execution.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased quality management and control.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased environmental management and protection.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased health and safety management.
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- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased corporate reputation and image.
- OMNIA Partners Public Sector through Graybar is the only cooperative contract that provides public sector agencies with increased corporate performance and excellence.

Graybar Program Managers

Graybar has a team of program managers who are dedicated to providing public sector agencies with the best possible service and support. They are available to answer questions, provide guidance, and assist with the procurement process. They are also available to provide training and support to public sector agencies. They are dedicated to ensuring that public sector agencies have a positive experience with Graybar and OMNIA Partners.

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Graybar Contract Documentation

U.S. Communities, National IPA, & NCPA are wholly-owned subsidiaries of OMNIA Partners, dba OMNIA Partners, Public Sector. All public sector participants already registered with National IPA, U.S. Communities, or NCPA continue to have access to all contracts, with certain exceptions, in the portfolio and do not need to re-register to use a legacy National IPA, legacy U.S. Communities, legacy NCPA, or new OMNIA Partners contract. U.S. Communities, National IPA, and NCPA remain separate legal entities and lead agency contracts completed under each brand are effective and available for use through the contract's approved term. In the event we believe re-registration is necessary for any reason, OMNIA Partners will let you know.

Electrical, Lighting, Data Communications and Security Products and Related Products, Services and Solutions

City of Kansas City, MO

Contract Number: EV2370

Initial Term: February 1, 2018 through January 31, 2023

Renewal Options: Option to renew for three (3) additional two-year periods through January 31, 2029

RENEWED THROUGH January 31, 2029

Executive Summary

- [Executive Summary](#)
- [Pricing](#)
- [Uniform Guidance](#)
- [Due Diligence](#)

Master Agreement Documents

- [EV2370 Master Agreement Graybar](#)
- [New Jersey Disclosure](#)
- [Notice of Intent to Renew](#)
- [Contract Renewal](#)
- [Contract Amendment 1](#)
- [Contract Amendment 2](#)

Solicitation Process

- [EV2370 RFP](#)
- [EV2370 RFP Postings](#)

INDUSTRIES

K-12 Education
Higher Education
Government
Nonprofit
Enterprise
Corporate
Private Equity
Real Estate

SOLUTIONS

Contract Offerings
OPUS
Data & Spend Analytics
Industry Experts

ABOUT US

RESOURCES

CAREERS



OMNIA[®]
P A R T N E R S

5001 Aspen Grove Drive
Franklin, TN 37067

info@omniapartners.com
(866) 875-3299

BECOME A MEMBER



[Privacy Policy](#) | [Terms of Use](#)

Location:
401 Adams Avenue, Suite 280
Montgomery, AL 36104-4338



Mailing Address:
P.O. Box 302251
Montgomery, AL 36130-2251
Telephone (334) 242-9200
Fax (334) 242-1775
www.examiners.alabama.gov

Rachel Laurie Riddle
Chief Examiner

December 11, 2024

Alabama County Commissions
Alabama Municipalities
City and County Boards of Education

To Whom It May Concern,

In accordance with Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975, as amended by Act No. 2023-135, the Department has reviewed the competitive bidding process used by Omnia Partners Public Sector (“Omnia”), a national purchasing cooperative, for the contracts awarded as of the date of this letter. The Department did not identify any matters that were contrary to proper purchasing procedures or routine governmental procurement practices. Each contract was awarded by various governmental entities pursuant to the competitive bid laws in the state of the awarding authority.

Based on the Department’s review, the competitive bid process used by Omnia is approved for use through **December 31, 2025**. This approval authorizes the purchase, lease, or lease/purchase of certain goods or services, other than voice or data wireless communication services, when certain statutory conditions are fulfilled. See Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975, as amended by Act No. 2023-135.

Prior to utilizing Omnia, each governmental entity must verify that the goods or services to be purchased, leased, or lease/purchased are either not at the time available on the state purchasing program or are available at a price equal to or less than that on the state purchase program. *Id.* Any such purchases, leases, or lease/purchases must be made through a participating Alabama vendor holding an Alabama business license if such a vendor exists. *Id.* Any such vendor shall also comply with Section 41-16-51(a)(16)d, *Ala. Code* 1975 when applicable. Further, all purchases must comply with the requirements of *Uniform Guidance*.

Should the Department receive notice that Omnia, its awarding authorities, or its awarded vendors are allowing Alabama governmental entities to make unauthorized purchases or other unlawful business transactions, Omnia’s competitive bid process approval will subject to immediate revocation by the Department.

*****Please be advised, this letter authorizes the purchase of materials or equipment (by counties or municipalities only) that are otherwise part of a contract for “public works,” as defined in Section 39-2-1(6), *Ala. Code* 1975, as long as the remaining portion of the public works project is subject to the requirements of Title 39, even if the remaining portion of the project would involve an amount less than \$100,000 as a result of the exclusion of the purchase of materials or equipment. See Section 39-2-2(l)(1) and (2), *Ala. Code* 1975, as amended by Act 2023-497.**

If the Department can be of further assistance, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'RLR', with a stylized flourish at the end.

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor Spiro N. Cheriogotis

Purpose and Scope of Project:

To approve issuance of purchase order to Lagniappe for annual weekly advertising for MPRD Events Division for 2026.

Amount of Contract:

\$15,610.00

Funding Source

General fund.

ATTACHMENTS:

1. 20251201 Lagniappe Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 9 December 2025
Date

Item No. _____

Submitted by: Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: Spiro N. Cheriogotis
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Lagniappe

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Lagniappe for annual weekly advertising for MPRD Events
Division for 2026.
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$15,610.00

FUNDING SOURCE:

Budget Item: See Requisitions

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>4799</u>	2026	(4010) SPECIAL EVENTS	ANNUAL WEEKLY ADVERTISING IN LANGIAPPE FOR 2026 FOR MPRD EVENTS DIVISION (PRICE BELOW BID REQUIREMENT)	\$15,610.00	<u>(277578)</u> <u>LAGNIAPPE</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004799-00 FY 2026 Acct No: 1000.20.20.4010.4010.2005.0000.0000.42010. Review: Buyer: Status: Approved
--	--

Page 1

Vendor
 LAGNIAPPE
 P O BOX 3003

 MOBILE, AL 36652

 Tel#251-445-7203
 Fax 251-450-4498

Ship To
 PARKS & REC - EVENTS DIVISION
 NYA KENNEDY
 48 N. SAGE AVE
 MOBILE, AL 36607
 EVENTS@CITYOFMOBILE.ORG

Deliver To
 PARKS & REC - EVENTS DIVISION
 NYA KENNEDY
 48 N. SAGE AVE
 MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/25/25	277578	12/09/25			SPECIAL EVENTS

LN	Description / Account	Qty	Unit Price	Net Price
001	LAGNIAPPE WEEKLY EVENTS ADVERTISING "DOUBLE UP 2026 DEAL-DOUBLE UP EIGHTH TO QUARTER" AS PER ATTACHED QUOTE. VENDOR PREPAY CONTRACT FOR DEC. 2025-Dec. 2026. AD PRICE IS \$299.25 PER WEEK FOR 52 WEEKS FOR A TOTAL OF \$15, 610.00.	1.00 EACH	15610.00000	15610.00
1	1000.20.20.4010.4010.2005.0000.0000.42010.			15610.00

Ship To
 PARKS & REC - EVENTS DIVISION
 NYA KENNEDY
 48 N. SAGE AVE
 MOBILE, AL 36607
 Delivery Reference
 MARYLYN BUSCHELL

Deliver To
 PARKS & REC - EVENTS DIVISION
 NYA KENNEDY
 48 N. SAGE AVE
 MOBILE, AL 36607

[Requisition Link](#)

Requisition Total 15610.00

***** General Ledger Summary Section *****
 Account

Amount Remaining Budget



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor Spiro N. Cheriogotis

Purpose and Scope of Project:

To approve issuance of purchase order to Schaefer Plastics North America, LLC, for 793 95-gallon garbage carts for Garbage Collection.

Amount of Contract:

\$42,443.00

Funding Source

General fund.

ATTACHMENTS:

1. 20251201 Schaefer Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

Print Page Reset

Agenda of: 9 December 2025 Item No. _____
Date

Submitted by: Procurement John Paine, Purchasing Agent
Department Department Head

Sponsored by: Spiro N. Cheriogotis Mayor
Name Title

Reviewed by: _____
Executive Director

Routing Authorized: James Barber _____
Mayor's Office Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Schaefer Plastics North America, LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Schaefer Plastics North America, LLC, for 793 95-gallon
garbage carts for Garbage Collection.
General fund.

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: \$42,443.00

FUNDING SOURCE:

Budget Item: See Requisitions Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Sourcewell cooperative purchasing agreement, not on state contract.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>3917</u>	2026	(2090B) GARBAGE COLLECTION	793 95-GALLON GARBAGE CARTS FOR GARBAGE COLLECTION (SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	\$42,443.00	<u>(297915)</u> <u>SCHAEFER</u> <u>PLASTICS NORTH</u> <u>AMERICA, LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003917-00 FY 2026 Acct No: 1000.40.20.2070.2090.2070.0000.0000.44020. Review: Buyer: Status: Approved	Page 1
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Vendor SCHAEFER PLASTICS NORTH AMERICA, LLC 10301 WESTLAKE DRIVE CHARLOTTE, NC 28273 Tel#704-944-4500	Ship To PUB WORKS - TRASH 1900 HURTEL STREET BEFORE 2:30 PM MOBILE, AL 36605
---	--

Deliver To
 PUB WORKS-CONCRETE & SIDEWALK
 770 GAYLE STREET
 BEFORE 2:30 PM
 MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/04/25	297915				GARBAGE COLLECTION

LN	Description / Account	Qty	Unit Price	Net Price
General Notes				
001	SOURCEWELL CONTRACT #120234-SFR USD95Q 95 GALLON BAR CART: TAN BODY BG1 WITH BLACK LID LIDBK1 10" PLASTIC WHEELS & RFID TAG MOBILE, ALABAMA BODY HOT STAMP CITY SERVICES // TO THE STREET WITH FACE ARROWS LID HOT STAMP BD: BG1 LID: LIDBK1 ITEM NUMBER 95Q AS PER SOURCEWELL CONTRACT #120324-SFR AND YOUR QUOTE 035434-1 DATED 11-21-2025 Additional Description Notes AS PER YOUR QUOTE 035434-1 AND SCHAEFER SOURCEWELL CONTRACT #120324-SFR	793.00 EACH	51.00000	40443.00
1	1000.40.20.2070.2090.2070.0000.0000.44020.			40443.00

Ship To
 PUB WORKS - TRASH
 1900 HURTEL STREET
 BEFORE 2:30 PM
 MOBILE, AL 36605

Deliver To
 PUB WORKS-CONCRETE & SIDEWALK
 770 GAYLE STREET
 BEFORE 2:30 PM
 MOBILE, AL 36604

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003917-00 FY 2026 Acct No: 1000.40.20.2070.2090.2070.0000.0000.44020. Review: Buyer: Status: Approved
--	--

Page 2

Vendor SCHAEFER PLASTICS NORTH AMERICA, LLC 10301 WESTLAKE DRIVE CHARLOTTE, NC 28273 Tel#704-944-4500	Ship To PUB WORKS - TRASH 1900 HURTEL STREET BEFORE 2:30 PM MOBILE, AL 36605
---	--

Deliver To
 PUB WORKS-CONCRETE & SIDEWALK
 770 GAYLE STREET
 BEFORE 2:30 PM
 MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/04/25	297915				GARBAGE COLLECTION

LN Description / Account	Qty	Unit Price	Net Price
002 FREIGHT	1.00 EACH	2000.00000	2000.00

Vendor Item
 Inventory Item/Loc 14009

1 1000.40.20.2070.2090.2070.0000.0000.44020.	2000.00
--	---------

Ship To
 PUB WORKS - TRASH
 1900 HURTEL STREET
 BEFORE 2:30 PM
 MOBILE, AL 36605

Deliver To
 PUB WORKS-CONCRETE & SIDEWALK
 770 GAYLE STREET
 BEFORE 2:30 PM
 MOBILE, AL 36604

Requisition Link

Requisition Total	42443.00
-------------------	----------

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2090.2070.0000.0000.44020.	42443.00	2778903.86
SANITATION EXP		
OPERATING SUPPLIES		

***** Approval/Conversion Info *****

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003917-00 FY 2026 Acct No: 1000.40.20.2070.2090.2070.0000.0000.44020. Review: Buyer: Status: Approved
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Page 3

Vendor SCHAEFER PLASTICS NORTH AMERICA, LLC 10301 WESTLAKE DRIVE CHARLOTTE, NC 28273 Tel#704-944-4500	Ship To PUB WORKS - TRASH 1900 HURTEL STREET BEFORE 2:30 PM MOBILE, AL 36605
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/04/25	297915				GARBAGE COLLECTION

LN	Description / Account	Qty	Unit Price	Net Price
	Activity Date Clerk	Comment		
	Approved 11/05/25 MATTHEW ANDERSON			
	Approved 11/05/25 SHONNDA SMITH	Auto approved by:	910516584	
	Approved 11/05/25 CHERI BOUCHER	Auto approved by:	910516584	
	Approved 11/26/25 DONALD ROSE	Auto approved by:	9105paij	
	Approved 11/26/25 SANDRA LEWIS	Auto approved by:	9105paij	
	Approved 11/26/25 STEVEN KRONINGER	Auto approved by:	9105paij	
	Approved 11/26/25 SAMANTHA COOLEY	Auto approved by:	9105paij	
	Approved 11/26/25 ANNE FOLEY	Auto approved by:	9105paij	
	Approved 11/26/25 JOHN PAINE			

Authorized By: _____ Date: _____
 Signature

Schaefer Plastics

Injection-molded rollout carts

#120324-SFR

Maturity Date: 4/4/2029

Sourcewell
Awarded Contract

Contact us

Have questions about a contract or cooperative purchasing?

Contact our dedicated team online or call 877-585-9706.

Products & Services

Buy Sourcewell

Documents

Contact Information

Products & Services

Sourcewell contract 120324-SFR gives access to the following types of goods and services:

- 95-, 65, and 35-gal, gallon rollout carts
- Cart assembly and distribution
- Rollout cart asset management
- 2,3, & 4-yard containers
- Recycling bins and containers
- Organics containers
- Wildlife resistant carts

Buy Sourcewell

Login to unlock more contract features.

Username

Password

Log In

[Forgot username or password?](#)

[Setup Buy Sourcewell access](#)

Register for an account

Simply complete the online application, contact our dedicated team, or call 877-585-9706.

Search Suppliers & Contracts

[General Contracts](#)

[e2iQC Contracts](#)

Sourcewell's website may contain links to nongovernment websites being provided as a convenience and for informational purposes only. Sourcewell neither endorses nor guarantees, in any way, the external organization's services, advice, or products included in these website links. Sourcewell bears no responsibility for the accuracy, legality, or timeliness of any content on the external site or for that of subsequent links. All questions related to content on external sites should be addressed directly to the host of that particular website.

Location:
401 Adams Avenue, Suite 280
Montgomery, AL 36104-4338



Mailing Address:
P.O. Box 302251
Montgomery, AL 36130-2251
Telephone (334) 242-9200
Fax (334) 242-1775
www.examiners.alabama.gov

Rachel Laurie Riddle
Chief Examiner

December 11, 2024

Alabama County Commissions
Alabama Municipalities
City and County Boards of Education

To Whom It May Concern,

In accordance with Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975 as amended by Act No. 2022-135, the Department has reviewed the competitive bidding process used by Sourcewell, a national, governmental purchasing cooperative, for the contracts awarded as of the date of this letter. The Department did not identify any matters that were contrary to proper purchasing procedures or routine governmental procurement practices. Each contract was awarded by Sourcewell pursuant to the competitive bid laws of the State of Minnesota.

Based on the Department's review, the competitive bid process used by Sourcewell is approved for use through **December 31, 2025**. This approval authorizes the purchase, lease, or lease/purchase of certain goods or services, other than voice or data wireless communication services, when certain statutory conditions are fulfilled. See Sections 16-13B-2(a)(13) and 41-16-51(a)(16), *Ala. Code* 1975 as amended by Act No. 2023-135.

Prior to utilizing Sourcewell, each governmental entity must verify that the goods or services to be purchased, leased, or lease/purchased are either not at the time available on the state purchasing program or are available at a price equal to or less than that on the state purchase program. *Id.* Any such purchases, leases, or lease/purchases must be made through a participating Alabama vendor holding an Alabama business license if such a vendor exists. *Id.* Any such vendor shall also comply with Section 41-16-51(a)(16)d, *Ala. Code* 1975 when applicable. Further, all such purchases must comply with the requirements of *Uniform Guidance*.

Should the Department receive notice that Sourcewell or its awarded vendors are allowing Alabama governmental entities to make unauthorized purchases or other unlawful business transactions, Sourcewell's competitive bid process approval will subject to immediate revocation by the Department.

*****Please be advised, this letter authorizes the purchase of materials or equipment (by counties or municipalities only) that are otherwise part of a contract for "public works," as defined in Section 39-2-1(6), *Ala. Code* 1975, as long as the remaining portion of the public works project is subject to the requirements of Title 39, even if the remaining portion of the project would involve an amount less than \$100,000 as a result of the exclusion of the purchase of materials or equipment. See Section 39-2-2(l)(1) and (2), *Ala. Code* 1975, as amended by Act 2023-497.**

If the Department can be of further assistance, please let us know.

Sincerely,

A handwritten signature in black ink, appearing to read 'RLR', with a stylized flourish at the end.

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

Barry Glisson, Interim Chief - Fire
Donald Rose, Senior Director - Chief Procurement Ofc

Sponsored by:

Mayor Spiro N. Cheriogotis

Purpose and Scope of Project:

Three year contract, renewable for 2 addl one-year periods, with Advanced Property eXposure US Corp, for fire department record management software.

Amount of Contract:

\$16,800.00/year for 3 years

Funding Source

General fund. 1004 1510 42115

ATTACHMENTS:

1. 2025 APXUS Agenda Package 11-24-25

REVIEWERS:

Donald Rose
Donna Bryars
Cherlina Monteiro
James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 2025 Nov 25
Date

Item No. _____

Submitted by: Mobile Fire Rescue Dept
Department

Chief Barry Glisson
Department Head

Sponsored by: Spiro N. Cheriogotis
Name

Mayor
Title

Reviewed by: Curtis Graves
Executive Director

Routing Authorized: _____
Mayor's Office Date

A brief synopsis and explanation of the following:

PROJECT NAME: Contract with Advanced Property eXposure US Corp.

PURPOSE & SCOPE OF PROJECT:

Three year contract, renewable for 2 addl one-year periods, with Advanced Property eXposure US Corp, for fire department record management software.
General fund.

RESOLUTION ☐

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$16,800.00/year for 3 years

FUNDING SOURCE:

Budget Item: 1004 1510 42115

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual cost.*

Effective date of contract: upon signature

Renewal date of contract (if applicable): two addl one year periods

If not bid, state reason: Bid exempt as software

How many bidders received bid packages (if applicable): NA

How many bidders submitted bids (if applicable): NA

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, a contract, by and between the City of Mobile and Advanced Property eXposure US Corp, for three years, renewable for two additional one-year periods without further City Council Approval, in the amount of \$16,800.00 per year, as appropriated funds are available, for Fire Department record management software, as outlined in the contract attached hereto and made a part hereof as though set forth in full. A copy of said contract is on file in the Office of the City Clerk.

Adopted:

City Clerk



STATE OF ALABAMA)

COUNTY OF MOBILE)

**NON-CONSTRUCTION
PROFESSIONAL SERVICES CONTRACT
City of Mobile**

This Professional Services Contract (sometimes hereinafter "Agreement"), made and entered into on the date when the last party signs this Agreement (the "Effective Date"), by and between **THE CITY OF MOBILE**, a Municipal Corporation of the State of Alabama (hereinafter referred to as the "City") and Advance Property eXposure US Corp (APX Data), (hereinafter "Contractor"), as follows:

WHEREAS, the Contractor is uniquely qualified and has expertise in Fire Department Record Management Software (RMS) as a service (SaaS); and

WHEREAS, City desires to engage this Contractor, due to the Contractor's high degree of professional skill, competence, and personality especially suited to provide said services upon the following terms and conditions.

NOW THEREFORE, City and Contractor, for and in consideration of the mutual covenants and agreements hereinafter set forth to be kept and performed by the other, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, do hereby covenant and agree as follows:

I. PROFESSIONAL SERVICES TO BE PERFORMED

- A. The professional services to be performed by the Service Provider under this Agreement ("Services") for City of Mobile are to provide:

The contractor will provide a subscription service for fire emergency response mapping, preplanning, inspection, investigation, hydrants and CAD integration. The specific software products and services to be provided by Contractor are itemized with specificity in Exhibit A.

- B. The Contractor shall perform all professional services under this contract with the professional skill and care ordinarily provided by a competent professional practicing

under the same or similar circumstances and as expeditiously as is prudent considering the ordinary professional skill and care of such profession

- C. The Contractor shall report to Chief, Mobile Fire and Rescue Department or his designee, who shall provide specific tasking to the Contractor with respect to these services.

II. TERM OF AGREEMENT

- A. This Contract shall commence immediately upon execution by both the City and the Contractor. It shall continue for a period of three (3) years or thirty-six (36) months. Upon expiration, the Agreement may be renewed for up to two (2) additional one-year terms upon mutual written agreement signed by both parties at least 60 days prior to expiration.

III. COMPENSATION

- A. The City agrees to pay the Contractor an annual Software as a Service (SaaS) subscription fee of twenty thousand, five hundred and fifty dollars (\$16,800.00), payable annually in advance.

IV. METHOD OF PAYMENT

- A. Payments shall be made via direct deposit to a banking institution designated by the Contractor.

V. ADDITIONAL SERVICES

- A. No changes to this Contract or the performance contemplated hereunder shall be made unless the same are in writing and signed by both the Contractor and the City's authorized agent.
- B. If the City requires the Contractor to perform additional services related to this Contract then the Contractor shall be entitled to additional compensation based on an amended fee schedule to the extent necessary to accommodate such additional work. The additional compensation shall be agreed upon before the commencement of any additional services or changes and shall be incorporated into this Contract by written amendment or other form of purchase document agreed to by the parties. The City shall not pay for any additional service or work performed before a written amendment to this Contract or other purchase document is executed by the City and the Contractor. Notwithstanding the preceding, in the event additional services are required as a result of error, omission or negligence of the Contractor, the Contractor shall not be entitled to additional compensation.

VI. LIABILITY OF CONTRACTOR

- A. To the fullest extent permitted by law, Contractor covenants to release, defend, indemnify, hold harmless, protect, and exonerate both the City and its agents, employees, and

representatives, from and against any and all liability, claims (direct and indirect), damages, losses, suits, actions, demands, liens, arbitrations, administrative proceedings, awards, judgments, expenses, costs, and attorneys' fees pertaining to personal injury, bodily injury, death, damage to or destruction of property (including any loss of use), economic loss or damage, labor disputes, safety requirements, performance or non-performance of obligations, certifications, property rights of third parties, sickness or disease, which (1) are caused in whole or in part by the Contractor (herein defined to include but not be limited to Contractor's owners, employees, agents, representatives, subcontractors, suppliers, and invitees or other third parties connected with the Contractor as well as the agents or employees of any of them), or (2) arise out of or are related to work undertaken or to be performed by the Contractor, or (3) arise out of or are related to any other act or omission relating to the Contractor, the Contract, the work under the Contract or otherwise undertaken by the Contractor as defined in the parenthetical of (1) above. It is the specific and express intent of the parties to the contract for the foregoing covenants and indemnity obligations to apply to the fullest extent permitted by applicable law, regardless of whether the liability is caused in whole or in part by a party indemnified hereunder, and whether said liability be caused by, or arise out of, any joint, concurrent, or contributory negligence of a party indemnified hereunder. Contractor agrees it is not a design professional within the meaning of § 41-9A-3, Ala. Code (1975).

- B. This section of the Agreement will survive the expiration or termination of the Agreement.

VII. CONTRACTOR'S INSURANCE.

- A. For the term of this Agreement, the Contractor shall acquire and maintain in full force and effect professional liability insurance issued by a company licensed and qualified to do business in the State of Alabama, in a minimum amount of \$1,000,000, which such insurance shall name the City of Mobile as an additional insured, and shall attach to this contract, as proof thereof, a certificate of said insurance.

VIII. RESPONSIBILITIES OF THE CONTRACTOR

- A. The Contractor agrees to respond to communication from the City within three working days unless a shorter response time is specified by the City.
- B. The Contractor shall maintain books, records, documents, and other evidence directly pertaining to or connected with the services under this Contract which shall be available and accessible at the Contractor's offices for the purpose of inspection, audit, and copying during normal business hours by the City, or any of its authorized representatives.
- C. The Contractor is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor.

IX. FORCE MAJEURE

- A. The Contractor specifically agrees that all work performed under the terms and conditions

of this Contract shall be completed within the time limits as set forth herein, or as otherwise identified in the City's purchase order or specified by the City, subject only to delays caused by force majeure, or as otherwise defined herein. "Force majeure" shall be deemed to be any cause affecting the performance of this Contract arising from or attributable to acts, events, omissions or accidents beyond the reasonable control of the parties.

X. OBLIGATIONS OF CITY

- A. City shall designate a person to act as City's representative with respect to this Agreement, as set out herein above. Such person(s) will have the authority to transmit instructions, receive information, and interpret and define the City's policies and decisions regarding the scope of services.
- B. City shall furnish to Contractor all applicable information and technical data in City's possession or control reasonably requested by Contractor for the proper performance of the Services.
- C. The City shall not provide any services to the Contractor in connection with any claim brought on behalf of or against the Contractor.

XI. TERMINATION

- A. The City shall have the right at any time upon ninety (90) calendar day's written notice to the Contractor to cancel the services of the Contractor as per the contractor's software license agreement (SLA) found in Exhibit A. The City shall pay to the Contractor and the Contractor shall accept as full payment for its services, a sum of money equal to the remaining subscription of the software license term.
- B. Any failure of the Contractor to satisfy the requirements of this Contract, as documented by the City, shall be considered a default of the Contract and sufficient reason for termination. 1. For defaults that are curable (as determined by the City), the Contractor shall be notified in writing by the City and shall have an opportunity to cure such default(s) within ten (10) working days after notification. 2. For defaults that are not curable (as determined by the City), notice of the termination date shall be given as deemed appropriate by the City.
- C. In the event the City's termination of this Contract for default is in any way deficient, at the option of the City such termination shall be deemed to be a termination for convenience.
- D. The parties may mutually agree to terminate this Contract. Such termination shall be evidenced by a notice issued by the City. The City shall pay to the Contractor and the Contractor shall accept as payment for its services, a sum of money equal to the work completed in any commenced but incomplete services.
- E. In the event that the Contractor has abandoned performance under this Contract, then the

City may terminate this Contract upon three (3) calendar day's written notice to the Contractor indicating its intention to do so. Payment for work performed prior to the Contractor's abandonment shall be as stated above.

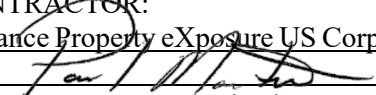
XII. DISPUTE RESOLUTION

- A. Any dispute, action or proceeding arising out of or related to this Agreement will be exclusively commenced in the state courts of Mobile County, Alabama, or where proper subject matter jurisdiction exists in the United States District Court for the Southern District of Alabama. Each party irrevocably submits and waives any objections to the exclusive personal jurisdiction and venue of such courts, including any objection based on forum non conveniens.
- B. Contractor agrees to waive all rights to trial by jury for any litigation undertaken concerning this Agreement.
- C. This Agreement and the rights and obligations of the parties shall be governed by the laws of the State of Alabama without regard to its conflict of laws principles.

XIII. NOTICES

- A. The City of Mobile Authorized Agent, authorized to act on the City's behalf with respect to the Project, is Chief, Mobile Fire Rescue Department, or the Chief's designated representative.
- B. Any notices of default or termination shall be sufficient if sent by parties via United States Certified mail, postage paid, or via nationally recognized delivery service, to the address listed below:

CITY:
City of Mobile
Chief, Mobile Fire Rescue Dept
c/o Deputy Chief Wayne Penn
As: City's Authorized Agent
701 St. Francis St
Mobile AL 36602

CONTRACTOR:
Advance Property eXposure US Corp
c/o 
As: Contractor's Authorized Agent
431 State Street Unit 280
Ogdensburg, New York 13669-9998

Copy to:
City Attorney
City of Mobile Legal Department
P.O. Box 1827
Mobile, AL 36633-1827

- C. Any change in the City's or the Contractor's Representative will be promptly communicated by the party making the change.

XIV. DEFAULT/ BREACH.

- A. Default.** Default, for purposes of this contract, shall include, but is not limited to, any of the following: 1) failure to perform the work or provide the services in accordance with the terms of the contract, 2) failure to meet established deadlines or schedules, 3) substandard or non-compliant work or services, 4) failure to comply with applicable laws, regulations, or permits, including state and federal law, local ordinances and any federal grant requirements, 5) failure to communicate adequately with the City regarding progress or issues, 6) unauthorized assignment or transfer of the contract without prior written consent from the City, 7) failure to correct deficiencies after receiving written notice from the City, 8) misrepresentation or falsification of information provided during performance, 9) failure to maintain required insurance coverage , 10) unauthorized use of City property, equipment, or resources, 11) violation of confidentiality or data protection requirements outlined in the contract, 12) failure to provide required reports, documentation, or certifications, 13) failing to comply with written directives from the City to correct specific issues or deficiencies, 14) failure to maintain adequate security measures for sensitive information or physical assets.

XV. EFFECT OF DEFAULT

- A. Upon the occurrence of default, City shall have rights which include but are not limited to (i) the right to keep this Contract in effect and sue Contractor for all damages caused by the default and recover the cost thereof; (ii) the right to cure any such default by Contractor and to recover any damages caused thereby; and (iii) the right to terminate this Contract either as to the entire Project or part thereof, in either case by giving Contractor written notice of such termination. In the event of termination of this Agreement by the City because of the Contractor's default or breach, the City may take possession of all material, and may finish the Project by whatever method and means City may select subject to its obligation to reasonably mitigate.

XVI. WITHHOLDING PAYMENT DUE

- A. Default by Contractor shall excuse any obligation of City to pay compensation or sums otherwise due Contractor under the agreement. City may withhold any and all sums due if there has been a default or breach by Contractor of any provision of this agreement.

XVII. CURE PLAN

- A. If Contractor fails to comply with any material provision of this agreement, the City may issue a written notice requiring Contractor to submit a corrective action plan (CAP) within such time as City directs. If Contractor fails to provide an acceptable CAP or does not cure the breach within the time frame specified, the City may invoke additional sanctions or terminate this Agreement.

XVIII. ANTI-BOYCOTT

- A. Contractor agrees it is not currently engaged in and will not engage in the boycott of a person or an entity based in or doing business with a jurisdiction with which the State of

Alabama can enjoy open trade within the meaning of Alabama Code 41-16-5.

XIX. NON-DISCRIMINATION

- A. Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, inter alia, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

XX. COMPLIANCE WITH IMMIGRATION LAW

- A. By signing this contract, the contracting parties affirm, for the duration of the Agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the state of Alabama. Pursuant to Alabama Code (1975) Section 31-13-9, if Contractor employs one or more employees within the State of Alabama, Contractor shall provide documentation establishing that Contractor is enrolled in the *E-Verify* program. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the Agreement and shall be responsible for all damages resulting therefrom.

XXI. MISCELLANEOUS

- A. This Agreement constitutes the sole and complete understanding between the parties and supersedes all agreements between them, whether oral or written with respect to the subject matter. No Amendment, change or addendum to this Agreement is enforceable unless agreed to in writing by both parties and incorporated into this Agreement.
- B. The language of this Agreement shall be construed, in all cases, according to its fair meaning and not for or against any party hereto.
- C. The parties hereto do not intend nor shall this Agreement be construed to grant any rights, privileges or interest to any third party.
- D. Time is of the essence with regard to each and every aspect of the Contractor's performance under this Contract.
- E. The rights and remedies of the City provided for under this Agreement are in addition to any other rights and remedies provided by law.
- F. If the Contractor is comprised of more than one legal entity, each entity shall be jointly and severally liable hereunder.
- G. The exercise by either party of any rights or remedies provided herein shall not constitute a waiver of any other rights or remedies available under this Agreement or any applicable

law.

- H. If any term, condition, or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be valid and binding on each party.
- I. The parties covenant and agree that each is duly authorized to enter into and perform this Agreement and those executing this Agreement have all requisite power and authority to bind the parties.
- J. Neither the City's review, approval or acceptance of, nor payment for, the services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- K. Paragraph headings are for the convenience of the parties and for reference purposes only and shall be given no legal effect.
- L. All provisions of this Agreement have been subject to full and careful review by and negotiation between Contractor and City. Each such party has availed itself of such legal advice and counsel as it, respectively, has deemed appropriate. The parties hereto agree that neither one of them shall be deemed to be the drafter or author of this Agreement, and in the event this Agreement is subject to interpretation or construction by a court of law or panel of arbitration, such court or panel shall not construe this Agreement or any portion hereof against either party as the drafter of this Agreement.
- M. This Agreement embodies the entire agreement and understanding between the parties pertaining to the subject matter of this Agreement, and supersedes all prior agreements, understandings, negotiations, representations and discussions, whether verbal or written, of the parties pertaining to that subject matter.
- N. The provisions of this Agreement shall bind and inure to the benefit of the parties and their respective successors and permitted assigns.
- O. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.
- P. This Agreement may be amended, modified or supplemented only by a writing executed by each of the parties. Any party may in writing waive any provisions of this Agreement to the extent such provision is for the benefit of the waiving party. No action taken pursuant to this Agreement shall be deemed to constitute a waiver by that party of any other party's compliance with provisions of this Agreement. No waiver by any party of a breach of any provision of this Agreement shall be construed as a waiver of any subsequent or different breach, and no forbearance by a party to seek a remedy for noncompliance or breach by another party shall be construed as a waiver of any right or remedy with respect to such noncompliance or breach.
- Q. If the City is required to take legal action to enforce this contract, the contractor agrees to

reimburse the City for all reasonable attorney's fees and associated costs incurred.

- R. Failure by the City to enforce any provision of this contract shall not be deemed a waiver of its rights to enforce any other provision or the same provision in the future.
- S. Nothing in this Agreement shall be construed as a waiver of any governmental, sovereign, or other immunity by the City, its officials, or employees. All defenses and limitations of liability provided by law remain fully applicable.
- T. The City and Contractor each bind itself, its successors and assigns, to the other party of this contract, in respect to all covenants of this agreement. The contractor shall not transfer or assign this contract or the license or any of the rights or privileges granted herein without the prior written consent of the City, which such consent shall be granted or denied solely at the City's sole discretion.
- U. This Agreement is the final expression of the agreement between the parties and the complete and exclusive statement of the terms agreed upon and shall supersede all prior negotiations, understandings, or agreements. No representations, warranties, or stipulations, either oral or written, are not contained herein.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

XXII. SIGNATURES

By signing below, the parties acknowledge they have read, understood, and agree to abide by the terms of this Contract, including all incorporated exhibits.

CONTRACTOR

By: _____

Paul Martin, President
Printed Name and Title

Date: November 13th, 2025

State of New York }
County of St Lawrence }

I, the undersigned Notary Public, in and for said county and state, hereby certify that Paul Martin [Individual's Name] whose name as President [Title] of the Advanced Property eXposure Inc. [LLC or Corporation's Name], a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I hereunto set my hand and official seal on this 14th day of November, 2025

Connie M. LaComb

Notary Public

Print Connie M. LaComb

My commission expires: 8/01/2026

(Seal)

CONNIE M. LACOMB
Notary Public, State of New York
No. 01LA4939356
Qualified in St. Lawrence County
Commission Expires on August 1, 2026

CITY OF MOBILE

By: _____

Spiro N. Cheriogotis, Mayor

Date: _____

ATTEST:

City Clerk

Exhibit A Software Services Provided and Software License Agreement
B Evidence of Insurance

EXHIBIT A: Software Products and Services Provided and Software License Agreement



Mobile City Fire Dept, AL

Mobile Fire Dept., AL

701 St. Francis Street

Mobile, AL 36602

US

Dwayne Penn

pennd@cityofmobile.org

+12512087110

Reference: 20250206-121605238

Quote created: February 6, 2025

Quote expires: July 31, 2025

Quote created by: Paul Martin

"Market Specialist"

paul.martin@apxdata.com

Comments from Paul Martin

APX "Exhibit A" as per City of Mobile contracting.

Products & Services

Item & Description	SKU	Quantity	Unit Price	Total
SmartMAP Enterprise License SmartMap Response/Hydrant/CAD Enterprise li- cense - unlimited department users	SM - ENT	1	\$9,900.00 /year	\$7,425.00 /year after 25% discount for 3 years
SmartPlan Enterprise SmartPreplan Enterprise License for unlimited de- partment users	SC - ENT	1	\$2,500.00 /year	\$1,875.00 /year after 25% discount for 3 years
SmartInspect Enterprise SmartInspect Enterprise License for unlimited de- partment users	SI - ENT	1	\$2,500.00 /year	\$1,875.00 /year after 25% discount for 3 years
SmartInvestigate Enterprise SmartInvestigate Enterprise	Si - ENT	1	\$2,500.00 /year	\$1,875.00 /year after 25% discount for 3 years

Item & Description	SKU	Quantity	Unit Price	Total
SmartDashboard - Business Intelligence SmartDashboard - business intelligence	SD - BI	1	\$2,500.00 / year	\$1,875.00 / year after 25% discount for 3 years
SmartHydrants enterprise license module Hydrant management module	SH enter- prise	1	\$2,500.00 / year	\$1,875.00 / year after 25% discount for 3 years
SmartLink - CAD Integration SmartLink CAD integration	SL -CAD	1	\$1,500.00 / year	\$0.00 / year after 100% discount for 3 years
Annual subtotal				\$16,800.00 after \$7,100.00 discount
			Total	\$16,800.00

Purchase terms

- All data collected is the customer's property and is easily exported through the administrative portal
- Currency is your local dollars (US)
- Technical support and software feature updates are included at no cost
- Standard terms apply – APX Master Software License and Service Agreement
- Auto-renewal agreement unless APX is notified 90 days before the end of the service date
- Standard customization is included at no cost for the first 90 days
- FOB (Free on board)

Signature

Before you sign this quote, an email must be sent to you to verify your identity. Find your profile below to request a verification email.

Dwayne Penn

pennd@cityofmobile.org

[Signature]

Questions? Contact me



Paul Martin

"Market Specialist"

paul.martin@apxdata.com

APX - Advance Property eXposure Inc.

431 State Street

Unit 280

Ogdensburg, New York 13669 - 9998

US

MASTER SOFTWARE LICENSE AND SERVICES AGREEMENT

This Master Software License and Services Agreement (“**Agreement**”) is entered into between the vendor, Advanced Property eXposure Inc. a corporation, having its US place of business at 431 State Street, Suite 280, Ogdensburg, New York, 13669-9998 (“**APX**”) and the City of Mobile Alabama, the customer (“**Customer**”).

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Definitions.

“**Affiliate**” means any entity that directly or indirectly controls, is controlled by, or is under common control with the subject entity. “**Control**”, for purposes of this Agreement, means direct or indirect ownership or control of more than fifty percent (50%) of the voting interests of the subject entity.

“**Customer Data**” means raw, non-manipulated data, usually presented in a tabular form, collected/submitted by Customer to the Service, also referred to as “**Content**”.

“**Service Fees**” means the monthly Service fees (as specified in the valid proposal) payable by Customer to APX for the right to receive and provide access to the Service to Users.

“**Order Form**” means the ordering documents for Customer's purchases from APX that are executed hereunder by the parties from time to time. Order Forms shall be deemed incorporated into this Agreement.

“**Service**” means the APX Software as a Service (SaaS) offering made available on a subscription-basis through APX's proprietary SaaS technology and platform and which provides access to APX's software, including associated offline components.

“**Term**” has the meaning ascribed to that term in Section 10.1.

“**User**” means a user of the Service for whom a single user seat, Software as a Service (SaaS) subscription has been procured by Customer.

2. Grant of License.

2.1 Provision of Service. Conditioned on the provisions in this Section 2 and the other terms and conditions of this Agreement and payment of the applicable fees, APX shall make the Service available to Customer during the Term on a non-exclusive, non-transferable single user, unlimited seat basis for the purpose of allowing Customer and its Users to use the Service internally. Customer shall not use the Service for any other purposes.

2.2 User Subscriptions. User subscriptions are for designated Users as specified by Customer. All Users must agree to the APX Terms of Service.

2.3 Customer Affiliates. Customer Affiliates may use the Service and may purchase User subscriptions subject to the terms of this Agreement by executing Order Forms hereunder. Customer shall cause each Customer Affiliate to comply with the terms and conditions of this Agreement to the full extent as if such Affiliate were a party hereto, and any act or omission relating to this Agreement by such Customer Affiliate shall be deemed an act or omission of Customer. In addition, each party may use one or more Affiliates to perform its obligations under this Agreement, provided that such use shall not affect such party's obligations hereunder and any act or omission by such Affiliate relating to this Agreement shall be deemed an act or omission of such party.

3. Use of the Service.

3.1 APX Responsibilities. APX shall: (i) maintain the security and integrity of the Service and the Customer Data; (ii) provide basic support to Customer at no additional charge; and (iii) use commercially reasonable efforts to make the Service available twenty-four (24) hours a day,

seven (7) days a week, except for: (a) planned downtime (of which APX shall give at least eight (8) hours' notice via the Service; or (b) any unavailability caused by circumstances beyond APX's reasonable control, including without limitation, acts of God, acts of government, flood, fire, earthquakes, civil unrest, acts of terror, strikes or other labor problems (other than those involving APX employees), computer, telecommunications, Internet APX or hosting facility failures or delays involving hardware, software or power systems not within APX's possession or reasonable control, and denial of service attacks.

3.2 Customer Responsibilities. Customer shall: (i) have sole responsibility for the accuracy, quality, integrity, legality, reliability and appropriateness of all Customer Data; (ii) use commercially reasonable efforts to prevent unauthorized access to or use of the Service and notify APX promptly of any such unauthorized access or use; and (iii) comply with all applicable local, provincial, state, federal and foreign laws in using the Service.

3.3 User Guidelines. Customer shall not: (i) license, sublicense, sell, resell, rent, lease, transfer, assign, distribute, time share or otherwise commercially exploit or make the Service available to any third party, other than as contemplated by this Agreement; (ii) use the Service to send spam or otherwise duplicative or unsolicited messages in violation of applicable laws; (iii) use the Service to send or store infringing, obscene, threatening, libelous, or otherwise unlawful or tortious material, including material that is harmful to children or violates third-party privacy or publicity rights; (iv) use the Service to send or store Malicious Code; (v) interfere with or disrupt the integrity or performance of the Service or the data contained therein; or (vi) attempt to gain unauthorized access to the Service or its related systems or networks.

3.4 Incremental Services. From time to time, certain additional APX or third-party functionality (such functionality being deemed not to be part of the Service) may be made available by APX to Customer (in the case of third-party functionality, such functionality being made available on a pass-through basis pursuant to terms specified by the third-party provider of such functionality), and which additional functionality may be purchased by Customer for additional fees in accordance with such terms and conditions as may be applicable to

such additional functionality (such terms and conditions prevailing in the event of any inconsistency with the terms and conditions of this Agreement)

3.5 Publicity. Neither party may issue press releases relating to this Agreement without the other party's prior written consent, such consent not to be unreasonably withheld. Each party may include the name and logo of the other party in lists of customers or vendors in accordance with the other party's standard trademark guidelines.

4. Fees & Payment.

4.1 Fees. In consideration for the receipt of the Service, Customer shall pay APX the Service Fees, all as specified and in any subsequent Order Forms submitted pursuant to this Agreement. All amounts are payable in US dollars (unless stated otherwise in a proposal). Except as otherwise specified herein or in an Order Form, fees are based on services purchased and not actual usage, payment obligations are non-cancelable, fees paid are non-refundable, and a subscription cannot be terminated during the relevant subscription term stated in the applicable Order Form.

4.2 Invoicing & Payment. Fees for the Service will be invoiced in advance on a annual basis unless otherwise stated in an invoice, charges are due net 15 days from the invoice date. Customer is responsible for maintaining complete and accurate billing and contact information on the Service.

4.3 Overdue Payments. Any payment not received from Customer by the due date may accrue (except with respect to charges then under reasonable and good faith dispute), at APX' discretion, late charges at the rate of 1.5% of the outstanding balance per month (19.57% per annum), or the maximum rate permitted by law, whichever is lower, from the date such payment was due until the date paid.

4.4 Taxes. Unless otherwise stated, APX' fees do not include any direct or indirect local, state, federal or foreign taxes, levies, duties or similar governmental assessments of any nature, including value-added, goods and services, harmonized, use or withholding taxes (collectively, "Taxes"). Customer is responsible for paying all Taxes associated with its purchases hereunder, excluding taxes based on APX's net income or property. If APX has the legal obligation to pay or collect Taxes for which Customer is responsible under this section, the appropriate amount shall be invoiced to and paid by Customer, unless Customer provides APX with a valid tax



exemption certificate authorized by the appropriate taxing authority.

4.5 Audit Rights. APX shall have the right to use the capabilities of the Service to confirm the number of Users being managed by the Service and Customer's compliance with this Agreement.

4.6 Suspension of Service. If Customer's account is thirty (30) days or more overdue (except with respect to charges then under reasonable and good faith dispute), in addition to any of its other rights or remedies, APX reserves the right to suspend the Service provided to Customer, without liability to Customer, until such amounts are paid in full.

5. Proprietary Rights.

5.1 Reservation of Rights. Subject to the limited rights expressly granted hereunder, APX reserves all rights, title and interest in and to the Service, including all related intellectual property rights. No rights are granted to Customer hereunder other than as expressly set forth herein.

5.2 Restrictions. Customer shall not (and shall not allow any third party to): (a) modify, translate, reverse engineer, decompile, disassemble, or create derivative works based on the Service except to the extent that enforcement is prohibited by applicable law notwithstanding a contractual provision to the contrary; (b) circumvent any user limits or other timing or use restrictions that are built into the Service; (c) remove any proprietary notices, labels, or marks from the Service or User Guide; (d) frame or mirror any content forming part of the Service; (e) access the Service in order to (i) build a competitive product or service, or (ii) copy any ideas, features, functions or graphics of the Service.

5.3 Customer Data. Customer owns all Customer Data. APX shall not access Customer's User accounts, except to respond to service or technical problems, or at Customer's request, or as necessary for the operation of the Service or billing. Customer grants APX a worldwide, royalty-free, and non-exclusive license to access Customer Data in order to: (i) provide the Services, including storing, hosting and management of such content; and (ii) create Pattern Data (as defined in Section 5.4 below). Together Sections 5.3(i) and (ii) constitute the "**Content License**". Customer acknowledges and understands that APX, in performing the required technical steps to provide the Service, may (a) transmit or distribute encrypted customer data over various public or private networks and in various media; and (b) make such

changes to Customer Data as are necessary to conform and adapt that customer data to the technical requirements of connecting networks, devices, services or media. Customer confirms and warrants to APX that Customer has all the rights, power and authority necessary to grant the above Content License and that use of the Content in the manner contemplated herein will not breach the rights of any third party. Subject to the next sentence, by submitting, posting or displaying Customer Data through the Service, the Customer also grants APX a worldwide royalty-free and non-exclusive license to use, host, store, monetize, reproduce, modify, create derivative works, copy, process, adapt, and provide access to (collectively, "Use") only that Customer Data which concerns information on real-world objects for "Public Good Uses", provided that APX notifies the Customer in writing with an explanation of its intentions at least 60 days prior to the Use. APX may not Use any Customer Data which contains personally identifiable information. "Public Good Uses" means Using the Customer Data in connection with a government department or agency entity or a private company associated with a smarter city initiative.

5.4 Dispatch CAD Data. Customers who are using other systems like Computer Aided Dispatch (CAD) systems to trigger a notification for APX Response SmartMAP software, APX does not keep any of this third-party information and it is automatically deleted within the APX platform once used. For customer service historical reasons only, APX may keep the third-party information for a limited time not exceeding two weeks.

5.5 Customer Imported Data. Customers who have existing data that they would like APX to import into the new applications, this service is offer by the company. Customer data provided to the company is based on the expectations that they data is up to date, accurate and relevant for APX to import in the new solution. This basic data import service is provided at no additional cost to the customer. If they data provided by the customer is not 100% accurate, APX will work with the customer to assist in the data importing by identifying problem addresses, unit numbers, etc. at additional costs recovery. This will depend on the severity of the data inaccuracies and what will be required to ensure it is usable in the modern APX software.

5.6 Pattern Data. "Pattern Data" means non-personally identifiable information, data and reports derived from or compiled through the Service, including but not limited to demographics data, mobility patterns, location data and trend data such as aggregated data and statistics which may indicate

frequency and type of use of the Service, type of contract, and popularity of the services. For greater certainty, Pattern Data is data that does not identify its end users. Subject to the next sentence, as between APX and Customer, all right and title to Pattern Data belongs to APX and accordingly APX is free to use Pattern Data for any purpose including the improvement of the Service. APX agrees that under no circumstances will it process, analyze, manipulate or otherwise de-aggregate the Pattern Data to derive personally identifiable information or end user identities.

5.7 Suggestions. APX shall have a royalty-free, worldwide, transferable, sublicenseable, irrevocable, perpetual, unrestricted license to use and/or incorporate into the Service any suggestions, enhancement requests, recommendations or other feedback provided by Customer or its Users relating to the operation of the Service.

6. Confidentiality.

6.1 Definition of Confidential Information. As used herein, “**Confidential Information**” means all confidential and proprietary information of a party (the “**Disclosing Party**”) disclosed to the other party (the “**Receiving Party**”), whether orally or in writing, that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure, including the terms and conditions of this Agreement, the Customer Data, the Service, business and marketing plans, technology and technical information, product designs, and business processes. Confidential Information shall not include any information that: (i) is or becomes generally known to the public without breach of any obligation owed to the Disclosing Party; (ii) was known to the Receiving Party prior to its disclosure by the Disclosing Party without breach of any obligation owed to the Disclosing Party; (iii) was independently developed by the Receiving Party without breach of any obligation owed to the Disclosing Party; or (iv) is received from a third party without breach of any obligation owed to the Disclosing Party.

6.2 Confidentiality. The Receiving Party shall not disclose or use any Confidential Information of the Disclosing Party for any purpose outside the scope of this Agreement, except with the Disclosing Party's prior written permission.

6.3 Protection. Each party (1) agrees to protect the confidentiality of the Confidential Information of the other party in the same manner that it protects the confidentiality of its own proprietary and confidential

information of like kind (but in no event using less than reasonable care).

6.4 Compelled Disclosure. If the Receiving Party is compelled by law to disclose Confidential Information of the Disclosing Party, it shall provide the Disclosing Party with prior notice of such compelled disclosure (to the extent legally permitted) and reasonable assistance, at the Disclosing Party's cost, if the Disclosing Party wishes to contest the disclosure.

6.5 Remedies. If the Receiving Party discloses or uses (or threatens to disclose or use) any Confidential Information of the Disclosing Party in breach of the confidentiality requirements in this Agreement, the Disclosing Party shall have the right, in addition to any other remedies available to it, to seek injunctive relief to enjoin such acts, it being specifically acknowledged by the parties that any other available remedies may be inadequate.

7. Warranties & Disclaimers.

7.1 Warranties. Each party represents and warrants that it has the legal power to enter into this Agreement. APX represents and warrants that it will provide the Service in a manner consistent with general industry standards reasonably applicable to the provision thereof.

7.2 Important Disclaimer on Use of the Service. The Service is intended for use as a tool for assisting first responders to receive access to critical data for emergency response. Customer acknowledges and agrees that Customer understands that the utility of the Service for first responders is dependent on a number of factors including the accuracy and up to date status of the Customer Data and the connectivity of the devices receiving the Service. The Service is not fault-proof and may not be available continuously, accordingly Customer should ensure that other means of communicating key data are made available to Users as a backup in case of any unavailability the Service from time to time, including unavailability for routine maintenance. The entire risk of use of the Service is with Customer and its Users and APX will not be responsible or in any way liable to Customer or its Users failure to ensure that appropriate backup measures are in place when using the Service for emergency responding.

7.3 Disclaimer. EXCEPT AS EXPRESSLY PROVIDED HEREIN, APX MAKES NO REPRESENTATIONS AND PROVIDES NO WARRANTIES OR CONDITIONS OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY

OR OTHERWISE, AND SPECIFICALLY DISCLAIMS ALL IMPLIED REPRESENTATIONS, WARRANTIES AND/OR CONDITIONS, INCLUDING ANY REPRESENTATIONS, WARRANTIES AND/OR CONDITIONS OF MERCHANTABILITY, MERCHANTABILITY, QUALITY, DURABILITY, TITLE, NON-INFRINGEMENT, SATISFACTORY QUALITY OR FITNESS FOR A PARTICULAR PURPOSE, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW.

8. Mutual Indemnification.

8.1 Indemnification by APX. Subject to this Agreement, APX shall defend, indemnify and hold Customer harmless against any loss, damage or costs (including reasonable attorneys' fees) awarded to a third party against Customer by a court of competent jurisdiction in any claims, demands, suits, or proceedings made or brought against Customer by a third party alleging that the use of the Service as contemplated hereunder infringes the intellectual property rights of a third party (“**IP Claims**”); subject to the condition that Customer (a) promptly gives written notice of each IP Claim to APX; (b) gives APX sole control of the defense and settlement of each IP Claim (provided that APX may not settle or defend any IP Claim unless it unconditionally releases Customer of all liability); and (c) provides to APX, at APX's cost, all reasonable assistance in respect to each IP Claim.

~~**8.2 Indemnification by Customer.** Subject to this Agreement, Customer shall defend, indemnify and hold APX harmless against any loss, damage or costs (including reasonable attorneys' fees) incurred in connection with any claims, demands, suits, or proceedings made or brought against APX by a third party (i) alleging that the Customer Data, or Customer's use of the Service in violation of this Agreement, infringes the intellectual property rights of, or has otherwise harmed, a third party, or (ii) as a result of any representations, warranties or other commitments made by Customer to any third party (including Users) in respect to the Service (any claims, demands, suits, or proceedings within (i) and (ii) hereinafter referred to as “**Customer Claims**”); provided, that APX (a) promptly gives written notice of each Customer Claim to Customer; (b) gives Customer sole control of the defense and settlement of each Customer Claim (provided that Customer may not settle or defend any Customer Claim unless it unconditionally releases APX of all liability); and (c) provides to Customer, at Customer's cost, all reasonable assistance in respect to each Customer Claim.~~

8.3 Mitigation. If (a) APX becomes aware of an actual or potential IP Claim, or (b) Customer provides APX with notice of an actual or potential IP Claim, APX may (or in the case of an injunction against Customer, shall), at APX's sole option and determination: (I) procure for Customer the right to continue to use the Service; or (II) replace or modify the Service with equivalent or better functionality so that Customer's use is no longer infringing; or (III) if (I) or (II) are not commercially reasonable, terminate provision of the Service and refund to Customer any pre-paid Service fees for any periods after the termination of the Service, less any outstanding moneys owed by Customer to APX.

Exclusions. The indemnity in Section 8.1 does not extend to (1) any IP Claim based upon infringement or alleged infringement of any patent, trademark, copyright or other intellectual property right by the combination of the Service furnished by APX with other products, software or services not provided by APX; (2) any IP Claim related to any Customer Data, or (3) any IP Claim related to any use or exercise of any other right in respect to the Service outside the scope of the rights granted in this Agreement.

9. Limitation of Liability.

~~**9.1 Limitation of Liability.** IN NO EVENT SHALL EITHER PARTY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE) OR UNDER ANY OTHER THEORY OF LIABILITY, EXCEED THE LESSER OF \$250,000 OR THE AMOUNTS ACTUALLY PAID BY AND DUE FROM CUSTOMER HEREUNDER IN THE TWELVE MONTHS PRECEDING THE INCIDENT GIVING RISE TO LIABILITY.~~

9.2 Exclusion of Consequential and Related Damages. IN NO EVENT SHALL EITHER PARTY HAVE ANY LIABILITY TO THE OTHER PARTY FOR ANY LOST PROFITS OR FOR ANY INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, OR CONSEQUENTIAL DAMAGES (INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF BUSINESS, LOSS OF PROFITS, BUSINESS INTERRUPTION, LOSS OF DATA, LOST SAVINGS OR OTHER SIMILAR PECUNIARY LOSS) HOWEVER CAUSED AND, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE) OR UNDER ANY OTHER THEORY OF LIABILITY, WHETHER OR NOT THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

9.3 Certain Damages Not Excluded.

NOTWITHSTANDING THE FOREGOING, NO LIMITATION OF EITHER PARTY'S LIABILITY SET FORTH IN THIS AGREEMENT SHALL APPLY TO (I) DAMAGES ARISING FROM A PARTY'S BREACH OF ITS CONFIDENTIALITY OBLIGATIONS, (II) DAMAGES ARISING FROM INFRINGEMENT AND/OR MISAPPROPRIATION OF A PARTY'S INTELLECTUAL PROPERTY RIGHTS; OR (III) ANY CLAIMS FOR NON-PAYMENT.

10. Term & Termination.

10.1 Term of Agreement. This Agreement shall commence as of the Effective Date and shall continue in effect for an initial term of ~~one (1)~~ three (3) years (such initial term referred to in this Agreement as the "Initial Term"). Thereafter, the term of the Agreement shall be automatically renewed annually on the anniversary of the Effective Date for two (2) additional one (1) year renewal terms (any such subsequent renewal terms referred to in this Agreement as a "Renewal Term"), unless either party gives written notice of non-renewal to the other party at least ninety (90) days prior to the end of the Initial Term or any Renewal Term hereof. Collectively, the Initial Term and any subsequent Renewal Terms shall constitute the "Term".

10.2 Termination for Cause. A party may terminate this Agreement for cause: (i) upon thirty (30) days written notice of a material breach to the other party if such breach remains uncured at the expiration of such period; or (ii) if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors. Upon any termination for cause by Customer, APX shall refund Customer any prepaid fees for any periods after the termination of the Agreement. Termination or expiration of this Agreement will cause termination of any User subscriptions that are then active.

10.3 Outstanding Fees. Termination shall not relieve Customer of the obligation to pay any fees accrued or payable to APX prior to the effective date of termination.

10.4 Surviving Provisions. The following provisions shall survive any termination or expiration of this Agreement: Sections 4 through 11.

11. General Provisions.

11.1 Relationship of the Parties. The parties are independent contractors. This Agreement does not

create a partnership, franchise, joint venture, agency, fiduciary or employment relationship between the parties.

11.2 No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement.

11.3 Notices. All notices under this Agreement shall be in writing and shall be deemed to have been given upon: (i) personal delivery; (ii) the second business day after mailing; (iii) the second business day after sending by confirmed facsimile; or (iv) the second business day after sending by email. Notices to APX shall be addressed to the attention of the Legal Department. Notices to Customer shall be addressed to Customer's signatory of this Agreement unless otherwise designated below.

11.4 Waiver and Cumulative Remedies. No failure or delay by either party in exercising any right under this Agreement shall constitute a waiver of that right. Other than as expressly stated herein, the remedies provided herein are in addition to, and not exclusive of, any other remedies of a party at law or in equity.

11.5 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be contrary to law, the provision shall be modified by the court and interpreted so as best to accomplish the objectives of the original provision to the fullest extent permitted by law, and the remaining provisions of this Agreement shall remain in effect.

Assignment. Neither party may assign any of its rights or obligations hereunder, whether by operation of law or otherwise, without the prior written consent of the other party (not to be unreasonably withheld). Notwithstanding the foregoing, each party may assign this Agreement in its entirety (including all Order Forms), without consent of the other party, in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of its stock or assets. Any attempt by a party to assign its rights or obligations under this Agreement in breach of this section shall be void and of no effect. Subject to the foregoing, this Agreement shall bind and inure to the benefit of the parties, their respective successors and permitted assigns.

11.6 Force Majeure. Neither party shall be responsible for its failure to perform to the extent due to unforeseen circumstances or causes beyond its control, including but not limited to acts of God, wars, terrorism, riots, embargoes, acts of civil or military authorities, fires, floods, accidents, or strikes, labour problems (other than those involving the employees of

the affected party), computer, telecommunications, Internet APX or hosting facility failures or delays involving hardware, software or power systems not within a party's possession or reasonable control, provided that such party gives the other party prompt written notice of the failure to perform and the reason therefore and uses its reasonable efforts to limit the resulting delay in its performance.

11.7 Export. Customer acknowledges and agrees that the Service may be subject to export and import controls under the regulations the United States and other countries, and Customer shall comply with all export and import control regulations of such countries. Customer shall not use the Service for any purposes prohibited by export laws, including, without limitation, nuclear, chemical or biological weapons proliferation. Customer shall be responsible for procuring all required permissions for any subsequent export, import or use of the Service.

11.8 Entire Agreement. This Agreement, including all schedules, exhibits and addenda hereto and all Order Forms, constitutes the entire agreement between the parties, and supersedes all prior and contemporaneous agreements, proposals or representations, written or oral, concerning its subject matter. No modification, amendment, or waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom the modification, amendment or waiver is to be asserted. To the extent of any conflict or inconsistency between the provisions in the body of this Agreement and any schedule, exhibit or addendum hereto or any Order Form, the terms of such schedule, exhibit, addendum or Order Form shall prevail. Notwithstanding any language to the contrary therein, no terms or conditions stated in a Customer purchase order or in any other Customer order documentation shall be incorporated into or form any part of this Agreement, and all such terms or conditions shall be null and void.

Counterparts. This Agreement may be executed by facsimile and in counterparts, which taken together shall form one legal instrument.

Master Software Service Level Agreement

General: Subject to the full payment of the monthly Software and maintenance license fees and being a user in good standing, technical support for software shall be provided by telephone, e-mail and via the Vendor's web site to up to 5 individuals representing the authorized users per organization. Technical support is available Monday to Friday (except public holidays) between the hours of 8.00 am – 5.00 pm EST.

Registered user: The registered user of the Software licensed will receive from time-to-time notifications about Software upgrades including: new versions, service packs, patches and instructions for applying the upgrades that are supplied by the Vendor during the period of the subscription agreement. The Vendor is not obligated but may at their own discretion support previous versions of the Software as the customer will receive at no additional cost to them the latest version of all product improvements under their Software as a Service License agreement.

Defect: Defects will be addressed in accordance with the assigned priority level.

(a) Priority Level 1: complete loss of all service of the Product and the situation is an emergency. The Vendor will acknowledge within 1 working hour from the time that the call was logged with the Vendor and shall remedy defects and/or provide a workaround within 1 working day of notification of the problem, with a permanent solution within an agreed timeframe.

(b) Priority Level 2: severe loss of service of the Product however, operation can continue in a restricted fashion. The Vendor will acknowledge within 2 working hours from the time that the call was logged with the Vendor and shall remedy defects and/or provide a workaround within 3 working days.

(c) Priority Level 3: a minor loss of service of the Product, the impact is an inconvenience. The Vendor will acknowledge 1 working day from the time that the call was logged with the Vendor and shall remedy defects in the next release of the software or within 2 months.

(d) Priority Level 4: no loss of service of the Product; the result is a minor error, incorrect behaviour, or a documentation. The Vendor will acknowledge within 1 working day from the time that the call was logged with the Vendor and the Vendor shall use its reasonable efforts to remedy defects and/or provide a workaround in the next release.

Exclusions: If a problem is found to be caused by one or more of the following excluded factors then the Vendor may not provide support or if it chooses to provide support and the Vendor may charge the Customer at the Vendor's current rates of \$150.00/hour for such services for all reasonable costs. The Vendor shall notify the Customer as soon as they become aware that a fault may be due to one of the following exclusions:

(a) Altered, damaged, or modified Products by the user(s) (save for those alterations or modifications made by the vendor.

(b) Products that are not at a supported release level or for which the Customer does not have a current support and maintenance contract.

(c) Defects or errors caused by incorrect use of the Products or operator error;

(d) Defects caused by failure to implement reasonable recommendations in respect of or solutions to defects provided by the Vendor.

(e) Products installed in a hardware or operating environment not supported by the Vendor.

(f) Third party software not licensed through or supported by the Vendor.

(g) Defects or errors caused by any fault or error in the equipment, programs, applications or products used in conjunction with the Products, or otherwise resulting from causes beyond the reasonable control of the Vendor.

Customer's Support Service Obligations: The Customer shall provide cooperation and assistance to the Vendor in the Vendor's efforts to provide support. Such cooperation and assistance shall include but not be limited to:

(a) The timely transmittal and release to the Vendor of appropriate and accurate documentation and information.

(b) Remote access to Customer's environment (if required) where the defect can be reproduced and traced.

(c) If the fault cannot be replicated via the remote access, the Customer may require the Vendor's staff to attend site and shall pay for the time and expense charges involved in attending this site or other locations.

EXHIBIT B EVIDENCE OF INSURANCE



ADVAPRO-05

BAZZAM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Jones DesLauriers Insurance Management, Inc. 307c Richmond Rd, Unit 200 Ottawa, ON K1Z 6X3		CONTACT NAME: Basel Azzam PHONE (A/C, No, Ext): (613) 225-3515 230 FAX (A/C, No): E-MAIL ADDRESS: basela@jdimi.com		
INSURED Advanced Property eXposure US Corp. 431 State Street., Suite 280 Ogdensburg NY 13669-9998		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : CFC Underwriting Ltd. on behalf of Lloyd's of London		
		INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:	X	ESN0440215927	1/15/2025	1/15/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY		ESN0440215927	1/15/2025	1/15/2026	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Non-Owned Auto \$ 1,000,000
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Errors & Omissions		ESN0440215927	1/15/2025	1/15/2026	Each Occ/ Agg 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Mobile Legal Department is added as additional insured under the Commercial General Liability section, but only with respect to liability arising out of the operations of the Named Insured.

CERTIFICATE HOLDER

CANCELLATION

City of Mobile Legal Department. P.O. Box 1827. Mobile, AP 36633-1827	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, 30 days NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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AGENCY CUSTOMER ID: ADVAPRO-05

BAZZAM

LOC #: _____

ADDITIONAL REMARKS SCHEDULEPage 1 of 1

AGENCY Jones DesLauriers Insurance Management, Inc.		NAMED INSURED Advanced Property eXposure US Corp. 431 State Street., Suite 280 Ogdensburg NY 13669-9998	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance**

**Commercial General Liability (occurrence form) includes Bodily Injury
and Property Damage Liability, Premises and Operations Hazards,
Products & Completed Operations, Personal and Advertising Injury
Liability. Coverage Territory: Worldwide**

**This certificate is issued with respect to the operations of the Named
Insured.**

ADDITIONAL INSURED ENDORSEMENT

ATTACHING TO POLICY NUMBER: ESN0440215927

THE INSURED: Advanced Property eXposure US Corp.

WITH EFFECT FROM: 21 Nov 2025

It is understood and agreed that the following amendments are made to this Policy:

1. The following **DEFINITION** is added:

"Additional insured" means
City of Mobile Legal Department
P.O. Box 1827.
Mobile
AL

2. Where an "Additional insureds" **CONDITION** exists in this Policy, **additional insureds** are included as a **third party**.
3. Where an "Additional insureds" **CONDITION** does not exist in this Policy, the following **CONDITION** is added:

Additional insureds

Additional insureds are indemnified under this Policy as if they were **you**, but only in respect of sums which they become legally obliged to pay (including liability for claimants' costs and expenses) as a result of any **claim** arising solely out of an act, error or omission committed by **you** or on **your** behalf, provided that had the **claim** been made against **you**, then **you** would be entitled to indemnity under this Policy.

Before **we** indemnify any **additional insured**, they must prove to **us** that the **claim** arose solely out of an act, error or omission committed by **you** or on **your** behalf and fully comply with **CONDITION 1** as if they were **you**.

When this **CONDITION** applies, it will be primary and non-contributory to the **additional insured's** own insurance but only if **you** and the **additional insured** have entered into a contract that contains a provision requiring this.

Whilst **additional insureds** are indemnified under this Policy, any **claim** made by **additional insureds** against **you** will be treated by **us** as if they were a **third party** and not as a named insured.

4. The following **CONDITION** is added:

Notice of cancellation to additional insureds

If **we** give **you** notice of cancellation in accordance with the "Cancellation" **CONDITION**, **we** will endeavour to provide the same notice of cancellation to **additional insureds**; however, not doing so will not place any additional liability upon **us**.



SUBJECT OTHERWISE TO THE TERMS AND CONDITIONS OF THE
POLICY

Authorised Signatory

A handwritten signature in black ink, appearing to read 'AR Ho', followed by a long, wavy horizontal line.

CFC Underwriting Limited

October 31, 2025

Advanced Property eXposure US Corp.
c/o: Paul Martin, CEO
431 State Street., Suite 280
Ogdensburg NY 13669-9998

Subject: City of Mobile – Insurance Requirements

Dear Paul,

Per our recent discussions, we wanted to provide an overview to reinforce how APX's insurance program provides full coverage on a worldwide basis.

Here are the key items to consider:

Insurance Company

- Coverage is provided by Lloyd's of London through CFC Underwriting.
- Lloyd's of London is recognized as a global leader in the insurance market.

Financial Rating

- Lloyd's of London carries an A.M. Best rating of A+ (Superior).

Coverage Territory

- APX's insurance policy provides worldwide coverage, affording full coverage for products and services provided in the State of Alabama, per the following excerpt of the insurance policy:

LEGAL ACTION:	Worldwide
TERRITORIAL SCOPE:	Worldwide

Based on the modest value of the contract with the City of Mobile, we hope the above information will be sufficient for the Certificate of Insurance to be approved.

Regards,



Serge Paquette
Partner

Welcome to Lloyd's in the US

[Home](#) / [Lloyd's Around the W...](#) / US

[Back to Lloyd's Around the World](#)

About us

As an internationally acknowledged market of insurers, Lloyd's of London has been a major force in the US insurance market for over a century. Throughout the long relationship, Lloyd's underwriters have continuously provided American businesses with creative solutions for their risk management needs.

Underwriters at Lloyd's are in the process of relinquishing their licenses in Illinois, Kentucky, and the US Virgin Islands in order to focus on their surplus lines business. Underwriters writing US surplus lines business are approved surplus lines insurers in all US states and territories. Lloyd's is also a trusted reinsurer in all 50 states.

If you're an existing Lloyd's policyholder or have a question about purchasing insurance from Lloyd's, please contact your local insurance agent or broker licensed to conduct business in the relevant state.

Lloyd's in the United States

- 40% of Lloyd's global premiums are held by US customers.
- \$47.7bn global gross premium written in 2018.
- \$18.9bn gross premium from the the US in 2018.
- \$102bn global claims paid in the last five years.
- Lloyd's is the largest surplus lines insurer in the US and the largest non-US domiciled reinsurer.
- All Lloyd's syndicates share market ratings of A (excellent) from A.M. Best, A+ (strong) from Standard & Poor's, and AA- (VERY strong) from Fitch Ratings.



Alabama Secretary of State



CFC USA, INC.	
Entity ID Number	000-582-465
Entity Type	Foreign Corporation
Principal Address	575 5TH AVENUE NEW YORK, NY 10017
Principal Mailing Address	575 5TH AVENUE NEW YORK, NY 10017
Status	Exists
Place of Formation	Delaware
Formation Date	01/07/2019
Qualify Date	07/29/2019
Registered Agent Name	CORPORATION SERVICE COMPANY INC
Registered Office Street Address	641 SOUTH LAWRENCE STREET MONTGOMERY, AL 36104
Registered Office Mailing Address	641 SOUTH LAWRENCE STREET MONTGOMERY, AL 36104
Nature of Business	
Capital Authorized	
Capital Paid In	
Doing Business in AL Since	07/29/2019
Annual Reports	
Report Year	2020 2022 2023 2024
Scanned Documents	
Purchase Document Copies	
Document Date / Type / Pages	07/29/2019 Certificate of Formation 3 pgs.

[Browse Results](#)[New Search](#)



Alabama Secretary of State



ADVANCE PROPERTY EXPOSURE (US), CORP.	
Entity ID Number	001-218-432
Entity Type	Foreign Corporation
Principal Address	431 STATE STREET, SUITE 280 OGDENSBURG, NY 13669
Principal Mailing Address	1755 WOODWARD DRIVE SUITE 101 OTTAWA, ON K2C 0P9
Status	Exists
Place of Formation	Delaware
Formation Date	04/10/2013
Qualify Date	11/03/2025
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	2 NORTH JACKSON STREET, SUITE 605 MONTGOMERY, AL 36104
Registered Office Mailing Address	2 NORTH JACKSON STREET, SUITE 605 MONTGOMERY, AL 36104
Nature of Business	
Capital Authorized	
Capital Paid In	
Doing Business in AL Since	10/28/2025
Scanned Documents	
Purchase Document Copies	
Document Date / Type / Pages	11/03/2025 Certificate of Formation 3 pgs.

[Browse Results](#)[New Search](#)



CAPITAL CONTRACT SUMMARY SHEET

NA



AGENDA ITEM SUMMARY SHEET

Agenda of: December 9, 2025

Submitted by:

Carleen Stout, Dep Dir-Real Estate/Asset Mgmt
John Forrester, City Engineer

Sponsored by:

Spiro Cheriogotis, INACTIVE
Samantha Ingram, Councilmember, District 2

Purpose and Scope of Project:

Grant a permanent easement to Alabama Power to provide service to the Mobile Arena from Canal Street, as shown in yellow on attached drawing

Amount of Contract:

NA

Funding Source

NA

ATTACHMENTS:

1. Resolution W.E. # A655306B024
2. AL Power Easement Arena A655306B024

REVIEWERS:

Stacey Howard
Carleen Stout
Cherlina Monteiro
James Barber

RESOLUTION

Sponsored by Mayor Spiro N. Cheriogotis and Council Member Samantha Ingram

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA that the Mayor and City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, an easement to ALABAMA POWER COMPANY as set out in W.E. #A655306BO24, a copy of which is attached hereto and made a part hereof as though fully set forth herein, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS, needed for ALABAMA POWER COMPANY to provide service to the Mobile Arena, from Canal Street, as shown in yellow on attached drawing.

Adopted:

City Clerk

EASEMENT - DISTRIBUTION FACILITIES

STATE OF ALABAMA

COUNTY OF MOBILE

W.E. # A655306B024

Parcel No. 72314484

THIS AGREEMENT, made and entered into on this the ____ day of _____, 2025, by and between the City of Mobile, Mobile, Alabama, a municipal corporation, hereinafter known as Grantor and Alabama Power Company, a corporation, hereinafter known as Grantee:

W I T N E S S E T H :

WHEREAS, the City, being the owner of the land or easements and rights of way with respect thereto more particularly described as follows:

BEG SW COR LOT 2 BLK 13 E CHURCH ST AREA FIRST ADD MBK 19/133 TH ELY 419 FT(S) TH NLY 25 FT ELY 95.14 FT (D) 101 FT(S) TH NELY 28.041 FT TH NLY 82.73 FT TO PT NLY 44 FT(S) TH WLY 569 FT(S) TO LAWRENCE ST TH S ON R/W #SEC 40 T4S R1W #MP29 06 40 0 013 The location of the right of way conveyed herein is generally shown on the Company's drawing attached hereto and made a part hereof but shall be more precisely determined by the actual location(s) as installed. **New facilities as highlighted in yellow on the Engineer's drawing.**

WHEREAS, the City, to the extent of its interest, is willing to grant such easement along and across a portion of its property and easements upon the terms and conditions hereinafter set out;

NOW, THEREFORE,

In consideration of the sum of One and No/100 (\$1.00) Dollar, in hand paid to the City by the Power Company, the receipt whereof is hereby acknowledged and other good and valuable considerations, the City, to the extent of its interest, does hereby grant to the Power Company, subject to the terms, conditions and reservations hereinafter set forth, an easement for, **Overhead and/or Underground**. The right from time to time to construct, install, operate and maintain, upon, over, under and across the Property described below, all poles, towers, wires, conduits, fiber optics, cables, communication lines, trans closures, transformers, anchors, guy wires, and other facilities useful or necessary in connection therewith (collectively, "Facilities"), for the overhead and/or underground transmission and distribution of electric power and communications, along a route selected by the Company, as determined by the location(s) in which the Company's facilities are to be installed. The width of the Company's right of way will depend on whether the Facilities are underground or overhead: for underground, the right of way will extend five (5) feet on all sides of said Facilities as and where installed; for overhead Facilities, the right of way will extend fifteen (15) feet on all sides of said Facilities as and where installed.

Location of the easements herein granted shall be as shown marked in yellow on **Alabama Power Company Drawing No. # A655306B024** marked as Exhibit "A" attached hereto and made a part hereof.

Together with all the rights and privileges necessary or convenient for the full enjoyment or use thereof, including the right of ingress and egress to and from said facilities and the right to excavate for installation, replacement, repair and removal thereof, and also the right to cut and keep clear all trees, underbrush, shrubbery, roots and other growth, and to keep clear any and all obstructions or obstacles of whatever character on, under or above said facilities.

Subject to the following conditions, the Power Company shall construct, operate and maintain said electric power transmission lines and communication service at the location hereinabove designated in accordance with the following:

A. Grantee shall defend, indemnify and hold Grantor harmless from any loss, damage or judgments incurred as a result of injury or damage to persons or property to the extent caused by Grantee's negligence in performing the above described work on the premises.

B. The said facilities shall be constructed, operated and maintained in accordance with the adopted procedure of well-regulated business and undertakings of same or similar kind, and in such manner as not to cause the facilities of the Power Company or the City's property to be in conflict with the specifications of the National Electrical Safety Code, or any other specifications prescribed by laws of the United States or of the State of Alabama, or any regulatory body having jurisdiction with respect to such facilities or property. At any time, such specifications are not being met because of the construction, operation and

W.E. # A655306B024

maintenance or presence of said electric power facilities and communication service, then the Power Company shall within 30 days after notice that such specifications are not being met, construct, operate and maintain said facilities in accordance with such specifications or pay to the City the cost of rebuilding such electrical facilities and improving the City's property so that such specifications are being met.

C. The Power Company shall construct, operate and maintain said electric power facilities and communication facilities in order to prevent any erosion or washing away of the lands of the City upon which said electric power facilities and communication facilities are constructed. If at any time such facilities are the underlying cause of any erosion or washing, then Power Company will immediately take necessary steps to prevent same.

D. The Power Company and the City shall use extreme caution in operating machinery and equipment across said lands in order to assure adequate clearance between the machinery and the high voltage conductors.

E. Upon completion of the construction of said electric facilities and communication facilities, the Power Company shall remove and cause to be removed all equipment used in the construction and all debris and refuse resulting from the construction of said facilities and communication service and shall leave the premises in a condition satisfactory to the City.

F. The City specifically reserves unto itself the right of ingress and egress to and from its land and facilities at all times and should any of the Power Company's facilities so constructed, hinder, or interfere with the City's ingress and egress for the proper use of its land, easements and rights of way or for the operation and maintenance of its facilities, then the Power Company shall make the necessary provisions to eliminate same.

G. The Power Company shall promptly notify the City of any unusual or hazardous condition relating to the construction, maintenance or existence of the easement herein granted the Power Company.

H. It is understood and agreed that if service is no longer required across land covered in this instrument and the Power Company has removed its facilities, all rights granted herein shall revert to the City.

I. Grantee agrees that in the event it shall cause material disturbance to the property, Grantee will restore the affected area to a like condition immediately prior to such disturbance.

J. Grantee shall repair any damage to Grantor's drainage system to the extent such damage is caused by Grantee's use of said Easement.

K. Grantee, during the construction or maintenance of its facilities, shall not materially interfere with maintenance operations of Grantor.

L. Grantee, acting pursuant to this Easement, shall comply with all laws, rules and regulations, Federal, State or local, applicable to Grantee's use of said Easement.

M. Any notice to be given by the Power Company shall be deemed as given when posted in the United States Mail and addressed to the City of Mobile, City Hall, P. O. Box 1827, Mobile, Alabama 36633-1827. Any notice to be given by the City of Mobile shall be deemed as given when posted in the United States Mail and addressed to

Alabama Power Company, P. O. Box 2247, Mobile, Alabama 36652-2247.

TO HAVE AND TO HOLD the same to the said Power Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the said City of Mobile, a Municipal Corporation, has caused this instrument to be executed in its name by _____, as its Mayor and attested by _____, as its City Clerk, and its corporate seal to be hereto affixed and the Alabama Power Company, a corporation, has caused this instrument to be executed by Blake Jarrett, as its Team Leader, on this the _____ day of _____, 2025.

W.E. # A655306B024

Attest:

CITY OF MOBILE,
A MUNICIPAL CORPORATION

It's City Clerk

By: _____
Its: Mayor

ALABAMA POWER COMPANY

By: _____
Its: Team Leader

STATE OF ALABAMA
COUNTY OF MOBILE

I, _____, a Notary Public, in and for said County in said State, hereby certify that Blake Jarrett, whose name as Team Leader of Alabama Power Company, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he, with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the _____ day of _____, 2025.

Notary Public-State at Large
My Commission Expires: _____

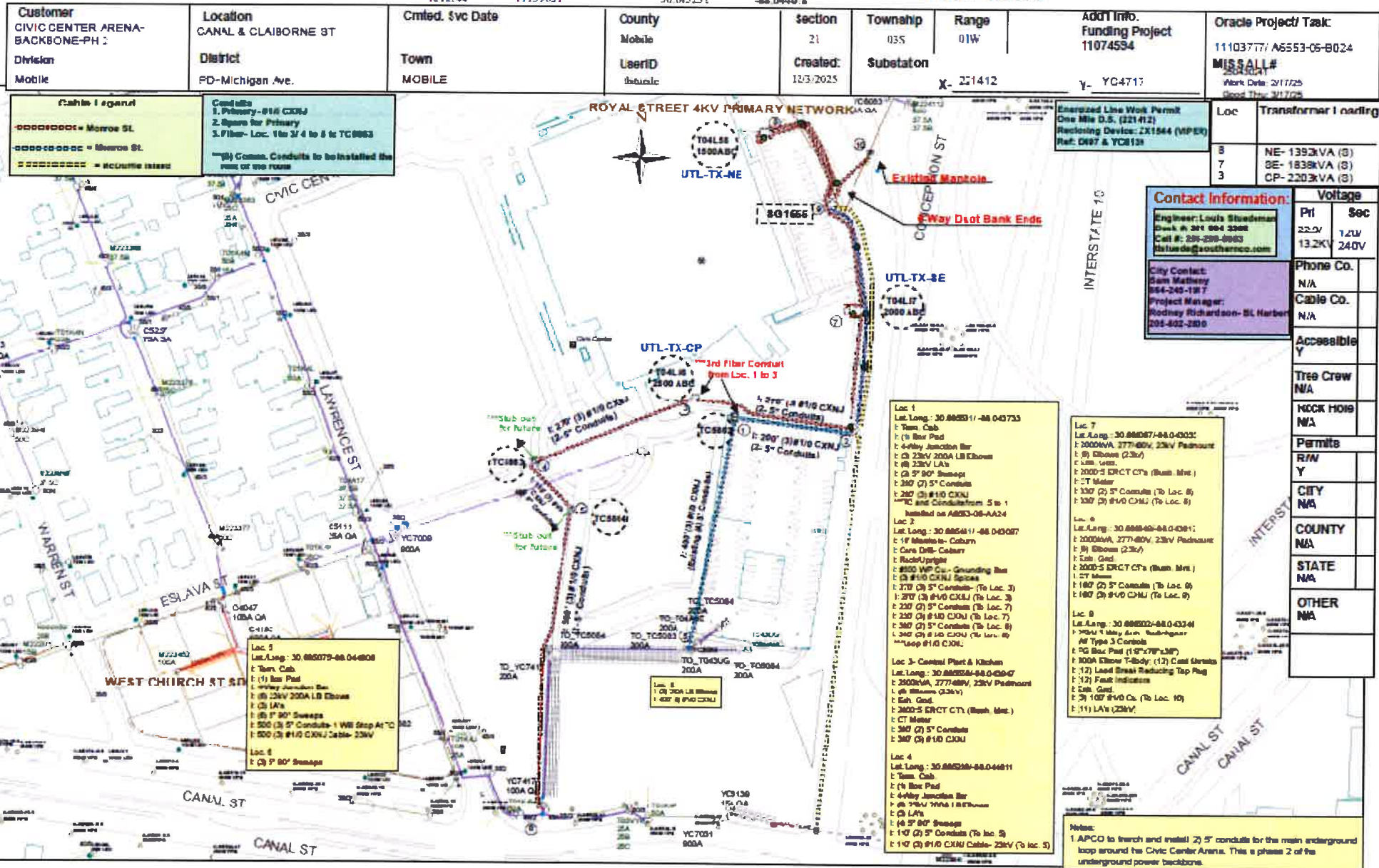
STATE OF ALABAMA
COUNTY OF MOBILE

I, _____, a Notary Public, in and for said County in said State, hereby certify _____ whose name as _____ of the City of Mobile, Alabama, a municipal corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the _____ day of _____, 2025.

Notary Public
My Commission Expires: _____

1 inch - 142 feet



RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Rezoning for
Property Located at 7125 Bellingrath Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **December 9, 2025**, a public hearing will be held on the **13th** day of **January, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the rezoning for property located at 7125 Bellingrath Road from R-1, Single-Family Residential Suburban District, to B-4, General Business District.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

A PORTION OF LOT 2-B-2, A RESUBDIVISION OF LOT 2B, RESUBDIVISION OF LOT 2 RESUBDIVISION OF PARCEL A, FIRST BAPTIST CHURCH OF THEODORE AS RECORDED IN INSTRUMENT #2024056921 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CRIMP TOP IRON FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2-B-2, THENCE RUN N04°23'58"W, 242.48 FEET TO A CRIMP TOP IRON FOUND; THENCE RUN N89°19'45"W, 275.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN N0°51'10"W, 179.76 FEET TO A CAPPED REBAR FOUND; THENCE RUN N63°00'27"W, 100.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN S72°40'37"W, 304.10 FEET TO A CAPPED REBAR SET; THENCE RUN S0°59'14"E, 90.00 FEET TO A CAPPED REBAR SET; THENCE RUN S89°00'45"W, 99.97 FEET TO A CAPPED REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF BELLINGRATH ROAD; THENCE RUN S01°01'00"E, ALONG SAID RIGHT-OF-WAY LINE, 273.79 FEET TO A CAPPED REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2-B-2; THENCE RUN S88°57'00"E, 769.35 FEET TO THE POINT OF BEGINNING, CONTAINING 5.86 ACRES, MORE OR LESS.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Commercial Warehouse District (CW), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a CW, provided, however, that the plans for any structure or building sought to be

erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an CW, until all of the conditions set forth below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with the associated Voluntary Conditions and Use Restrictions, as revised for the CW, Commercial Warehouse District, zoning classification; 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.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 13th day of January, 2026, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Zoning Ordinance

The proposed amendment to the Unified Development Code was published in full on the 17th day of December, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **7125 Bellingrath Road**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1)** to **Commercial Warehouse District (CW)**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in CW districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in CW districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with the associated Voluntary Conditions and Use Restrictions, as revised for the CW, Commercial Warehouse District, zoning classification; 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.

This proposed amendment to the Unified Development Code shall be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

A PORTION OF LOT 2-B-2, A RESUBDIVISION OF LOT 2B, RESUBDIVISION OF LOT 2 RESUBDIVISION OF PARCEL A, FIRST BAPTIST CHURCH OF THEODORE AS RECORDED IN INSTRUMENT #2024056921 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CRIMP TOP IRON FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2-B-2, THENCE RUN N04°23'58"W, 242.48 FEET TO A CRIMP TOP IRON FOUND; THENCE RUN N89°19'45"W, 275.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN N0°51'10"W, 179.76 FEET TO A CAPPED REBAR FOUND; THENCE RUN N63°00'27"W, 100.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN S72°40'37"W, 304.10 FEET TO A CAPPED REBAR SET; THENCE RUN S0°59'14"E, 90.00 FEET TO A CAPPED REBAR SET; THENCE RUN S89°00'45"W, 99.97 FEET TO A CAPPED REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF BELLINGRATH ROAD; THENCE RUN S01°01'00"E, ALONG SAID RIGHT-OF-WAY LINE, 273.79 FEET TO A CAPPED REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2-B-2; THENCE RUN S88°57'00"E, 769.35 FEET TO THE POINT OF BEGINNING, CONTAINING 5.86 ACRES, MORE OR LESS.

The classification of said property is hereby changed from **Single-Family Residential Suburban District (R-1)** to **Commercial Warehouse District (CW)**, and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a CW, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel

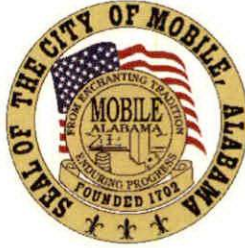
of land herein above described shall be used for any use allowed in an CW, until all of the conditions set forth below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with the associated Voluntary Conditions and Use Restrictions, as revised for the CW, Commercial Warehouse District, zoning classification; 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.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

adopted:

Lisa Lambert, City Clerk

**T.J. Debrow, Sr., First Baptist Church of Theodore
Addition to First Baptist Church of Theodore Subdivision
7125 Bellingrath Road
Council District 4
Ben Reynolds**



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

December 4, 2025
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on November 20, 2025, considered the request of **T.J. Debrow, Sr., First Baptist Church of Theodore** for a change in zoning **from Single-Family Residential Suburban District (R-1) to Commercial Warehouse District (CW)**, for the property located at **7125 Bellingrath Road**.

After discussion it was decided to recommend approval of the rezoning request to the City Council.

Copies of the application and report are attached.

Sincerely,

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

CORRECTED LETTER OF DECISION

December 1, 2025

T.J. Debrow, Sr., Chairman of Trustees
First Baptist Church of Theodore Subdivision
7125 Bellingrath Road
Theodore, Alabama 36582

Re: 7125 Bellingrath Road
ZON-UDC-003518-2025
Addition to First Baptist Church of Theodore Subdivision
T.J. Debrow, Sr., First Baptist Church of Theodore
District 4
Rezoning from Single-Family Residential Suburban District (R-1) to General Business District (B-4)

Dear Applicant(s)/ Property Owner (s):

At its meeting on November 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **CW, Commercial Warehouse 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 **CW, Commercial Warehouse District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with the associated Voluntary Conditions and Use Restrictions, as revised for the CW, Commercial Warehouse District, zoning classification;
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.

The advertising fee for this application is based on the current legal description is **\$429.78**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

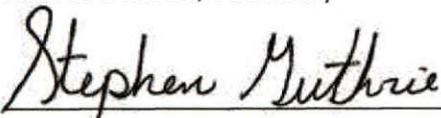
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Stephen Guthrie

Deputy Director of Planning and Zoning



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.
Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

- | | |
|--|---|
| ☐ Conditional Use Permits
Checklist A | ☐ Rezoning, Text Amendment, or Specific Area Plan Amendments
Checklist B |
| ☐ Planned Development
Checklist C | ☐ Previously approved Planning Approvals or Planned Unit Development
Checklist D |

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	First Baptist Church Theodore	Casey Pipes
Firm:		Helmsing Leach Herlong NEWMAN & ROUSE P.C.
Phone:		251-432-5521
Email:		jcp@helmsinglaw.com
Address:	7125 Bellingrath Road, Theodore, AL 36582	150 Government Street, Suite 2000, Mobile, AL 36602

Build Mobile, PO Box 1827, Mobile, Alabama 36683

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5635

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

	Owner	Design Professional
Name:	First Baptist Church Theodore	
Firm:		
Phone:	251-653-8695	
Email:		
Address:	7125 Bellingrath Road, Theodore, AL 36582	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.
 7125 Bellingrath Road, Theodore, AL 36582 10.07 acres; 19,705 sqft

Property Address Property Area (acres or square feet)
 R023802102000181.00

Parcel Number(s) or Key Number(s)
 01250229

Present Zoning or Transect District Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

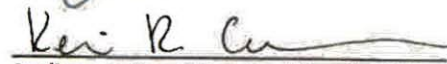
Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.


 Owner Signature

10-17-2025
 Date


 Applicant or Agent Signature (if applicable)

10-17-2025
 Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Applicant or Agent Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36680
 For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
 Visit our help window: **Mobile Government Plaza**, 205 Government Street, Third Floor South Tower
 Monday, Tuesday, Thursday, Friday: 8 am - 3 pm; Wednesday: 8 am - 1 pm

Planning Commission Application

Revised March 2025

CHECKLIST B: REZONING APPLICATION

A. Justification for the Proposed Amendment

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

This rezoning proposal concerns property annexed into the City in 2008 and currently zoned R-1. A subdivision application has been submitted along with this rezoning application. The proposed rezoning will solely impact the new parcel being created through the subdivision process. This parcel, if approved for subdivision is vacant land (the "Site"), located due south of the First Baptist Church of Theodore (the "Property"). The applicants proposed to rezone the new parcel from R-1 to B-4; the B-4 zoning will be subject to a number of voluntary use restrictions. See "Voluntary Use Restrictions" attachment.

The proposed zoning (B-4) aligns with the following Map for Mobile principles:

- 1) Principle 2: Enhancing a "functional roadway corridor with "a variety of thriving business that support a robust economy" and
- 2) Principle 3: "Strategic infill" that is concentrated with other activity and adds to a "mix of uses that serve the community."

The proposed rezoning will provide an opportunity for "strategic infill" on a large parcel in an area with increased activity, a Map for Mobile objective. Map for Mobile, pg. 5. The proposed rezoning aligns with the City's focus on growth, a Map for Mobile "Plan Pillar." The rezoning will permit development of truck repair enterprise; the addition of this establishment will promote a "diverse economy with opportunities for all." Map for Mobile, p. 24.

Though this portion of Bellingrath Road is identified on the Future Land Use Map, an exhibit to the Map for Mobile, as a "Low Density Residential," the property located west, across Bellingrath Road, is commercial warehousing space. Adjacent property, located due south of this Property, is heavy industrial. These uses predate the application of the zoning ordinance to this area and render the Future Land Use Map's application to this area misguided.

2. Was there a Mistake or Error in the original map?

Yes; the First Baptist Church of Theodore, along with the surrounding properties near and around Old Military and Bellingrath Road were annexed into Mobile in 2008. This area now comprises, in part, the southwestern edge of the City limits. At that time of the annexation, the Property was zoned R-1. In general, the City of Mobile attributes an R-1 zoning to religious institutions. The use of the current Property as a "religious institution" predated the City of Mobile's zoning ordinance. However, Bellingrath Road at this location is more accurately

described as a "mixed commercial corridor." Commercial warehouses are located across the street from the Church. A heavy industrial site is located due south of the Church. Note, B-4 zoning is not inconsistent with the Mixed Commercial Corridor according to the "Zoning District Correspondence Matrix" created by City staff.

3. Describe how this proposal promotes the community's health, safety, and welfare.

The proposed rezoning and subsequent redevelopment of this site represents a significant economic investment in the Theodore area. This investment will provide employment opportunities, enhance the tax base and encourage additional investment. By rezoning the site and facilitating redevelopment and investment, the rezoning advances the general welfare of the community and aligns with the broader goals of neighborhood reinvestment.

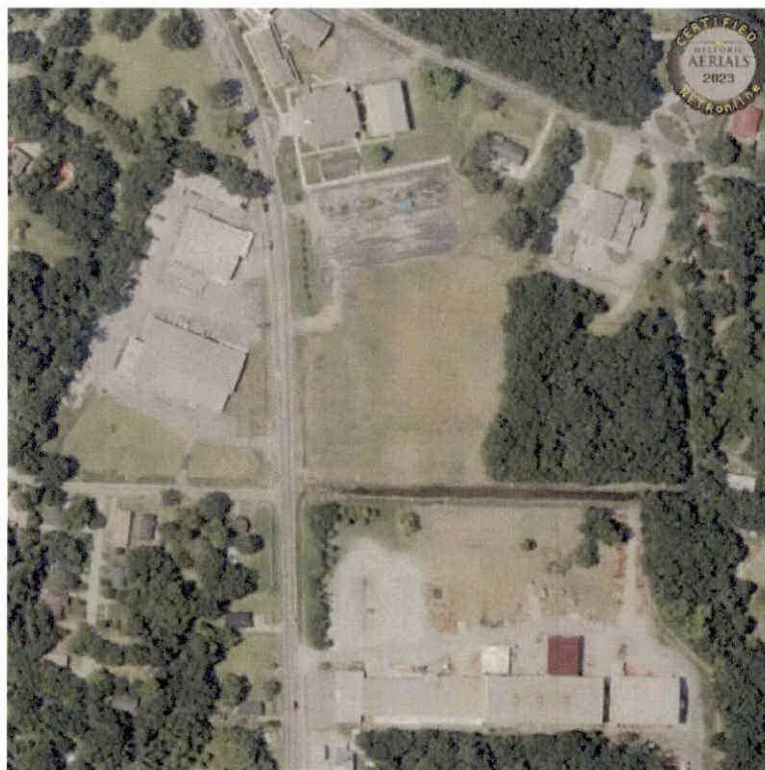
4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

At that time of the annexation, the First Baptist Church of Theodore property was zoned R-1; religious institutions are zoned R-1 according to City of Mobile zoning practices. When annexed, the Property owned by the First Baptist Church of Theodore encompassed almost 16 acres of the land situated at the confluence of Bellingrath and Old Military Road. Note, this property also housed three separate sanctuaries. In 2009, the Church sold part of its property to the City of Mobile for a fire station, which is located at 7050 Old Military Road. In 2019, the Church sold the pastor's residence, located at 7031 Old Military Road, to an individual. In 2024, the Church sold the "stone sanctuary," located at the hard corner of Old Military Road and Bellingrath Road to Lighthouse Baptist Church. The Church continues to use the 1985 Sanctuary; however, it now wishes to subdivide its property further, and sell the undeveloped property south of the 1985 Sanctuary.

Though, this portion of Theodore is identified on the Future Land Use Map, an exhibit to the Map for Mobile, as "Low Density Residential," the area displays a mix of uses. The property located west, across Bellingrath Road and south of the historic 1931 sanctuary, is commercial warehousing space. The property located due south of the Church's southern property line is heavy industrial. These uses predate the application of the zoning ordinance to this area. Furthermore, Bellingrath Road is a significant north / south corridor between Highway 90 and Coden. The corridor is experiencing increased activity. While the corridor was traditionally agricultural in use, this use has been changing steadily since 1980, when the first industrial site was developed.



The 1980 aerial (above) illustrates the initial construction of the industrial site to the south of the Property. More recently, uses along Bellingrath have continued to intensify as demonstrated by this 2023 Aerial of the same area (below).



In recent years, the area has transitioned to a broader slate of commercial uses, with increasing small-scale industrial development and growing regional investment. Theodore's strategic location, near Highway 90, the rail corridor and I-10, along with the relatively flat landscape makes it an attractive location for increased commercial activity. A rezoning is necessary to support this evolution and to allow this property to be developed. A residential development at this location is not feasible.

B. SITE AND NEIGHBORHOOD COMPATIBILITY

The Site proposed for rezoning is located on Bellingrath Road, approximately four-tenths of a mile from the intersection with U.S. Highway 90. The Bellingrath Road corridor is a mixed-use corridor experiencing some level of transition. The parcels facing Bellingrath Road between this Site and Highway 90, or in this immediate area, are used for institutional, commercial or industrial purposes. The corridor is changing from a rural route, adjacent to farms, to one supporting local, small businesses, industrial uses and commercial warehousing and/or other developments associated with regional industries. The site is located at the edge of City's zoning jurisdiction.



Voluntary Conditions & Use Restrictions

I, the undersigned, as the owner of the property located at 7125 Bellgrath Road, Theodore, AL 36582 (the property), more specifically described in the attached legal description, and in consideration for Planning Commission and City Council rezoning approval, I hereby voluntarily covenant with the City of Mobile that the following uses shall be prohibited on the property:

1. Adult Entertainment Enterprise
2. Alternative Financial Service Provider (including, without limitation, payday/title lenders, check-cashing stores)
3. Bail Bond Services
4. Bar/Lounge (stand-alone drinking establishments where alcohol sales are the primary use)
5. Car Wash (automatic or self-service)
6. Carnival/Circus (temporary or seasonal amusement operations as a principal use)
7. Liquor Store (package sales of alcoholic beverages as a principal use)

Furthermore, I voluntarily place the following conditions and restrictions on the property as a part of the rezoning of the property:

The above stated restrictions shall run with the land and are fully enforceable by the City of Mobile as a condition of the Rezoning.

T.J. DeBrow, Sr.
Owner Signature

10-17-2025
Date

Applicant Signature

Date

STATE OF _____

COUNTY OF _____

CITY OF _____

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that T.J. DeBrow, Sr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date. Given under my and official seal this the _____ day of _____, _____.

Notary Public

My commission expires: _____



Corporate Letter of Authorization

I, T. J. Debrow, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of First Baptist Church of Theodore, a corporation for the property located within the city limits of Mobile, Alabama at 3125 Bellinqrath Road, Theodore, Alabama 36582.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Casey Pipes
Designee (1)

icp@helmsinglaw.com
Email

251-432-5521
Phone Number

Keri Coumanis
Designee (2)

krc@helmsinglaw.com
Email

251-432-5521
Phone Number


Signature of Company Owner

10-17-2025
Date

NARRATIVE / STATEMENT OF JUSTIFICATION FOR REZONING

The applicant proposes to subdivide and then rezone part of the parcel located at approximately 3125 Bellingrath Road (the "Site"). The site is currently home to the First Baptist Church of Theodore. The First Baptist campus was encompassed at least 16 acres. In recent years, the Church has been reducing its footprint. The Site is vacant land, currently zoned R-1. The First Baptist Church of Theodore now desires to sell the Site; the R-1 zoning is not useful for the future purchasers. The rezoning request, B-4, will permit this property to be developed for a truck repair enterprise. The future owners have agreed to a list of Voluntary Use Restrictions (see attachment "Voluntary Use Restrictions").

Mistake / Change in Use Chart Justify the Rezoning

The current zoning (R-1) does not permit development of the Site. The site is situated due north of a Heavy Industrial site, which has been in place since at least 1980. Rezoning this site will permit it to be developed, increase commercial activity and provide an employment opportunity for area residents. Further, the B-4 zoning, along with the voluntary use restrictions in place, will provide a transition between the I-2 site and the remainder of the Church's property.

Changing Conditions Justify the Rezoning

Bellingrath Road has long served as a traditional, rural corridor supporting locally-owned small businesses and agricultural interests. In recent years, however, the area has transitioned to a broader array of commercial uses with increasing small-scale industrial development and growing regional investment. Its strategic location near Highway 90, downtown Mobile and the interstate -- makes it an attractive location for light industrial uses.

A rezoning is necessary to support the changing conditions along Bellingrath Road and to permit this site, once subdivided, to be developed. In addition, there is a need for more commercial sites with the physical area to serve a regional market. This amendment would provide such a site.

The Rezoning is in Alignment with the Future Land Use Map and Map for Mobile

The general character of the proposed use is in alignment with certain goals and objectives of the Map for Mobile. Specifically, the rezoning proposal aligns with the Map for Mobile Principles by providing an opportunity for "Strategic infill" on a large under-utilized parcel. See Map for Mobile, pg. 7. The proposal supports economic development and growth by providing an opportunity for greater access to jobs and employment centers. Map for Mobile, p. 24.

Re: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

From Anderson, Logan <dlogananderson@cityofmobile.org>

Date Mon 10/20/2025 12:23 PM

To J. Casey Pipes <jcp@helmsinglaw.com>; Keri Coumanis <krc@helmsinglaw.com>

Cc Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>

My apologies, I did not mention the following information in my first email:

Please note that a **complete legal description** of the boundaries of the portion of the current property proposed to be rezoned (not the future reference currently provided) is required in order to calculate the City Council advertising fees.

Following the Planning Commission's recommendation, this full legal description must be submitted to the Planning and Zoning Department **before** the application can proceed to the City Council for final consideration.

Regards,

Logan Anderson

Principal Planner

Build Mobile

dlogananderson@cityofmobile.org

(251) 208-5895



From: Anderson, Logan <dlogananderson@cityofmobile.org>

Sent: Monday, October 20, 2025 12:19 PM

To: J. Casey Pipes <jcp@helmsinglaw.com>; Keri Coumanis <krc@helmsinglaw.com>

Cc: Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>

Subject: RE: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

Good afternoon,

We have completed our initial review of the Rezoning application referenced above. Before the application can be deemed complete and scheduled for consideration by the Planning Commission, the following items must be addressed:

1. Application Submission:

- The voluntary use restrictions referenced in your submittal were not provided with the application. Please submit this information.

2. Notification Labels:

- It appears several labels are missing for several property owners within 300 feet of the subject site. Attached is a spreadsheet with all qualifying addresses for reference. Please submit the missing labels.

3. Neighborhood Meeting Documentation:

Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, November 5, 2025.**

4. Site Plan Requirements:

The preliminary subdivision plat was submitted as the proposed site plan. While a site plan showing all proposed improvements is not required, staff need to know at least which portion of the property is proposed to be rezoned.

5. DWG File Submission: If you have not already done so, please submit the **DWG AutoCAD file** for the site plan to our GIS staff. For your convenience, **Tori** has been copied on this message.

Once all the above items have been addressed, an invoice will be issued for the applicable application fees. Please be aware that the application **will not be considered complete** until all required materials are received **and** the invoice has been paid.

If all requirements are fulfilled **by noon on Wednesday, October 22, 2025**, the application will be considered **partially complete** and placed on the agenda for the **November 20, 2025**, Planning Commission meeting. If this deadline is not met, the application will be **held over** until it is complete.

Important:

If the required Neighborhood Meeting documentation is not received by **November 5, 2025**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

If you have any questions or need further clarification, please do not hesitate to contact us.

Regards,

Logan Anderson

Principal Planner

Build Mobile

dlogananderson@cityofmobile.org

(251) 208-5895



Re: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

From Anderson, Logan <dlogananderson@cityofmobile.org>

Date Tue 10/21/2025 12:01 PM

To J. Casey Pipes <jcp@helmsinglaw.com>; Keri Coumanis <KRC@helmsinglaw.com>

Cc Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>; Monica Nicholas <mcg@helmsinglaw.com>

Mr. Pipes,

We have completed our review of the above-referenced Rezoning application and determined that it is **partially complete**.

An invoice for the application fees has been issued. Once payment is received, the application will be placed on the appropriate Planning Commission agenda. However, as mentioned, **please note** the following:

- A **complete legal description** of the boundaries of the portion of the current property proposed to be rezoned (not the future reference currently provided) is required in order to calculate the City Council advertising fees. Following the Planning Commission's recommendation, this full legal description must be submitted to the Planning and Zoning Department **before** the application can proceed to the City Council for final consideration.
- Complete and compliant **Neighborhood Meeting documentation** must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, November 5, 2025**. If the required Neighborhood Meeting documentation is not received by **November 5, 2025**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

If application fees are paid **by noon on October 22, 2025**, the application will be scheduled for the **November 20, 2025**, Planning Commission agenda. If the deadline is not met, the application will be held until all outstanding requirements have been addressed.

IMPORTANT

The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Regards,
Logan Anderson
Principal Planner
Build Mobile
dlogananderson@cityofmobile.org
(251) 208-5895



From: J. Casey Pipes <jcp@helmsinglaw.com>
Sent: Tuesday, October 21, 2025 11:14 AM
To: Keri Coumanis <KRC@helmsinglaw.com>; Anderson, Logan <dlogananderson@cityofmobile.org>
Cc: Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>; Monica Nicholas <mcg@helmsinglaw.com>
Subject: RE: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

Attached is the AutoCAD file.

Casey Pipes, Esq., CRE
Helmsing, Leach, Herlong, Newman & Rouse, P.C.
www.helmsinglaw.com
(251) 432-5521

From: Keri Coumanis <KRC@helmsinglaw.com>
Sent: Tuesday, October 21, 2025 10:47 AM
To: Anderson, Logan <dlogananderson@cityofmobile.org>; J. Casey Pipes <jcp@helmsinglaw.com>
Cc: Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>; Monica Nicholas <mcg@helmsinglaw.com>
Subject: RE: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

Logan,

The attached documents are being submitted in response to Items 1 and 4 below.

We have requested the DWG file from poly surveying.

Thank you,

Keri

Keri Renee Coumanis
Helmsing, Leach, Herlong, Newman & Rouse, PC
(251) 434-0888 (direct dial)
(251) 432-5521
www.helmsinglaw.com

From: Anderson, Logan <dlogananderson@cityofmobile.org>
Sent: Tuesday, October 21, 2025 10:31 AM
To: J. Casey Pipes <jcp@helmsinglaw.com>; Keri Coumanis <KRC@helmsinglaw.com>
Cc: Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>; Monica Nicholas <mcg@helmsinglaw.com>
Subject: Re: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

Understood. We'll strike that from the application review checklist.

Logan Anderson
Principal Planner
Build Mobile
dlogananderson@cityofmobile.org
(251) 208-5895



From: J. Casey Pipes <jcp@helmsinglaw.com>
Sent: Tuesday, October 21, 2025 10:25 AM
To: Anderson, Logan <dlogananderson@cityofmobile.org>; Keri Coumanis <KRC@helmsinglaw.com>
Cc: Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>; Monica Nicholas <mcg@helmsinglaw.com>
Subject: RE: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Logan,

I used the City's website this morning to check the list we created using the Revenue Commissioner's website originally. I don't know which website or system your office uses.

<https://experience.arcgis.com/experience/fb721539c24d4f288f1c4b8587a3601a>

Using both systems, I think our originally submitted list of neighboring property owners within 300' of the subject property is correct.

Casey Pipes, Esq., CRE
Helmsing, Leach, Herlong, Newman & Rouse, P.C.
www.helmsinglaw.com
(251) 432-5521

From: Anderson, Logan <dlogananderson@cityofmobile.org>
Sent: Tuesday, October 21, 2025 9:47 AM
To: J. Casey Pipes <jcp@helmsinglaw.com>; Keri Coumanis <KRC@helmsinglaw.com>
Cc: Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>; Monica Nicholas <mcg@helmsinglaw.com>
Subject: Re: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

If you believe the system is in error, we can proceed without the additional labels; however, any complaints from property owners who did not receive required notifications—and are later determined to have been entitled to them—will result in the request being held over until proper notification can be provided.

Logan Anderson
Principal Planner
Build Mobile
dlogananderson@cityofmobile.org
(251) 208-5895



From: J. Casey Pipes <jcp@helmsinglaw.com>
Sent: Tuesday, October 21, 2025 9:38 AM
To: Anderson, Logan <dlogananderson@cityofmobile.org>; Keri Coumanis <KRC@helmsinglaw.com>
Cc: Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>; Monica Nicholas <mcg@helmsinglaw.com>
Subject: RE: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Logan,

Thanks. We will work through this. However, I am trying to understand where you came up with the missing notification labels. The rezoning pertains to the First Baptist Church of Theodore's property shown on the attached maps. The 300' radius around this entire parcel (including the part that is not being rezoned) does not touch the parcels of land that front on Cary Hamilton Road, much less Pecan Grove Ave., or the ones on the North side of Mobile Lane (Street) or further up Bellingrath Road.

Were you drawing your radius around additional parcels that were previously subdivided and conveyed out by the Church (e.g., parcels 181.002 and 181.003)?

Thanks.

Casey Pipes, Esq., CRE
Helmsing, Leach, Herlong, Newman & Rouse, P.C.
www.helmsinglaw.com
(251) 432-5521

From: Anderson, Logan <dlogananderson@cityofmobile.org>
Sent: Monday, October 20, 2025 12:20 PM
To: J. Casey Pipes <jcp@helmsinglaw.com>; Keri Coumanis <KRC@helmsinglaw.com>
Cc: Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; Green, Tiffany <greent@cityofmobile.org>; Walley, Samara <samara.walley@cityofmobile.org>
Subject: RE: Emanuel Trucking GW, LLC (ZON-UDC-003518-2025)

Good afternoon,

We have completed our initial review of the Rezoning application referenced above. Before the application can be deemed complete and scheduled for consideration by the Planning Commission, the following items must be addressed:

1. Application Submission:

- The voluntary use restrictions referenced in your submittal were not provided with the application. Please submit this information.

2. Notification Labels:

- It appears several labels are missing for several property owners within 300 feet of the subject site. Attached is a spreadsheet with all qualifying addresses for reference. Please submit the missing labels.

3. Neighborhood Meeting Documentation:

Complete and compliant Neighborhood Meeting documentation must be submitted to the Planning and Zoning Department **by 4:30 PM on Wednesday, November 5, 2025.**

4. Site Plan Requirements:

The preliminary subdivision plat was submitted as the proposed site plan. While a site plan showing all proposed improvements is not required, staff need to know at least which portion of the property is proposed to be rezoned.

5. DWG File Submission: If you have not already done so, please submit the **DWG AutoCAD file** for the site plan to our GIS staff. For your convenience, **Tori** has been copied on this message.

Once all the above items have been addressed, an invoice will be issued for the applicable application fees. Please be aware that the application **will not be considered complete** until all required materials are received **and** the invoice has been paid.

If all requirements are fulfilled **by noon on Wednesday, October 22, 2025**, the application will be considered **partially complete** and placed on the agenda for the **November 20, 2025**, Planning Commission meeting. If this deadline is not met, the application will be **held over** until it is complete.

Important:

If the required Neighborhood Meeting documentation is not received by **November 5, 2025**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not comply with the required submittal timeline.

If you have any questions or need further clarification, please do not hesitate to contact us.

Regards,

Logan Anderson

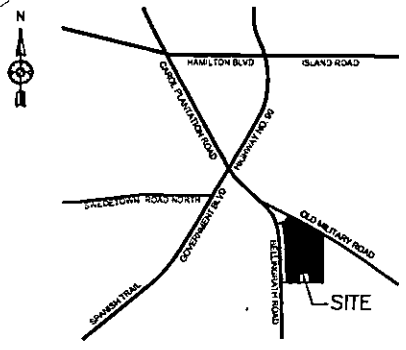
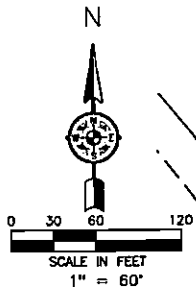
Principal Planner

Build Mobile

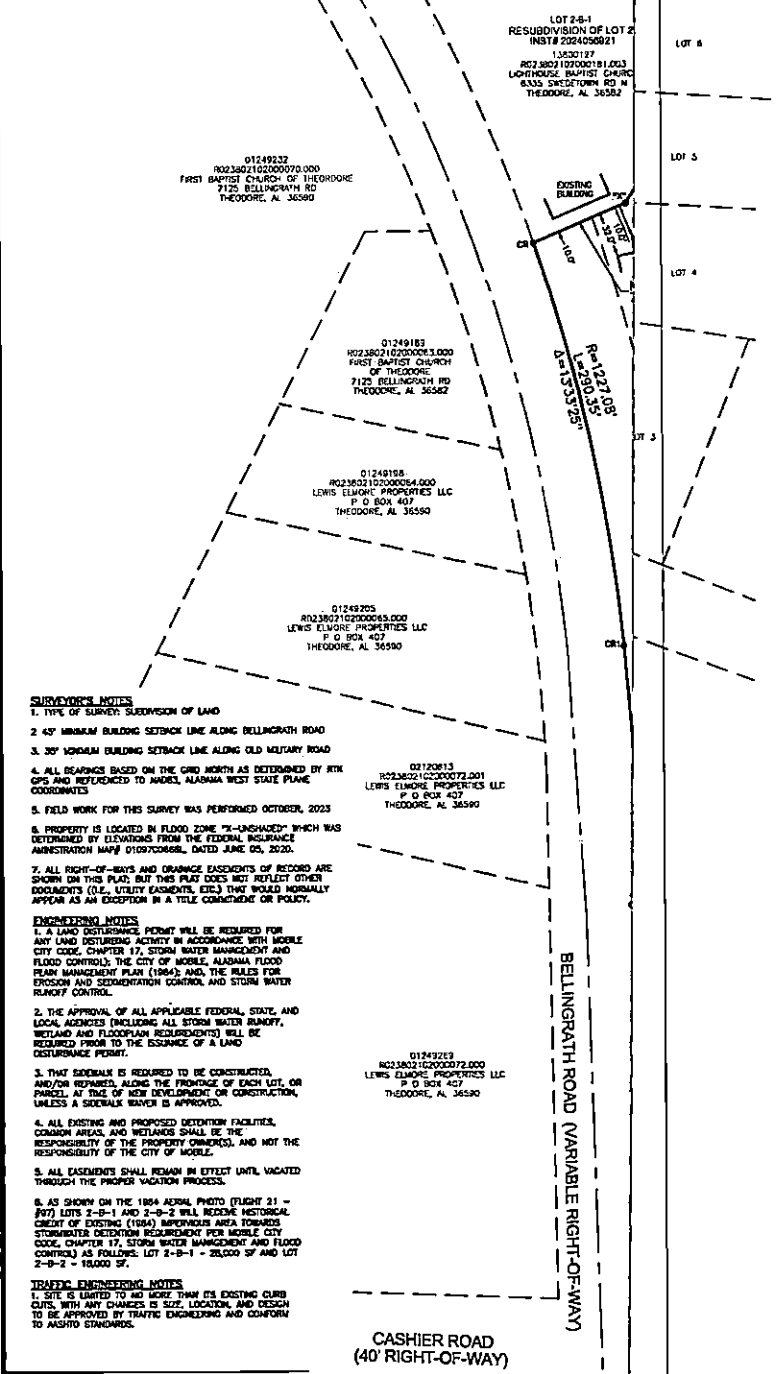
dlogananderson@cityofmobile.org

(251) 208-5895





VICINITY MAP



SITE DATA	
TOTAL LAND AREA:	10.05 ACRES
SMALLEST LOT SIZE:	4.18 ACRES
TOTAL NUMBER OF LOTS:	2
LINEAR FEET OF STREETS:	1110 SF, ±
OWNER INFORMATION:	FIRST BAPTIST CHURCH OF THEODORE 7125 BELLINGRATH ROAD THEODORE, AL 36582

01248394
R023802102000004.000
FRANCIS CAROLYN
P O BOX 50665
MOBILE, AL 36605

TDR IRON PIPE FOUND
CAPPED REBAR IRON FOUND
(YSUR CAC010115)
HOLE FOUND
(YSUR CAC010115)
CRETE MONUMENT FOUND
CAPPED REBAR IRON SET
(YSUR CAC010115)
EALUM BUILDING SETBACK LINE
= FENCE LINE

LOT 2-B-1
RESUBDIVISION OF LOT 2
INST# 2024050021
1.5530187
R0238021020000181.003
LIGHTHOUSE BAPTIST CHURCH
6333 SHELSTOWN RD N
THEODORE, AL 36582

01249232
R023802102000070.000
FIRST BAPTIST CHURCH OF THEODORE
7125 BELLINGRATH RD
THEODORE, AL 36580

01249183
R023802102000013.000
FIRST BAPTIST CHURCH
OF THEODORE
7125 BELLINGRATH RD
THEODORE, AL 36582

01248158
R023802102000004.000
LEWIS ELMORE PROPERTIES LLC
P O BOX 407
THEODORE, AL 36580

01248205
R023802102000043.000
LEWIS ELMORE PROPERTIES LLC
P O BOX 407
THEODORE, AL 36580

01248213
R023802102000072.001
LEWIS ELMORE PROPERTIES LLC
P O BOX 407
THEODORE, AL 36580

01248213
R023802102000072.000
LEWIS ELMORE PROPERTIES LLC
P O BOX 407
THEODORE, AL 36580

- SURVEYOR'S NOTES**
1. TYPE OF SURVEY: SUBDIVISION OF LAND
 2. 45' MINIMUM BUILDING SETBACK LINE ALONG BELLINGRATH ROAD
 3. 30' MINIMUM BUILDING SETBACK LINE ALONG OLD MILITARY ROAD
 4. ALL BEARINGS BASED ON THE GRID NORTH AS DETERMINED BY NTP GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES
 5. FIELD WORK FOR THIS SURVEY WAS PERFORMED OCTOBER, 2023
 6. PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED" WHICH WAS DETERMINED BY ELEVATIONS FROM THE FEDERAL INSURANCE ADMINISTRATION MAP# 0109700668, DATED JUNE 05, 2020.
 7. ALL RIGHT-OF-WAYS AND ORANGE EASEMENTS OF RECORD ARE SHOWN ON THIS PLAN, BUT THIS PLAN DOES NOT REFLECT OTHER DOCUMENTS (I.E., UTILITY EASEMENTS, ETC.) THAT WOULD NORMALLY APPEAR AS AN EXCEPTION IN A TITLE COMMITMENT OR POLICY.

- ENGINEERING NOTES**
1. A LAND DISTURBANCE PERMIT WILL BE REQUIRED FOR ANY LAND DISTURBING ACTIVITY IN ACCORDANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1984); AND, THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF CONTROL.
 2. THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
 3. THAT SEWERAGE IS REQUIRED TO BE CONSTRUCTED, AND/OR REPAIRED, ALONG THE FRONTAGE OF EACH LOT, OR PARCEL, AT TIME OF NEW DEVELOPMENT OR CONSTRUCTION, UNLESS A SEWERAGE MASTER IS APPROVED.
 4. ALL EXISTING AND PROPOSED DETENTION FACILITIES, CONCRETE AREAS, AND WETLANDS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), AND NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.
 5. ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.
 6. AS SHOWN ON THE 1984 AERIAL PHOTO (FLIGHT 31 - 1977) LOTS 2-B-1 AND 2-B-2 WILL RECEIVE HISTORICAL CREDIT OF EXISTING (1984) IMPROVED AREA TOWARDS STORMWATER DETENTION REQUIREMENT PER MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL, AS FOLLOWS: LOT 2-B-1 - 28,000 SF AND LOT 2-B-2 - 15,000 SF.

- TRAFFIC ENGINEERING NOTES**
1. SITE IS LIMITED TO 40' HORIZ THAN ITS EXISTING CURB CUTS, WITH ANY CHANGES IN SIZE, LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS.

SURVEYOR'S CERTIFICATE

LOT 2-B-2, A RESUBDIVISION OF LOT 2B, RESUBDIVISION OF PARCEL A, FIRST BAPTIST CHURCH OF THEODORE AS RECORDED IN INSTRUMENT #2024050021 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA.

I, FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

J. BRETT ORRELL, PLS
ALABAMA LICENSE NUMBER 31838-S
DATE

ACCEPTANCE BY OWNER:

FIRST BAPTIST CHURCH OF THEODORE, OWNER OF THE LANDS SHOWN ON THIS PLAN, HEREBY STATES THAT IT HAS CAUSED THE SAME TO BE SURVEYED BY J. BRETT ORRELL, A REGISTERED LAND SURVEYOR (A.L.A. REG. NO. 31838-S) AND HAS CAUSED THIS PLAN OR MAP OF SAID LAND TO BE MADE, SHOWING THE SUBDIVISION INTO WHICH IT IS DIVIDED, AND HEREBY ADOPTS THIS PLAN OR MAP AS A TRUE, CORRECT AND COMPLETED PLAN OF SUBDIVISION OF SAID.

BY: T. J. DEBROW, SR., AS CHAIRMAN
DATE

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, DO HEREBY STATE THAT T. J. DEBROW, SR., WHOSE NAME AS CHAIRMAN OF FIRST BAPTIST CHURCH OF THEODORE, IS SIGNED TO THE ACCEPTANCE BY OWNERS SHOWN HEREON, AND WHO IS KNOWN TO ME AS ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID ACCEPTANCE, HE, AS SUCH MANAGER AND WITH FULL AUTHORITY, EXECUTED THE SAID VOLUNTARILY FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MOBILE CITY PLANNING COMMISSION
DATE

CITY ENGINEER
DATE

TRAFFIC ENGINEER
DATE

SERVING CORPORATE OFFICE		ADDITION TO FIRST BAPTIST CHURCH OF THEODORE	
JAMA, FLORIDA		SECTION 10, TOWNSHIP 8 SOUTH, RANGE 2 WEST	
MOBILE, AL 36619		SUBDIVISION OF LAND	
WWW.POLYSURVEYING.COM		SHEET NO. 1 OF 1	
DRAWN BY: JMC		SURVEY DATE: 09/29/2023	
CHECKED BY: JMC		FILE NAME: 2507-500215-1331	

A PORTION OF LOT 2-B-2, A RESUBDIVISION OF LOT 2B, RESUBDIVISION OF LOT 2
RESUBDIVISION OF PARCEL A, FIRST BAPTIST CHURCH OF THEODORE AS RECORDED IN
INSTRUMENT #2024056921 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY,
ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CRIMP TOP IRON FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2-B-
2, THENCE RUN N04°23'58"W, 242.48 FEET TO A CRIMP TOP IRON FOUND; THENCE RUN
N89°19'45"W, 275.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN N0°51'10"W,
179.76 FEET TO A CAPPED REBAR FOUND; THENCE RUN N63°00'27"W, 100.00 FEET TO A
CAPPED REBAR FOUND; THENCE RUN S72°40'37"W, 304.10 FEET TO A CAPPED REBAR
SET; THENCE RUN S0°59'14"E, 90.00 FEET TO A CAPPED REBAR SET; THENCE RUN
S89°00'45"W, 99.97 FEET TO A CAPPED REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF
BELLINGRATH ROAD; THENCE RUN S01°01'00"E, ALONG SAID RIGHT-OF-WAY LINE,
273.79 FEET TO A CAPPED REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2-B-
2; THENCE RUN S88°57'00"E, 769.35 FEET TO THE POINT OF BEGINNING, CONTAINING
5.86 ACRES, MORE OR LESS.

CITY OF MOBILE
REAL ESTATE DEPT
PO BOX 1827
MOBILE, AL 36633-1827

QUAN PARTNERS LLC
1208 MACARTHUR PLACE CT
MOBILE AL 36609-5186

LIGHTHOUSE BAPTIST CHURCH
6335 SWEDETOWN RD N
THEODORE AL 36582-6294

FIRST BAPTIST CHURCH OF
%LONNIE B BYRD, PASTOR
7125 BELLINGRATH RD
THEODORE AL 36582

LEWIS ELMORE PROPERTIES LLC
P O BOX 407
THEODORE AL 36590

MARTIN III ARTHUR
113 HUSTON CT
HUNTSVILLE AL 35806-4254

FRANKS CAROLYN
PO BOX 50685
MOBILE AL 36605-0685

REESE MARTHA
C/O JESSIE WILLIAMS
5680 KING ST
THEODORE AL 36582-2212

DEES EDDIE J & MATTIE
7212 BELLINGRATH RD
THEODORE AL 36582

MITCHELL WARREN
7195 BUSH LN
THEODORE AL 36582-2205

CASEY PIPES
POST OFFICE BOX 2767
MOBILE, AL 36652

JACKSON ARTIS J JR & ELIZABETH
8218 MANDERLY PL
CONVERSE TX 78109-3210

HALL TONJA DENISE
7070 OLD MILITARY RD
THEODORE AL 36582-2140

MONROE BREANA & JACOB
MATTHEWS
7031 OLD MILITARY RD
THEODORE AL 36582-2141

LIGHTHOUSE BAPTIST CHURCH
6335 SWEDETOWN RD N
THEODORE AL 36582-6294

JACKSON MARY E
ATTN CARMEKIA SULLIVAN
2847 SEBASTIAN LN
MELBOURNE FL 32935-3657

DAVIS CASSANDRA ROSS
10443 KIPLING TRCE
THEODORE AL
36582-8431

VANCE ANGUS H
2125 DORCHESTER DRIVE
MOBILE AL 36695-2920

BROWN EULA
C/O LULA PAYNE
2808 CORONADO CT
MOBILE AL 36693

MACK MANUFACTURING INC
PO BOX 1559
THEODORE AL 36590-1559

GRAHAM LU R
6951 POPE LANE
THEODORE AL 36582-2117

4910-9219-7996, v. 1



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Planned Development

Checklist C

☐ Previously approved Planning Approvals or Planned Unit Development

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (if Applicable)
Name:	First Baptist Church Theodore	Casey Pipes
Firm:		Helmsing Leach Herlong NEwman & Rouse P.C.
Phone:		
Email:		
Address:		

Build Mobile, PO Box 1827, Mobile, Alabama 36688

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

	Owner	Design Professional
Name:	First Baptist Church Theodore	
Firm:		
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

7125 Bellingrath Road, Theodore, AL 36582

10.07 acres; 19,705 sqft

Property Address

R023802102000181.00

Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)

01250229

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.


Owner Signature

10-17-2025

Date


Applicant or Agent Signature (If applicable)

10-17-2025

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Applicant or Agent Signature

Date



Voluntary Conditions & Use Restrictions

I, the undersigned, as the owner of the property located at 7125 Bellgrath Road, Theodore, AL 36582 (the property), more specifically described in the attached legal description, and in consideration for Planning Commission and City Council rezoning approval, I hereby voluntarily covenant with the City of Mobile that the following uses shall be prohibited on the property:

1. Adult Entertainment Enterprise 2. Alternative Financial Service Provider (including, without limitation, payday/title lenders, check-cashing stores)
3. Bail Bond Services 4. Bar/Lounge (stand-alone drinking establishments where alcohol sales are the primary use) 5. Car Wash (automatic or self-service)
6. Carnival/Circus (temporary or seasonal amusement operations as a principal use) 7. Liquor Store (package sales of alcoholic beverages as a principal use)

Furthermore, I voluntarily place the following conditions and restrictions on the property as a part of the rezoning of the property:

The above stated restrictions shall run with the land and are fully enforceable by the City of Mobile as a condition of the Rezoning.

[Signature]
Owner Signature

10-17-2025
Date

Applicant Signature

Date

STATE OF _____

COUNTY OF _____

CITY OF _____

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that T.J. DeBrow Sr., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date. Given under my and official seal this the _____ day of _____, _____.

Notary Public

My commission expires: _____



Agenda Item # 14

SUB-003482-2025, SUB-SW-003519-2025 & ZON-UDC-003518-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Sidewalk Waiver](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

7125 Bellingrath Road

Subdivision Name:

Addition to First Baptist Church of Theodore
Subdivision

Applicant / Agent:

T.J. Debrow, Sr., First Baptist Church of Theodore

Property Owners:

First Baptist Church of Theodore

Current Zoning:

R-1, Single-Family Residential Suburban District

Proposed Zoning:

R-1, Single-Family Residential Suburban District,
& B-4, General Business District

Future Land Use:

Low Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create two (2) legal lots of record.
- Request to waive the construction of a sidewalk along Bellingrath Road.
- Rezoning from R-1, to R-1 & B-4
 - Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Commission Considerations:

1. Subdivision proposal with eight (8) conditions;
2. Sidewalk Waiver request; and
3. Rezoning with four (4) conditions.

Report Contents:

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Site History	3
Staff Comments	3
Commission Considerations	7
Exhibits.....	10

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER 14 DATE November 20, 2025
 APPLICANT Addition to First Baptist Church of Theodore Subdivision
 REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to B-4



SITE HISTORY

The site has been the subject of the following subdivision approvals:

- First Baptist Church Theodore Alabama Subdivision – a two (2)-lot subdivision approved and recorded in July 1976, prior to annexation into the City of Mobile;
- First Baptist Church of Theodore Subdivision, Resubdivision of Parcel A – a two (2)-lot subdivision approved and recorded in April 2009, following annexation into the City;
- First Baptist Church of Theodore Subdivision, Resubdivision of Lot 2 – a two (2)-lot subdivision approved and recorded in June 2018; and
- First Baptist Church of Theodore Subdivision, Resubdivision of Lot 2B, Resubdivision of Lot 2, Resubdivision of Parcel A – a two (2)-lot subdivision approved and recorded in September 2024.

Following annexation, the site retained its R-1, Single-Family Residential District zoning classification. It was developed for use as a religious facility prior to annexation and is considered non-conforming, as current regulations require Conditional Use Permit approval by the Planning Commission and City Council for religious facilities in the R-1 zoning district.

No additional Planning Commission or Board of Zoning Adjustment actions are associated with the site.

STAFF COMMENTS

Engineering Comments:

Subdivision:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Delete ENGINEERING NOTES #6 and insert "As shown on the 1984 aerial photo (Flight 21 #97) LOT 1 and LOT 2 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 18,000 SF and LOT 2 – NONE."
- C. Retain NOTES 7 – 9, 13, and 15.
- D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Sidewalk Waiver:

1. It appears that there is sufficient room within the ROW, or within the property on the back side of the roadside ditch, for the construction of a sidewalk that could be approved through the Permitting process.

Rezoning:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering

Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).

2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

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.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this application is to create two (2) legal lots of record from one (1) existing legal lot. The site is served by public water and sanitary sewer.

Both proposed lots will have frontage along Bellingrath Road, with Proposed Lot 2 also having frontage along Old Military Road. Old Military Road is a minor street without curb and gutter improvements, requiring a 60-foot-wide right-of-way, while Bellingrath Road is a major street requiring a 100-foot-wide right-of-way. Neither street is currently depicted with sufficient right-of-way width. However, previous subdivision approvals granted a waiver of Section 6.B.9. of the Subdivision Regulations, allowing increased front yard setbacks in lieu of additional right-of-way dedication.

The current plat illustrates a 45-foot front yard setback along Bellingrath Road and a 35-foot setback along Old Military Road, consistent with the most recently recorded subdivision plat. Therefore, a renewed waiver of Section 6.B.9. may again be appropriate. If approved, these increased setbacks should be retained on the Final Plat.

Proposed Lot 2 constitutes a double-frontage lot, which is generally discouraged by Section 6.C.7. of the Subdivision Regulations. Nonetheless, previous subdivision approvals permitted this configuration, suggesting that a waiver of Section 6.C.7. may be appropriate.

Both lots exceed the minimum area and size requirements for lots served by public water and sanitary sewer within the site's existing and proposed zoning classifications. Lot dimensions and area are correctly labeled in both square feet and acres on the preliminary plat, in compliance with Section 5.A.2(e)(4) of the Subdivision Regulations. This information should be retained and updated on the Final Plat to reflect any required dedications.

The proposed lots also exceed the minimum width requirements of Sections 6.C.2(b)(2) and 6.C.2(b)(4) of the Subdivision Regulations for both residential and non-residential frontages.

As noted, the 45-foot and 35-foot front yard setbacks along Bellingrath and Old Military Roads, respectively, exceed the dimensional requirements of Article 2 for both the existing and proposed zoning districts. These setbacks should be retained on the Final Plat, if approved. If additional right-of-way dedication is required along either frontage, the Final Plat must illustrate a minimum 25-foot front yard setback along each street frontage, as required by Section 6.C.8. of the Subdivision Regulations.

Sidewalk Waiver

The site is currently developed with a religious facility. The applicant proposes to develop Proposed Lot 2 of the concurrent subdivision request, which is presently undeveloped. Accordingly, any new development on the site

will be subject to full compliance with the Unified Development Code (UDC), the Subdivision Regulations, and all other applicable codes and ordinances.

Pursuant to Section 7.C.4. of the Subdivision Regulations, sidewalks are required along the property's Bellingrath Road frontage. The applicant requests a waiver from this requirement, citing the absence of existing sidewalks and the open-ditch design of the roadway as factors rendering sidewalk construction impractical.

Proposed Lot 1, which will remain developed following subdivision approval, was established prior to adoption of the current regulations. Therefore, sidewalk installation along its Bellingrath Road and Old Military Road frontages is not required at this time. However, any future development or redevelopment of that lot will be required to comply with current regulations, including sidewalk installation along Old Military Road, unless the Planning Commission approves another Sidewalk Waiver.

A detailed narrative supporting the waiver request, along with related documentation—including the site plan, cross-section drawings, and supporting exhibits—is available via the link provided on Page 1 of this report.

Rezoning

The applicant proposes to subdivide and rezone a portion of the property (Proposed Lot 2) from R-1, Single-Family Residential Suburban District, to B-4, General Business District, to allow development of a truck repair facility. The overall property is currently occupied by the First Baptist Church of Theodore, which, according to the applicant, historically encompassed approximately 16 acres. Over time, the church has reduced its active footprint, leaving the proposed lot as an undeveloped portion of the larger site.

Voluntary conditions and use restrictions have been submitted in conjunction with the rezoning request. Additional details, including the complete application, are available via the link provided on Page 1 of this report.

The subject site is bordered to the south by Heavy Industrial (I-2) property, with additional warehousing and manufacturing uses located further along Bellingrath Road. To the north, the property adjoins the remaining church facilities and residential parcels zoned R-1. Overall, the surrounding area contains a mix of residential, institutional, commercial, and light industrial uses, reflecting the corridor's ongoing transition from a predominantly rural setting to a more commercial and employment-oriented corridor, as noted by the applicant.

The Unified Development Code (UDC) and its associated zoning map are derived from long-range comprehensive planning studies intended to promote orderly, desirable development. Casual or unsupported amendments to the UDC can undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

- Consistency with the Comprehensive Plan
- Existence of a mistake or error in the original zoning map
- Compatibility with the surrounding neighborhood
- Promotion of public health, safety, and welfare
- Capacity of infrastructure to support the proposed zoning
- Presence of changed or changing conditions justifying the amendment

In support of the request, the applicant suggests that the proposed B-4 zoning, in combination with the Voluntary Conditions and Use Restrictions offered, would provide an appropriate transitional buffer between the heavy industrial operations to the south and the remaining residential and institutional uses to the north. As truck repair is a permitted use in the B-4 district, the applicant further suggests that the proposed development—when designed with adequate site buffering and screening—would be compatible with nearby industrial activities.

The applicant also notes that the Bellingrath Road corridor has experienced increasing levels of commercial and small-scale industrial development in recent years. Its proximity to U.S. Highway 90, Downtown Mobile, and the Interstate system has enhanced its appeal for service and distribution-oriented businesses. These evolving conditions represent a significant change from the area's original residential character. The proposal is therefore presented as a response to those trends, promoting reuse of underutilized land, supporting local business growth, and encouraging continued reinvestment in the corridor.

The Future Land Use Map (FLUM) of the Map for Mobile designates the site as Low Density Residential (LDR). While the requested B-4 zoning is not directly consistent with that designation, the Map for Mobile serves as a general policy guide. Site-specific rezoning requests may be appropriate where unique physical conditions, existing development patterns, or transitional relationships justify consideration of alternative zoning.

Although the LDR designation does not explicitly support B-4 zoning, the proposed amendment aligns with several guiding principles of the Map for Mobile, including:

- Strategic Infill – Encouraging reuse of underutilized parcels within established areas.
- Economic Development – Supporting job creation and local business investment.
- Efficient Use of Infrastructure – Leveraging existing access, utilities, and roadway capacity to support compatible development.

Any future commercial development of the site should include appropriate buffering, screening, and access management measures to minimize potential impacts on nearby residential and institutional properties. While a site plan was not submitted with this rezoning request—and is not required at this stage—a detailed site plan will be required during the permitting process if the rezoning is approved. That plan must demonstrate compliance with all applicable provisions of the UDC, including landscaping, buffering, parking, and access requirements.

Given the site's adjacency to heavy industrial uses, evolving land use conditions along Bellingrath Road, and the applicant's offer of Voluntary Use Restrictions to limit potential impacts, the proposed rezoning could be considered reasonable and contextually compatible.

If approved, the existing lot will be split-zoned until the subdivision is finalized; therefore, rezoning approval is contingent upon completion of the subdivision process.

Should the Commission find the request appropriate, approval could be recommended subject to compliance with the Voluntary Use Restrictions, and full compliance with all applicable requirements of the UDC, including landscaping, buffering, and access provisions.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, waivers of Sections 6.B.9 (to waive right-of-way dedication) and 6.C.7. of the Subdivision Regulations (for double frontage) will be required and the following conditions could apply:

1. Retention of the 45-foot front yard setback along Bellingrath Road and the 35-foot front yard setback along Old Military Road on the Final Plat, consistent with the most recently recorded subdivision plat;
2. If any additional right-of-way dedication is required by the City Engineer, the Final Plat should illustrate a minimum 25-foot front yard setback along any affected street frontage, in compliance with Section 6.C.8. of the Subdivision Regulations;
3. Retention of the lot sizes in both square feet and acres on the Final Plat, consistent with Section 5.A.2(e)(4), adjusted for any required dedication;
4. Completion of the Rezoning request to eliminate the potential for any split-zoned lots;
5. Compliance with all Engineering comments noted in this staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report; and,
8. Compliance with all Fire Department comments noted in this staff report.

SIDEWALK WAIVER CONSIDERATIONS

Standards of Review:

On May 31, 2011, the Mobile City Council adopted a “Complete Streets” policy to promote the design and construction of transportation corridors that provide safe, convenient, and equitable access for all users—including pedestrians, bicyclists, transit riders, motorists, commercial vehicles, emergency responders, and individuals of all ages and abilities.

Sidewalk installation is generally encouraged citywide, including in areas where pedestrian infrastructure is currently lacking. However, in determining the appropriateness of sidewalk construction along Monk Avenue, the Planning Commission should consider the broader context—such as existing development patterns, site-specific topographic constraints, and the presence or absence of nearby pedestrian infrastructure.

Considerations:

In rendering a decision, the Planning Commission should evaluate the following factors:

1. The City of Mobile Complete Streets Policy which supports the design and construction of streets for all users, including pedestrians;
2. The existing infrastructure in the area, such as adequate room for construction of a sidewalk, as well as connectivity to existing sidewalks and future sidewalks; and
3. Engineering comments, which indicate that there is sufficient room within the ROW, or within the property, for the construction of a sidewalk that could be permitted through the permitting process.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use with the zoning classification.

The UDC states that an application for rezoning shall include a statement of justification for the proposed amendment that addresses all of the following:

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether 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 adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

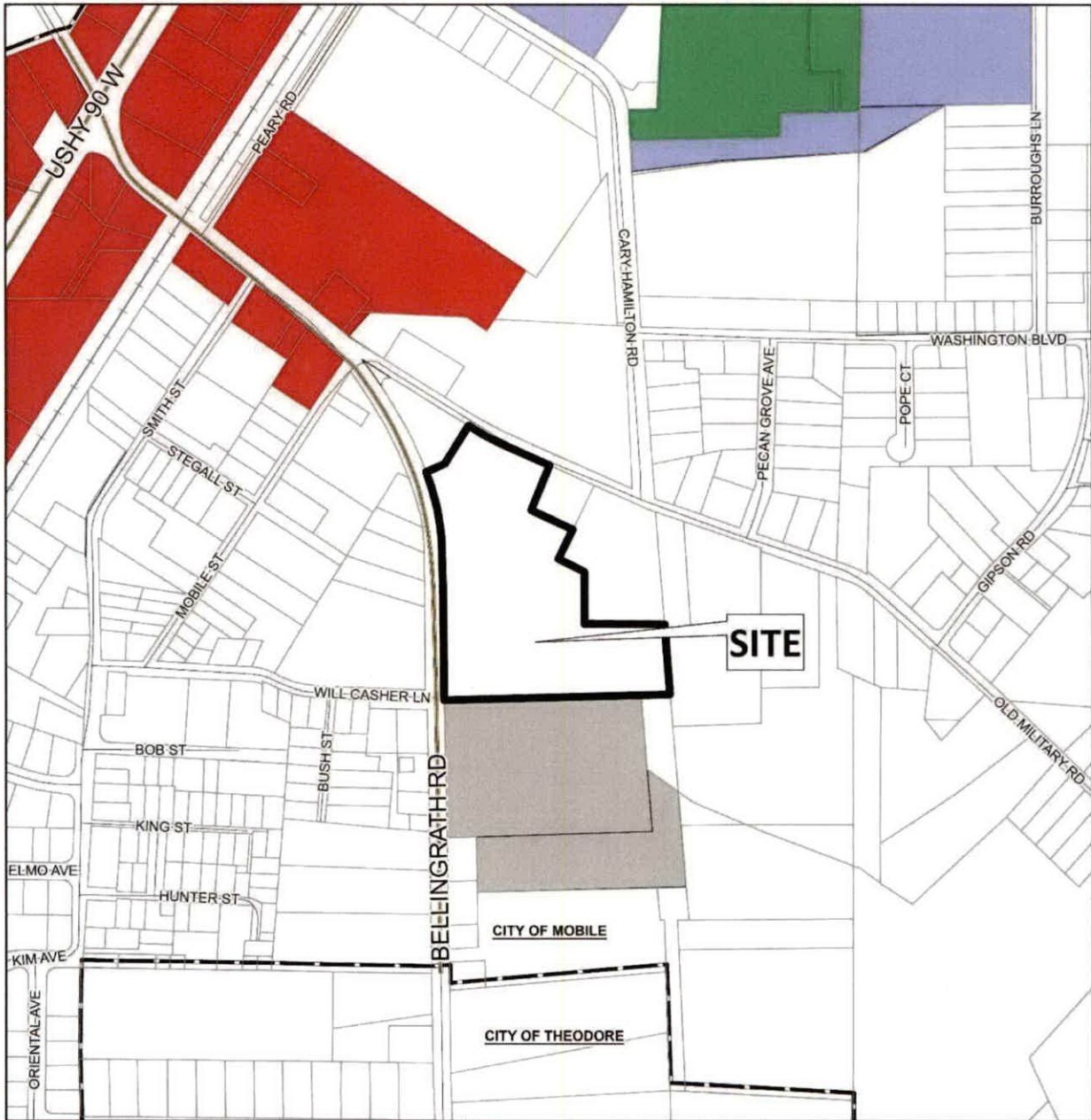
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Completion of the Subdivision process;
2. Compliance with the associated Voluntary Conditions and Use Restrictions;
3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
4. Full compliance with all municipal codes and ordinances.

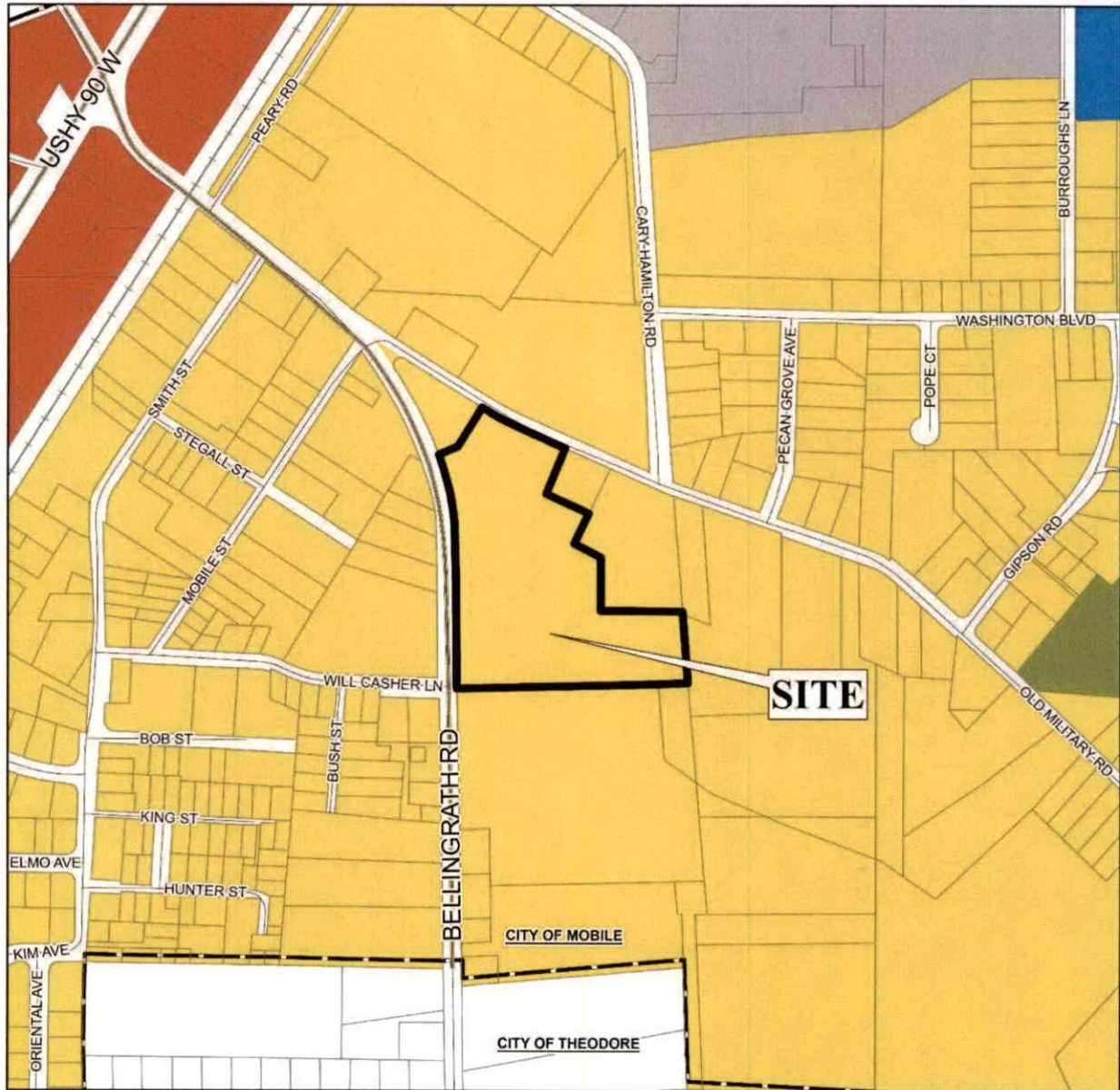
LOCATOR ZONING MAP



APPLICATION NUMBER 14 DATE November 20, 2025
APPLICANT Addition to First Baptist Church of Theodore Subdivision
REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to B-4



FLUM LOCATOR MAP



APPLICATION NUMBER 14 DATE November 20, 2025

APPLICANT Addition to First Baptist Church of Theodore Subdivision

REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to B-4

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

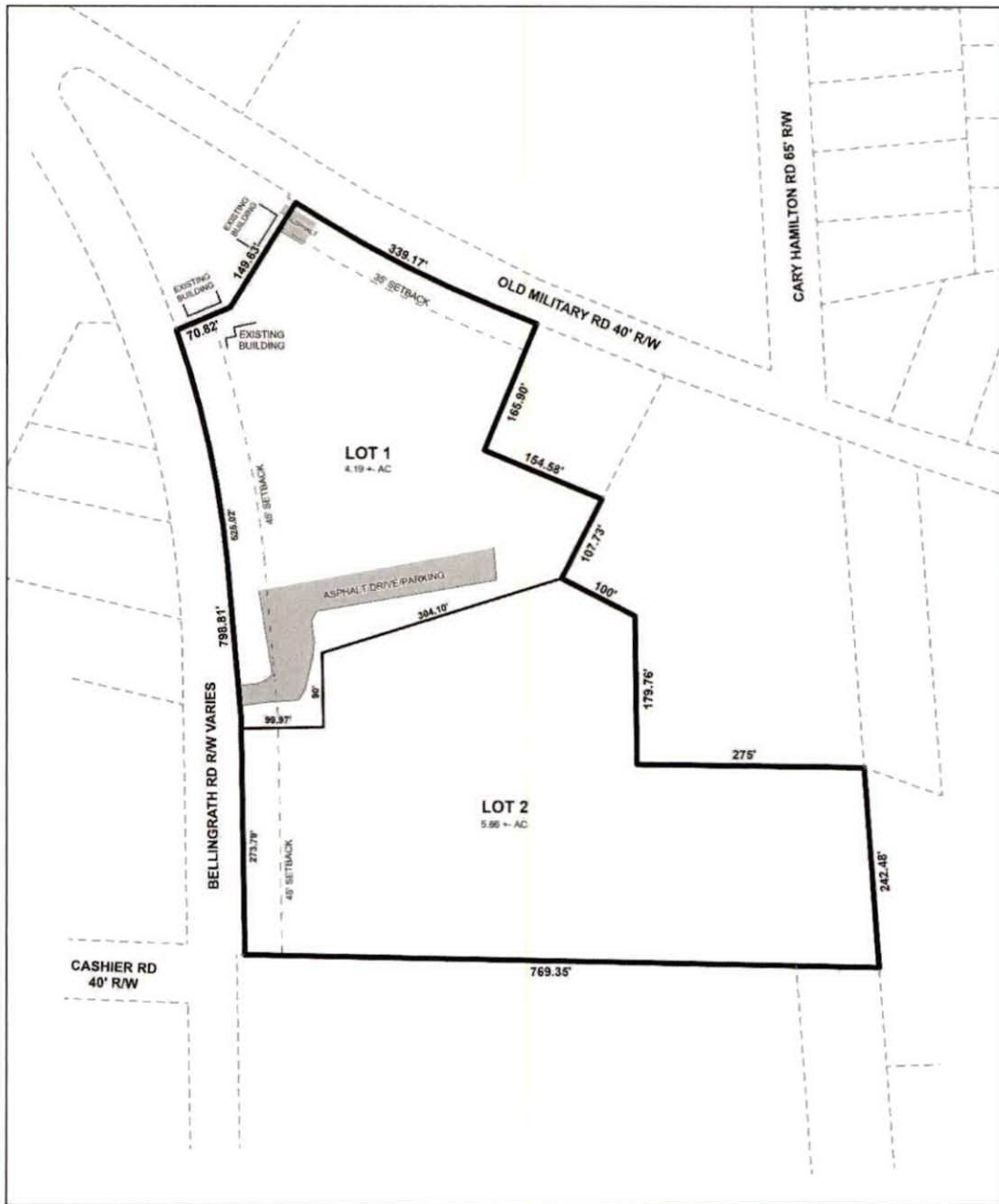
APPLICATION NUMBER 14 DATE November 20, 2025
 APPLICANT Addition to First Baptist Church of Theodore Subdivision
 REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to B-4

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



NTS

SITE PLAN



The site plan illustrates existing asphalt and setbacks.

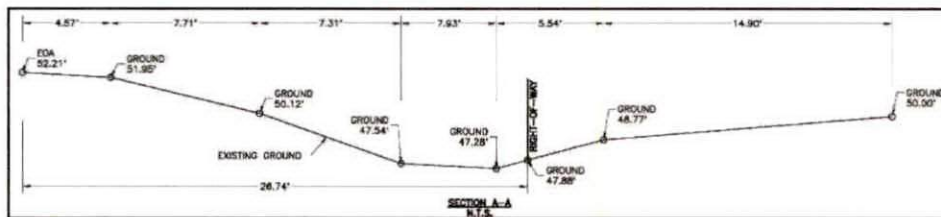
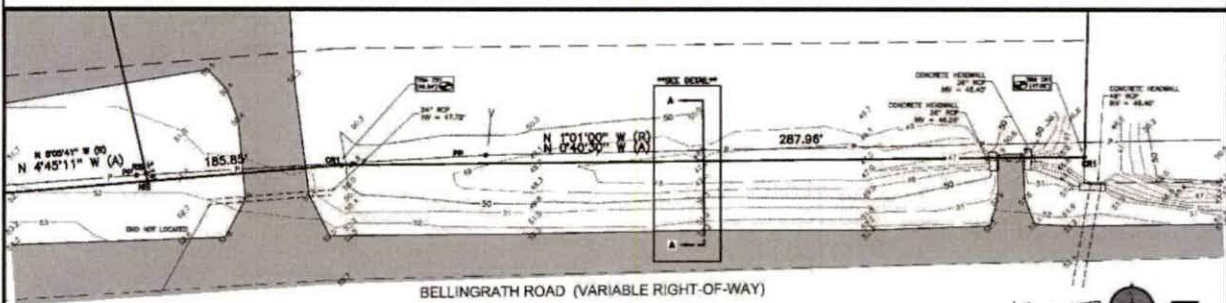
APPLICATION NUMBER 14 DATE November 20, 2025

APPLICANT Addition to First Baptist Church of Theodore Subdivision

REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to B-4



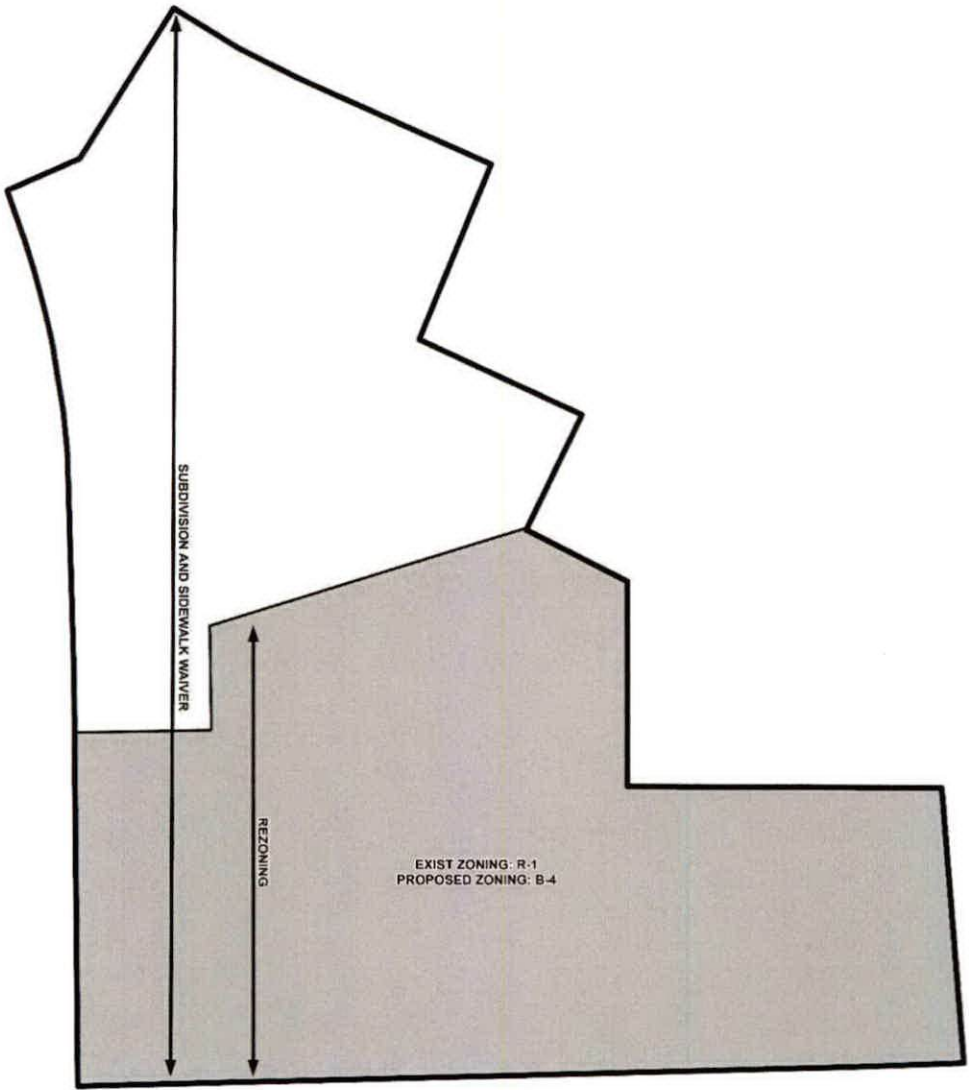
DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE November 20, 2025
 APPLICANT Addition to First Baptist Church of Theodore Subdivision
 REQUEST Subdivision, Sidewalk Waiver, Rezoning from R-1 to B-4



DETAIL SITE PLAN



APPLICATION NUMBER	14	DATE	November 20, 2025
APPLICANT	Addition to First Baptist Church of Theodore Subdivision		
REQUEST	Subdivision, Sidewalk Waiver, Rezoning from R-1 to B-4		

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FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DDD (SD-WH)	DOWNTOWN DEV. DD (SD)
■ Zoning district is appropriate to implement the future land use category.																													
US Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.																													
○ Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.																													
□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)																													
LOW DENSITY RESIDENTIAL (LDR)	■	■	■	■																									
MIXED DENSITY RESIDENTIAL (MDR)	■	■	■	■																									
DOWNTOWN (DT)																													
DISTRICT CENTER (DC)																													
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)																													
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)																													
TRADITIONAL CORRIDOR (TC)																													
MIXED COMMERCIAL CORRIDOR (MCC)																													
LIGHT INDUSTRIAL (LI)																													
HEAVY INDUSTRY (HI)																													
INSTITUTIONAL LAND USE (INS)																													
PARKS & OPEN SPACE (POS)																													
WATER DEPENDENT USES (WDWU)																													

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example



Notice of Public Hearing for the Proposed Rezoning for
Property Located at 7125 Bellingrath Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **December 9, 2025**, a public hearing will be held on the **13th** day of **January, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the rezoning for property located at 7125 Bellingrath Road from R-1, Single-Family Residential Suburban District, to CW, Commercial Warehouse District.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

A PORTION OF LOT 2-B-2, A RESUBDIVISION OF LOT 2B, RESUBDIVISION OF LOT 2 RESUBDIVISION OF PARCEL A, FIRST BAPTIST CHURCH OF THEODORE AS RECORDED IN INSTRUMENT #2024056921 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CRIMP TOP IRON FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2-B-2, THENCE RUN N04°23'58"W, 242.48 FEET TO A CRIMP TOP IRON FOUND; THENCE RUN N89°19'45"W, 275.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN N0°51'10"W, 179.76 FEET TO A CAPPED REBAR FOUND; THENCE RUN N63°00'27"W, 100.00 FEET TO A CAPPED REBAR FOUND; THENCE RUN S72°40'37"W, 304.10 FEET TO A CAPPED REBAR SET; THENCE RUN S0°59'14"E, 90.00 FEET TO A CAPPED REBAR SET; THENCE RUN S89°00'45"W, 99.97 FEET TO A CAPPED REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF BELLINGRATH ROAD; THENCE RUN S01°01'00"E, ALONG SAID RIGHT-OF-WAY LINE, 273.79 FEET TO A CAPPED REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2-B-2; THENCE RUN S88°57'00"E, 769.35 FEET TO THE POINT OF BEGINNING, CONTAINING 5.86 ACRES, MORE OR LESS.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Commercial Warehouse District (CW), and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a CW, provided, however, that the plans for any structure or building sought to be

erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in an CW, until all of the conditions set forth below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with the associated Voluntary Conditions and Use Restrictions, as revised for the CW, Commercial Warehouse District, zoning classification; 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.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification
of Previously Approved Planned Unit Development
for Property Located at 3456 Halls Mill Road
and 2390 West I-65 Service Road South

Pursuant to Resolution of the Mobile, Alabama City Council adopted **December 9, 2025**, a public hearing will be held on the **13th** day of **January, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the proposed modification of a previously approved Planned Unit Development for property located at 3456 Halls Mill Road and 2390 West I-65 Service Road South.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development was approved on April 3, 2008, to allow multiple buildings on a single building site located at 3456 Halls Mill Road, and 2390 West I-65 Service Road South and described as follows:

LOTS 1, 2 & A PORTION OF LOT 3, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF LOT 2, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 15°-26'-24" WEST ALONG SAID LOT 2 AND ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 65 (VARIABLE R/W) A DISTANCE OF 132.04 FEET; THENCE RUN SOUTH 61°-51'-25" WEST ALONG SAID LOT 2 AND ALONG THE RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF A DISTANCE OF 200.00 FEET TO THE COMMON CORNER BETWEEN SAID LOT 2 AND LOT 3 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 44°-15'-04" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF 89.71 FEET; THENCE RUN SOUTH 04°-48'-25" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF 142.33 FEET TO A CORNER OF SAID LOT 3 AND THE NORTHWEST RIGHT-OF-WAY LINE OF HALLS MILL ROAD (60' R/W); THENCE RUN SOUTH 59°-29'-52" WEST ALONG SAID LOT 3 AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HALLS MILL ROAD A DISTANCE OF 62.13 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3; THENCE RUN NORTH 56°-10'-28" WEST ALONG SAID LOT 3 A DISTANCE OF 930.62 FEET; THENCE RUN SOUTH 00°-59'-15" WEST ALONG SAID LOT 3 A DISTANCE OF 13.18 FEET; THENCE RUN SOUTH 87°-09'-55" WEST A DISTANCE OF 179.16 FEET TO THE WEST LINE OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN NORTHWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 18°-40'-49", A RADIUS OF 2,967.65 FEET, A CHORD BEARING OF NORTH 11°-42'-41" EAST, AND A CHORD LENGTH OF 963.26 FEET) AN ARC LENGTH OF 967.54 FEET TO THE NORTHERNMOST CORNER OF LOT 1 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 70°-50'-21" EAST ALONG SAID LOT 1 A DISTANCE OF 787.20 FEET; THENCE RUN SOUTH 26°-29'-17" EAST ALONG SAID LOT 1 A DISTANCE OF 117.64 FEET; THENCE RUN SOUTH 65°-18'-27" EAST ALONG SAID LOT 1 A DISTANCE OF 77.70 FEET; THENCE RUN NORTH 73°-26'-19" EAST ALONG SAID LOT 1 A DISTANCE OF 102.41 FEET; THENCE RUN SOUTH 87°-21'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 35.06 FEET; THENCE RUN SOUTH 05°-53'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 38.25 FEET; THENCE RUN NORTH 84°-06'-26" EAST ALONG SAID LOT 1 A DISTANCE OF 60.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE RUN SOUTH 16°-34'-03" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 41.09 FEET; THENCE RUN NORTH 89°-48'-04" WEST ALONG SAID LOT 1

AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 12.26 FEET; THENCE RUN SOUTH 01°-10'-31" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 94.52 FEET; THENCE RUN SOUTH 21°-22'-37" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 53.35 FEET; THENCE RUN NORTHWESTWARDLY ALONG SAID LOT 1 AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 44°-00'-00", A RADIUS OF 105.10 FEET, A CHORD BEARING OF NORTH 43°-16'-14" WEST, AND A CHORD LENGTH OF 78.74 FEET) AN ARC LENGTH OF 80.71 FEET; THENCE RUN NORTH 65°-16'-14" WEST ALONG SAID LOT 1 A DISTANCE OF 118.62 FEET; THENCE RUN SOUTH 32°-20'-46" WEST ALONG SAID LOT 1 A DISTANCE OF 332.33 FEET TO THE NORTH LINE OF LOT 2 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 57°-38'-47" EAST ALONG SAID LOT 2 A DISTANCE OF 415.38 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 23.75 ACRES, MORE OR LESS.

WHEREAS, on October 17, 2025, the owner of said property applied for a Major Modification of the Planned Unit Development allowing multiple buildings on a single building site, to modify lot lines in coordination with the proposed subdivision, and to remove an undeveloped portion of the site from the previously approved Planned Unit Development.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on November 20, 2025, and recommended approval of the Major Modification of the Planned Unit Development (PUD) subject to the following conditions:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;
8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in the staff report, amended as follows: 1. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters;
12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;

15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- a. Is consistent with all applicable requirements of this Chapter;
- b. Is compatible with the character of the surrounding neighborhood;
- c. Will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. Shall not be detrimental or endanger the public health, safety or general welfare.
- h. 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planned Unit Development is hereby approved with the following required conditions:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;
8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in the staff report, amended as follows: 1. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters;

12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 13th day of January, 2026, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 17th day of December, 2025 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 3456 Halls Mill Road, and 2390 West I-65 Service Road South.

The proposed amendment will modify a Planned Unit Development (PUD) that was approved for said location on April 3, 2008. The owner of said property has applied for a Major Modification of a previously approved (PUD) allowing multiple buildings on a single building site, to modify lot lines in coordination with the proposed subdivision, and to remove an undeveloped portion of the site from the previously approved Planned Unit Development. If approved, the modification will modify lot lines in coordination with the proposed subdivision, and remove an undeveloped portion of the site from the previously approved Planned Unit Development, subject to the following proposed conditions: 1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information; 2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages; 3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet; 4. Revision of the Final PUD Site Plan to depict all other existing site features; 5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations; 6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops; 7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized; 8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements; 9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval; 10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court; 11. Compliance with all Engineering comments noted in the staff report, amended as follows: 1. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984);

and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters; 12. Compliance with all Traffic Engineering comments noted in the staff report; 13. Compliance with all Urban Forestry comments noted in the staff report; 14. Compliance with all Fire Department comments noted in the staff report; 15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and, 16. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development was approved on April 3, 2008, to allow multiple buildings on a single building site located at 3456 Halls Mill Road, and 2390 West I-65 Service Road South and described as follows:

LOTS 1, 2 & A PORTION OF LOT 3, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF LOT 2, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 15°-26'-24" WEST ALONG SAID LOT 2 AND ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 65 (VARIABLE R/W) A DISTANCE OF 132.04 FEET; THENCE RUN SOUTH 61°-51'-25" WEST ALONG SAID LOT 2 AND ALONG THE RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF A DISTANCE OF 200.00 FEET TO THE COMMON CORNER BETWEEN SAID LOT 2 AND LOT 3 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 44°-15'-04" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF 89.71 FEET; THENCE RUN SOUTH 04°-48'-25" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF 142.33 FEET TO A CORNER OF SAID LOT 3 AND THE NORTHWEST RIGHT-OF-WAY LINE OF HALLS MILL ROAD (60' R/W); THENCE RUN SOUTH 59°-29'-52" WEST ALONG SAID LOT 3 AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HALLS MILL ROAD A DISTANCE OF 62.13 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3; THENCE RUN NORTH 56°-10'-28" WEST ALONG SAID LOT 3 A DISTANCE OF 930.62 FEET; THENCE RUN SOUTH 00°-59'-15" WEST ALONG SAID LOT 3 A DISTANCE OF 13.18 FEET; THENCE RUN SOUTH 87°-09'-55" WEST A DISTANCE OF 179.16 FEET TO THE WEST LINE OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN NORTHWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 18°-40'-49", A RADIUS OF 2,967.65 FEET, A CHORD BEARING OF NORTH 11°-42'-41" EAST, AND A CHORD LENGTH OF 963.26 FEET) AN ARC LENGTH OF 967.54 FEET TO THE NORTHERNMOST CORNER OF LOT 1 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 70°-50'-21" EAST ALONG SAID LOT 1 A DISTANCE OF 787.20 FEET; THENCE RUN SOUTH 26°-29'-17" EAST ALONG SAID LOT 1 A DISTANCE OF 117.64 FEET; THENCE RUN SOUTH 65°-18'-27" EAST ALONG SAID LOT 1 A DISTANCE OF 77.70 FEET; THENCE RUN NORTH 73°-26'-19" EAST ALONG SAID

LOT 1 A DISTANCE OF 102.41 FEET; THENCE RUN SOUTH 87°-21'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 35.06 FEET; THENCE RUN SOUTH 05°-53'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 38.25 FEET; THENCE RUN NORTH 84°-06'-26" EAST ALONG SAID LOT 1 A DISTANCE OF 60.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE RUN SOUTH 16°-34'-03" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 41.09 FEET; THENCE RUN NORTH 89°-48'-04" WEST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 12.26 FEET; THENCE RUN SOUTH 01°-10'-31" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 94.52 FEET; THENCE RUN SOUTH 21°-22'-37" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 53.35 FEET; THENCE RUN NORTHWESTWARDLY ALONG SAID LOT 1 AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 44°-00'-00", A RADIUS OF 105.10 FEET, A CHORD BEARING OF NORTH 43°-16'-14" WEST, AND A CHORD LENGTH OF 78.74 FEET) AN ARC LENGTH OF 80.71 FEET; THENCE RUN NORTH 65°-16'-14" WEST ALONG SAID LOT 1 A DISTANCE OF 118.62 FEET; THENCE RUN SOUTH 32°-20'-46" WEST ALONG SAID LOT 1 A DISTANCE OF 332.33 FEET TO THE NORTH LINE OF LOT 2 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 57°-38'-47" EAST ALONG SAID LOT 2 A DISTANCE OF 415.38 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 23.75 ACRES, MORE OR LESS.

WHEREAS, on **October 17, 2025**, the owner of said property applied for a Major Modification of the Planned Unit Development allowing multiple buildings on a single building site, to modify lot lines in coordination with the proposed subdivision, and to remove an undeveloped portion of the site from the previously approved Planned Unit Development.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on **November 20, 2025**, and recommended approval of the Major Modification of the Planned Unit Development (PUD) subject to the following conditions:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
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5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
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7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;

8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in the staff report, amended as follows:
 1. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters;
12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances;

WHEREAS, the City Council finds that the proposed modification:

- a. Is consistent with all applicable requirements of this Chapter;

- b. Is compatible with the character of the surrounding neighborhood;
- c. Will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. Shall not be detrimental or endanger the public health, safety or general welfare.
- h. 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planned Unit Development is hereby approved with the following required conditions:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;
8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in the staff report, amended as follows:
 1. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the

City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters;

12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

Ben M. Radcliff Contractor, Inc. & PM Properties, LLC
Radcliff-Ice Plant Subdivision
3456 Halls Mill Road, and 2390 West I-65 Service Road South
Council District 4
Ben Reynolds



THE CITY OF MOBILE, AL
Planning & Zoning Department

MOBILE CITY PLANNING COMMISSION

November 26, 2025
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **November 20, 2025**, considered the request of **Ben M. Radcliff Contractor, Inc. & PM Properties, LLC**, for a Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to modify lot lines in coordination with the proposed subdivision, and to remove an undeveloped portion of the site from the previously approved Planned Unit Development, for the property located at **3456 Halls Mill Road, and 2390 West I-65 Service Road South**.

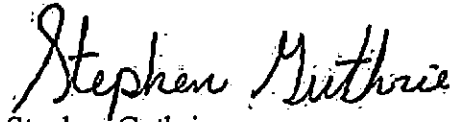
After discussion it was decided to recommend approval of the modification request to the City Council subject to the following conditions:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;

8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in the staff report, amended as follows:
 1. *ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters;*
12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Guthrie". The signature is written in dark ink and is positioned above the printed name.

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

James F. Watkins
DIRECT: 251.432-0023
EMAIL: jwatkins@maynardnexsen.com



November 26, 2025

HAND DELIVERY

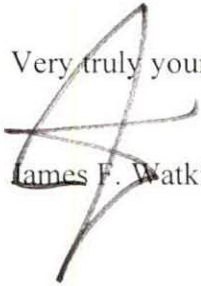
Mr. Logan Anderson
City of Mobile Planning & Zoning
Government Plaza, Third Floor, South Tower
205 Government Street
Mobile, AL 36644

Re: Radcliff PUD Modification

Dear Logan:

Logan, enclosed please find a check for \$1,307.50⁰⁰ as payment of publication fees for the notice of public hearing for the Radcliff PUD Modification.

Very truly yours,



James F. Watkins

JFW/lbr

Enclosure

PLANNING AND ZONING
26 NOV 2025 AM 9:02



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2025

Ben M. Radcliff Contractor, Inc. & PM Properties, LLC
ATTN: Ben M. Radcliff, Jr.
3456 Halls Mill Road
Mobile, Alabama 36693

Re: 3456 & 3500 Halls Mill Road, and 2390 West I-65 Service Road South
MOD-003516-2025
Radcliff-Ice Plant Subdivision
Ben M. Radcliff Contractor, Inc. & PM Properties, LLC
District 4

Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to modify lot lines in coordination with the proposed subdivision, and to remove an undeveloped portion of the site from the previously approved Planned Unit Development.

Dear Applicant(s)/ Property Owner (s):

At its meeting on November 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.

- h. **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 the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;
8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in the staff report, amended as follows: 1. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain

requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. g. The proposed development must comply with all Engineering Department design requirements and Policy Letters;

12. Compliance with all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report;
14. Compliance with all Fire Department comments noted in the staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **\$1,307.58**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning

Re: Ben M. Radcliff Contractor, Inc. & PM Properties, LLC (MOD-003516-2025)

From: Anderson, Logan <dlogananderson@cityofmobile.org>
Date: Fri 10/17/2025 10:49 AM
To: James F. Watkins <jwatkins@maynardnexusen.com>
Cc: Walley, Samara <samara.walley@cityofmobile.org>; Aamoth, Victoria <victoria.aamoth@cityofmobile.org>

Mr. Watkins, my apologies but I also failed to mention the following:

1. **Legal Description:** Please note that a complete legal description of the subject property, outlining the full boundary of the PUD site, including a "less and except" portion for the property being removed from the PUD, is required to calculate the City Council advertising fees. Following the Planning Commission's recommendation, this legal description must be submitted to the Planning and Zoning Department for review before the application can proceed to the City Council for final consideration.

As of right now, I see we only received the Lot 3 plat reference.

Additionally, it's Tori Aamoth who I meant to copy for the DWG file(s). She's copied to this email.

Regards,
Logan Anderson
Principal Planner
Build Mobile
dlogananderson@cityofmobile.org
(251) 208-5895



From: Anderson, Logan <dlogananderson@cityofmobile.org>
Sent: Friday, October 17, 2025 10:44 AM
To: James F. Watkins <jwatkins@maynardnexusen.com>
Subject: Ben M. Radcliff Contractor, Inc. & PM Properties, LLC (MOD-003516-2025)

Good morning,

We have completed our review of the above-referenced Major Modification application. Before the application can be considered complete and scheduled for review, the following items must be addressed:

1. **Owner Authorization:** A corporate letter of authorization was submitted by Ben M. Radcliff Contractor, Inc. and is acceptable; however, we did not receive authorization from PM Properties, LLC, whose property is included with the request. As such, please provide one of the following:
 - An authorization letter from PM Properties, LLC, explicitly authorizing Ben M. Radcliff Contractor, Inc., (or other agent) to act on their behalf; or
 - Documentation confirming that Ben M. Radcliff Contractor, Inc., is an officer or authorized agent of PM Properties, LLC.
2. **Notification Labels:** It appears the mailing labels are missing for the following property owners whose properties are within 300 feet of the boundary of the subject site:
 - a. I-65 OFFICE II LLC UNDIV 26% INT, JAY-E LLC UNDIV 24% INT, AIRP UNDIV 12% INT, P.O. Box 7598 Mobile, AL 36670
 - b. JBC Real Property, LLC, 1147 E I-65 Service Rd S, Mobile, AL 36606
 - c. Mobile Count, 205 Government St, Mobile, AL 36644
3. **DWG File Submission:** If you have not already done so, please submit the DWG (AutoCAD) file of the Preliminary Plat to our GIS staff. For your convenience, Marine has been copied on this message.

Additionally, the following items have not yet been addressed for the concurrent Subdivision application (SUB-003444-2025):

Owner Authorization: Signed subdivision application forms were submitted; however, the name of the individuals who signed the applications and their affiliation with Ben M. Radcliff Contractor, Inc. and PM Properties, LLC, cannot be determined. Please provide one of the following to satisfy this requirement:

- Authorization letters issued by Ben M. Radcliff Contractor, Inc. and PM Properties, LLC that explicitly identify the signatories and authorizes them to act on the corporations' behalf; **or**
- Documentation verifying the name of the signatories and confirming that they are officers or authorized agents of Ben M. Radcliff Contractor, Inc. and PM Properties, LLC.

Notification Labels:

- Notification labels are missing for the following property owners:
 - RM Investment Holdings, LLC, at 3496 Halls Mill Rd.
 - Lamar Advertising of South Alabama, Inc.

- Please resubmit your notification labels with this missing information.

DWG File Submission: If you have not already done so, please submit the DWG (AutoCAD) file of the Preliminary Plat to our GIS staff. For your convenience, Marine and Tori have been copied on this message for assistance.

Once all items have been submitted and verified, an invoice for the application fees will be issued. **Please note that the applications will not be considered complete until all required documentation has been received and the fees have been paid in full.**

If all requirements are fulfilled **by noon on Monday, October 20, 2025**, the applications will be considered **complete** and placed on the agenda for the **November 20, 2025**, Planning Commission meeting. If this deadline is not met, the applications will be **held over** until it is complete.

IMPORTANT

The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately to: planning@cityofmobile.org.

If you have any questions or need further assistance, please don't hesitate to reach out.

Regards,

Logan Anderson

Principal Planner

Build Mobile

dlogananderson@cityofmobile.org

(251) 208-5895



MAJOR MODIFICATION TO PREVIOUSLY APPROVED PUD
3456 HALLS MILL ROAD

STATE OF ALABAMA
COUNTY OF MOBILE

LOTS 1, 2 & A PORTION OF LOT 3, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF LOT 2, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 15°-26'-24" WEST ALONG SAID LOT 2 AND ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 65 (VARIABLE R/W) A DISTANCE OF 132.04 FEET; THENCE RUN SOUTH 61°-51'-25" WEST ALONG SAID LOT 2 AND ALONG THE RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF A DISTANCE OF 200.00 FEET TO THE COMMON CORNER BETWEEN SAID LOT 2 AND LOT 3 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 44°-15'-04" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF 89.71 FEET; THENCE RUN SOUTH 04°-48'-25" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65 A DISTANCE OF 142.33 FEET TO A CORNER OF SAID LOT 3 AND THE NORTHWEST RIGHT-OF-WAY LINE OF HALLS MILL ROAD (60' R/W); THENCE RUN SOUTH 59°-29'-52" WEST ALONG SAID LOT 3 AND ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HALLS MILL ROAD A DISTANCE OF 62.13 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3; THENCE RUN NORTH 56°-10'-28" WEST ALONG SAID LOT 3 A DISTANCE OF 930.62 FEET; THENCE RUN SOUTH 00°-59'-15" WEST ALONG SAID LOT 3 A DISTANCE OF 13.18 FEET; THENCE RUN SOUTH 87°-09'-55" WEST A DISTANCE OF 179.16 FEET TO THE WEST LINE OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN NORTHWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 18°-40'-49", A RADIUS OF 2,967.65 FEET, A CHORD BEARING OF NORTH 11°-42'-41" EAST, AND A CHORD LENGTH OF 963.26 FEET) AN ARC LENGTH OF 967.54 FEET TO THE NORTHERNMOST CORNER OF LOT 1 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 70°-50'-21" EAST ALONG SAID LOT 1 A DISTANCE OF 787.20 FEET; THENCE RUN SOUTH 26°-29'-17" EAST ALONG SAID LOT 1 A DISTANCE OF 117.64 FEET; THENCE RUN SOUTH 65°-18'-27" EAST ALONG SAID LOT 1 A DISTANCE OF 77.70 FEET; THENCE RUN NORTH 73°-26'-19" EAST ALONG SAID LOT 1 A DISTANCE OF 102.41 FEET; THENCE RUN SOUTH 87°-21'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 35.06 FEET; THENCE RUN SOUTH 05°-53'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 38.25 FEET; THENCE RUN NORTH 84°-06'-26" EAST ALONG SAID LOT 1 A DISTANCE OF 60.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE RUN SOUTH 16°-34'-03" EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 41.09 FEET; THENCE RUN NORTH 89°-48'-04" WEST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 12.26 FEET;

THENCE RUN SOUTH $01^{\circ}-10'-31''$ EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 94.52 FEET; THENCE RUN SOUTH $21^{\circ}-22'-37''$ EAST ALONG SAID LOT 1 AND ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 53.35 FEET; THENCE RUN NORTHWESTWARDLY ALONG SAID LOT 1 AND ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF $44^{\circ}-00'-00''$, A RADIUS OF 105.10 FEET, A CHORD BEARING OF NORTH $43^{\circ}-16'-14''$ WEST, AND A CHORD LENGTH OF 78.74 FEET) AN ARC LENGTH OF 80.71 FEET; THENCE RUN NORTH $65^{\circ}-16'-14''$ WEST ALONG SAID LOT 1 A DISTANCE OF 118.62 FEET; THENCE RUN SOUTH $32^{\circ}-20'-46''$ WEST ALONG SAID LOT 1 A DISTANCE OF 332.33 FEET TO THE NORTH LINE OF LOT 2 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH $57^{\circ}-38'-47''$ EAST ALONG SAID LOT 2 A DISTANCE OF 415.38 FEET TO THE POINT OF BEGINNING. THE DESCRIBED PARCEL CONTAINS 23.75 ACRES, MORE OR LESS.



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit.....	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**
Checklist A

☐ **Rezoning, Text Amendment, or Specific Area Plan Amendments**
Checklist B

☐ **Planned Development**
Checklist C

☒ **Previously approved Planning Approvals or Planned Unit Development**
Checklist D

Have you provided the required information on the corresponding checklist? ☒ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	Ben M. Radcliff Contractor, Inc.	James F. Watkins
Firm:		Maynard Nexsen PC
Phone:	251-666-7252	251-432-0024
Email:	melissa@benradcliff.com	jwatkins@maynardnexsen.com
Address:	3456 Halls Mill Rd., Mobile AL 36693	11 North Water Street, Suite 24290, Mobile AL 36602

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

	Owner	Design Professional
Name:	Ben M. Radcliff Contractor Inc.	Mark Wattier
Firm:		Wattier Surveying
Phone:	251-666-7252	251-342-2640
Email:	melissa@benradcliff.com	mark@wattiersurveying.com
Address:	3456 Halls Mill Road, Mobile, AL 36693 ; 4318 Downtowner Loop N., Mobile, AL 36609	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.
 3456 Halls Mill Road, Mobile, Alabama 36693 9.5 acres +/-

Property Address 3202060002005 Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)
 I-1

I-1

Present Zoning or Transect District

Proposed Zoning or Transect District (If applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

Ben M. Radcliff Contractor Inc.

Owner Signature

Date

Applicant or Agent Signature (if applicable)

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request, and understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Ben M. Radcliff Contractor, Inc.

Applicant or Agent Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
 For more information: www.BuildMobile.org ; planning@cityofmobile.org | 251.208.5895
 Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
 Monday, Tuesday, Thursday, Friday: 8 am - 3 pm; Wednesday: 8 am - 1 pm

Planning Commission Application

Mal. li.

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

This site was approved as a PUD in April of 2008. The site is designated as Industrial under the Comprehensive Plan and Map for Mobile.

The applicant desires to subdivide the rear portion of the subject property in order to sell it to an adjoining landowner in order to allow the adjoining landowner to expand its facilities and operations.

Other than removing a portion of the property making up the site, the site plan will not change.

Light Industry

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.

The surrounding areas are developed as light industrial uses or are vacant land.

The applicant is not making any changes to the site plan other than subdividing off the rear portion of the lot.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

By allowing the modification of the existing PUD and the subdivision of the subject property, the currently unused rear portion of the site will allow an adjacent land owner the opportunity to expand its business operations.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No

5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)

☒ Yes ☐ No

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Revised March 2008

6. Please provide the following information:

- ☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
All existing structures will remain. No additional structures are being requested at this time. The site has 4 buildings and 2 covered sheds.
Office building is a 2 story building, everything else is single story not exceeding 24 feet.
- ☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)
Wooden fence around the side and rear rear property lines with hedge. Front yard trees and shrubs around the front office building and driveway.
- ☐ Lighting:
Driveway lighting and light poles in rear of building for employee parking. Dusk to dawn security lighting in laydown areas and warehousing area.
Existing lighting will not be changing.
- ☐ Hours of operation:
7:30 am - 4:30 pm. This is not changing from current operations
- ☐ Other conditions that are unique to the use of the property:

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

No change is being made to the existing site plan or operations on the site other than to subdivide off an unused portion.

This approval would no increase or impact any aspects of the public health or general welfare in the City.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

Allowing this PUD modification in conjunction with the approval of the subdivision of this site will take an otherwise unused parcel and make it a part of a property which is being developed and expanded. The approval would have a positive economic impact for the City and increase the tax base for the property.

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Revised March 2014

NEIGHBORHOOD MEETING DOCUMENTATION

The following are required for neighborhood meeting documentation. Please provide a statement for all items. Refer to Section 64-5-4 of the UDC for full requirements.

This section applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Please verify the following documentation is provided:

- ☐ Dated Photograph(s) of the posted sign(s)
- ☐ The verified address list of surrounding property owners who were notified
- ☐ A sign-in sheet documenting meeting attendance
- ☐ Written summary or minutes of the meeting
- ☐ Copies of any site plans, building elevations or other documents provided or referenced at the meeting

Neighborhood Meeting Proceedings:

1. What was the date and location of the meeting?

2. What information was presented at the meeting?

3. What concerns were raised during the meeting?

4. Were any modifications made or considered in response to the concerns raised at the meeting?

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Revised March 2012



Plan Submission Contact Information

Name of Project Ben M. Radcliff Contractor, Inc.
Address 3456 Halls Mill Road, Mobile, Alabama 36693

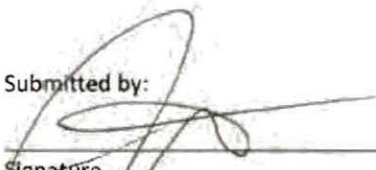
Owner Ben M. Radcliff Contractor, Inc.
Address 3456 Halls Mill Road, Mobile, Alabama Zip Code 36693
Phone 251-666-7252 Fax _____ Email melissa@benradcliff.com

Authorized Agent James F. Watkins
Address 11 North Water Street, Suite 24290, Mobile, AL Zip Code 36602
Phone 251-432-0023 Fax _____ Email jwatins@maynardnexsen.com

Contractor _____
Address _____ Zip Code _____
Phone _____ Fax _____ Email _____

Civil Engineer Mark Wattier
Address 4318 Downtowner Loop N, Mobile, AL Zip Code 36609
Phone 251-342-2640 Fax _____ Email mark@wattiersurveying.com

Architect _____
Address _____ Zip Code _____
Phone _____ Fax _____ Email _____

Submitted by: 
Signature _____ Print James F. Watkins
October 16, 2025 Agent _____
Date _____ Affiliation to project/Organization _____

Zoning Description and Justification

Ben M. Radcliff Contractor, Inc. is the owner of Lot 3, Ben Radcliff subdivision. The subject lot is a large, flag-shaped parcel which was re-zoned to I-1 and made subject to a Planned Unit Development in 2008 due to there being multiple buildings on a single lot of record. An adjacent land owner has asked to purchase the "flag" portion of Lot 3 to incorporate into its property in order to allow the purchaser to expand its existing operations. Ben M. Radcliff Contractor, Inc. is submitting a subdivision plat to accomplish the revision of the lots lines to allow the sale of the portion of Lot 3 being carved out. Due to the fact that Lot 3 is a Planned Unit Development, a modification of that PUD is required.

The remaining portion of Lot 3, which will be Lot A on the new plat, will contain the same buildings as currently exist. No change on the existing site plan for Lot 3, other than the carve out of the "flag" for sale to the neighbor, is contemplated. No change to the landscaping, parking, circulation, setbacks or access will occur as a result of this request.



Ben M. Radcliff Contractor, Inc.

October 15, 2025

Urban Development Department

Planning Section

P.O. Box 1827

Mobile, AL 36633

RE: Application for Modification of Existing PUD
Application for Subdivision
Ben M. Radcliff Contractor, Inc.
3456 Halls Mill Road, Mobile, Alabama

Ladies and Gentlemen,

Please accept this letter as approval and designation of Ben M. Radcliff, Jr., President of Ben M. Radcliff Contractor, Inc., or James F. Watkins of Maynard Nexsen, PC, as agent or authorized person for Ben M. Radcliff Contractor, Inc. to execute and submit an application for a Modification of the Existing PUD for the above referenced property. Additionally, please accept this letter as approval and designation of Ben M. Radcliff, Jr., President of Ben M. Radcliff Contractor, Inc., or Mark Wattier, as agent or authorized person for Ben M. Radcliff Contractor, Inc. to execute and submit an application for a Subdivision including the above referenced property.

Sincerely,



Ben M. Radcliff, Jr.

President

Ben M. Radcliff Contractor, Inc.

PM PROPERTIES LLC

101 65th Ave.
Meridian, MS 39307

Urban Development Dept.
Planning Section
P.O. Box 1827
Mobile, AL 36633

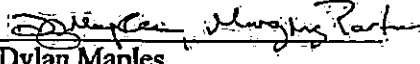
Re: Application for Modification of Existing PUD
Application for Subdivision
Ben M. Radcliff Contractor, Inc.
PM Properties, LLC
3456 Halls Mill Road, Mobile, AL

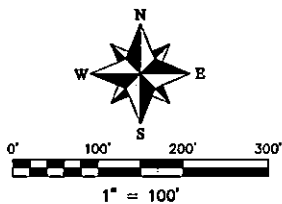
Dear Sir or Madam:

Please accept this letter as approval and designation of Dylan Maples, Managing Partner of PM Properties, LLC, or Mark Wattier, as agent or authorized person for PM Properties, LLC, to execute and submit an application for Subdivision including the above-referenced property.

Please accept this letter as approval and designation of Dylan Maples, Managing Partner of PM Properties, LLC, or Mark Wattier, as agent or authorized person for PM Properties, LLC, to execute and submit an application for a Modification of the Existing PUD for the above-referenced property.

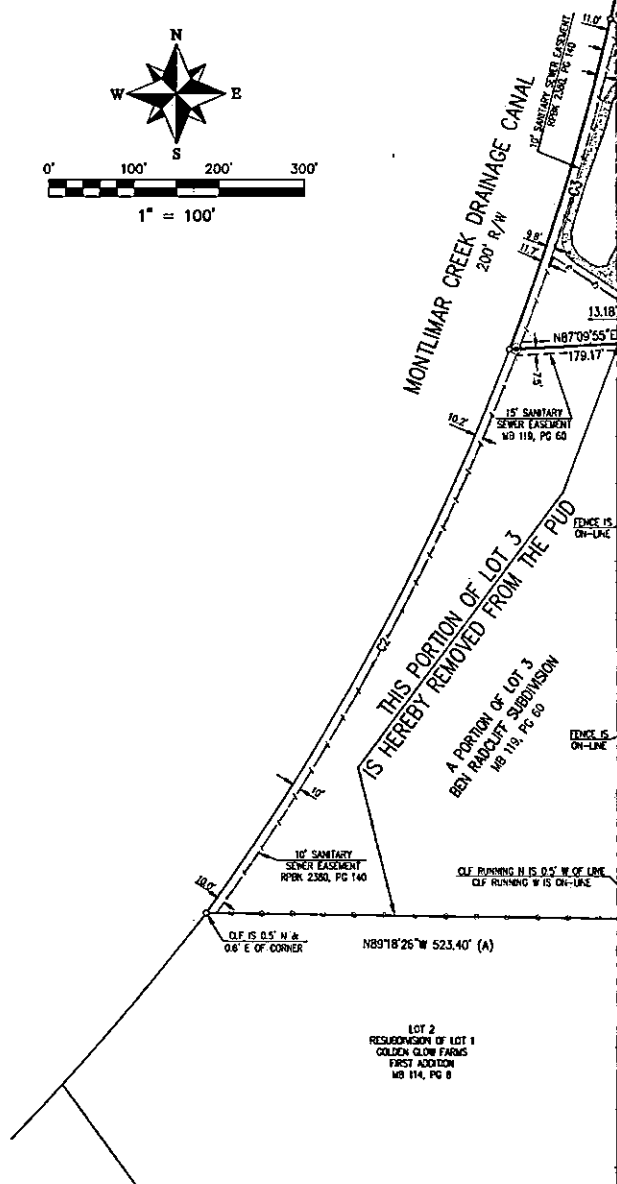
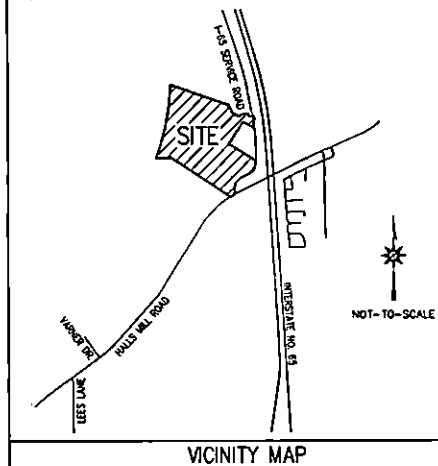
Sincerely,


Dylan Maples
Managing Partner
PM Properties, LLC



ING SETBACK
LEVATION
ER MARSHOLE
ER LINE
FENCE
NCE
NCE

LENGTH
1.55'
0.49'
4.60'
0.87'
1.74'
3.26'



BEAD HEREON IS SHOWN ON THE FEMA FLOOD INSURANCE
10970563 L, DATED 06/05/2020, AND IS SHOWN TO BE IN
ADEPT.

IT REFLECT ANY TITLE OR EASEMENT RESEARCH OTHER THAN
BLE ON THE SURFACE OR PROVIDED BY THE CLIENT.

BEON ARE REFERENCED TO THE U.S. SURVEY FOOT.

BEON ARE STATE PLANE COORDINATE GRID BEARINGS.

FROM GRID NORTH TO GEODETIC NORTH IS -00° 18' 57" AT
13.18
179.17

PROVEMENTS NEAR THE PROPERTY LINES MAY BE SHOWN AT
LE FOR CLARITY.

LOT 2, BEN RADCLIFF SUBDIVISION, AS RECORDED IN MAP BOOK 119, PAGE 60 OF THE
ROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 15°-26'-24" WEST ALONG SAID
LINE OF INTERSTATE HIGHWAY NO. 65 (VARIABLE R/W) A DISTANCE OF 132.04 FEET;
S SAID LOT 2 AND ALONG THE RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65
TO THE COMMON CORNER BETWEEN SAID LOT 2 AND LOT 3 OF SAID BEN RADCLIFF
WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY
RUN SOUTH 04°-48'-25" WEST ALONG SAID LOT 3 AND ALONG RIGHT-OF-WAY LINE OF
E OF 142.33 FEET TO A CORNER OF SAID LOT 3 AND THE NORTHWEST RIGHT-OF-WAY
E RUN SOUTH 59°-29'-52" WEST ALONG SAID LOT 3 AND ALONG THE NORTHWEST
AD A DISTANCE OF 62.13 FEET TO THE SOUTHERNMOST CORNER OF SAID LOT 3; THENCE
LOT 3 A DISTANCE OF 930.62 FEET; THENCE RUN SOUTH 00°-59'-15" WEST ALONG SAID
JUN SOUTH 87°-09'-55" WEST A DISTANCE OF 179.16 FEET TO THE WEST LINE OF SAID
THWARDLY ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 18°-40'-49",
NG OF NORTH 11°-42'-41" EAST, AND A CHORD LENGTH OF 963.26 FEET) AN ARC LENGTH
NER OF LOT 1 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN SOUTH 70°-50'-21" EAST
ET; THENCE RUN SOUTH 25°-29'-17" EAST ALONG SAID LOT 1 A DISTANCE OF 117.64
ALONG SAID LOT 1 A DISTANCE OF 77.70 FEET; THENCE RUN NORTH 73°-26'-19" EAST
ET; THENCE RUN SOUTH 87°-21'-34" EAST ALONG SAID LOT 1 A DISTANCE OF 33.06 FEET;
G SAID LOT 1 A DISTANCE OF 38.25 FEET; THENCE RUN NORTH 84°-06'-26" EAST ALONG
HE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE RUN SOUTH
LONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 41.09 FEET; THENCE RUN NORTH
LONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 12.26 FEET; THENCE RUN SOUTH
ONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 64.52 FEET; THENCE RUN SOUTH
LONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 53.38 FEET; THENCE RUN
ALONG THE ARC OF A CURVE TO THE LEFT (HAVING A DELTA OF 44°-00'-00", A RADIUS
4° 43'-16"-14" WEST, AND A CHORD LENGTH OF 78.74 FEET) AN ARC LENGTH OF 80.71
ALONG SAID LOT 1 A DISTANCE OF 118.62 FEET; THENCE RUN SOUTH 32°-20'-46" WEST
ET TO THE NORTH LINE OF LOT 2 OF SAID BEN RADCLIFF SUBDIVISION; THENCE RUN
A DISTANCE OF 415.38 FEET TO THE POINT OF BEGINNING, THE DESCRIBED PARCEL.

OCTOBER 17, 2025

WATTIER SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

4318 Downlamer Loop N., Suite H
Mobile, Alabama 36609 251-342-2640

SURVEY TYPE: SUBDIVISION
BEARING REFERENCE: STATE PLANE GRID, MAD 85, AL WEST ZONE, U.S. SURVEY FOOT
J.O. NO. 25-0211 COMP. FILE 3080, DWG. NO. 85-2W-01-SUBD, DATE OF LAST FIELD WORK 09/11/2025, CLIENT BFI
INFORMATION SOURCE:

Lamar Advertising of South Alabama, Inc.
P.O. Box 66338
Baton Rouge, LA 70896

Ben M. Radcliff Contractor, Inc.
P.O. Box 8368
Mobile, AL 36689

Heron Lakes Country Club
3581 Government Blvd.
Mobile, AL 36693

Wayne and Pamela Maurin
1075 Grand Heron Court East
Mobile, AL 36693

RM Investment Holdings, LLC
P.O. Box 91355
Mobile, AL 36691

Russell J. Hill
RJH Investments, LLC
P.O. Box 8734
Mobile, AL 36689

Donald P. Kelly, Jr.
Elaine Kelly Henderson
John Paul Miller
Patrick Miller
370 S. Sage Avenue
Mobile, AL 36606

Sienna of Alabama, LLC
3075 Selma Highway
Montgomery, AL 36108

PM Properties, LLC
101 65th Avenue
Meridian, MS 39307

Williams Teresa Hathcock, Trustee at
The THW Living Trust
10850 Celeste Road
Saraland, AL 36571

Creax Properties, LLC
510 Marengo Lake Road
Linden, AL 36748

Order of Inca, Inc.
P.O. Box 6723
Mobile, AL 36660

Ramona D. Moorehead
Amanda Leigh Jones
3657 Bebee Point
Theodore, AL 36582

639 N. Dupre, LLC
639 N. Dupre Street
New Orleans, LA 70119

I-65 Office II LLC UNDIV 26% INT
JAY-E LLC UNDIV 24% INT
AIRP UNDIV 12% INT
P.O. Box 7598
Mobile, AL 36670

Mobile County
205 Government St
Mobile, AL 36644

JBC Real Property, LLC
1147 E I-65 Service Rd S
Mobile, AL 36606

James Watkins
Maynard Nexsen PC
11 North Water Street
RSA Battle House Tower
Suite 24290
Mobile, AL 36602

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P.O. Box 66338
Baton Rouge, LA 70896

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639 N. Dupre Street
New Orleans, LA 70119

James Watkins
Maynard Nexsen PC
11 North Water Street
RSA Battle House Tower
Suite 24290
Mobile, AL 36602



City of Mobile • Planning & Zoning Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with seven (7) paper copies of this application by **NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit.....	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Planned Development

Checklist C

☐ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☒ Previously approved Planning Approvals or Planned Unit Development

Checklist D

Have you provided the required information on the corresponding checklist? ☒ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	Ben M. Radcliff Contractor, Inc.	James F. Watkins
Firm:		Maynard Nexsen PC
Phone:		
Email:		
Address:		

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Planning Commission Application

Revised March 2025

	Owner	Design Professional
Name:	Ben M. Radcliff Contractor Inc.	Mark Wattier
Firm:		Wattier Surveying
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.
3456 Halls Mill Road, Mobile, Alabama 36693 **9.5 acres +/-**

Property Address 3202060002005	Property Area (acres or square feet)
Parcel Number(s) or Key Number(s) I-1	I-1
Present Zoning or Transect District	Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. All property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

Ben M. Radcliff Contractor Inc.
 Owner Signature

10/11/2025
 Date

Applicant or Agent Signature (if applicable)

10/11/2025
 Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request, and understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Ben M. Radcliff Contractor Inc.
 By: [Signature]
 Applicant or Agent Signature
 As its President

10/11/2025
 Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
 For more information: www.BuildMobile.org planning@cityofmobile.org | 251.208.5895
 Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
 Monday, Tuesday, Thursday, Friday: 8 am - 3 pm; Wednesday: 8 am - 1 pm
 Planning Commission Application

Mat-11

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
This site was approved as a PUD in April of 2008. The site is designated as Industrial under the Comprehensive Plan and Map for Mobile.
The applicant desires to subdivide the rear portion of the subject property in order to sell it to an adjoining landowner in order to allow the adjoining landowner to expand its facilities and operations.
Other than removing a portion of the property making up the site, the site plan will not change.

Light Industry

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.
The surrounding areas are developed as light industrial uses or are vacant land.
The applicant is not making any changes to the site plan other than subdividing off the rear portion of the lot.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.
By allowing the modification of the existing PUD and the subdivision of the subject property, the currently unused rear portion of the site will allow an adjacent land owner the opportunity to expand its business operations.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No
5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☒ Yes ☐ No

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Revised March 2005

6. Please provide the following information:

- ☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
All existing structures will remain. No additional structures are being requested at this time. The site has 4 buildings and 2 covered sheds
Office building is a 2 story building, everything else is single story not exceeding 24 feet.
- ☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)
Wooden fence around the side and rear rear property lines with hedge. Front yard trees and shrubs around the front office building and driveway.
- ☐ Lighting:
Driveway lighting and light poles in rear of building for employee parking. Dusk to dawn security lighting in laydown areas and warehousing area.
Existing lighting will not be changing
- ☐ Hours of operation:
7:30 am - 4:30 pm. This is not changing from current operations
- ☐ Other conditions that are unique to the use of the property:

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare. No change is being made to the existing site plan or operations on the site other than to subdivide off an unused portion.

This approval would no increase or impact any aspects of the public health or general welfare in the City

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

Allowing this PUD modification in conjunction with the approval of the subdivision of this site will take an otherwise unused parcel and make it a part of a property which is being developed and expanded. The approval would have a positive economic impact for the City and increase the tax base for the property.

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Monday, Tuesday, Thursday, Friday: 8 am - 3 pm; Wednesday: 8 am - 1 pm

Revised March 2015

NEIGHBORHOOD MEETING DOCUMENTATION

The following are required for neighborhood meeting documentation. Please provide a statement for all items. Refer to Section 64-5-4 of the UDC for full requirements.

This section applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Please verify the following documentation is provided:

- ☐ Dated Photograph(s) of the posted sign(s)
- ☐ The verified address list of surrounding property owners who were notified
- ☐ A sign-in sheet documenting meeting attendance
- ☐ Written summary or minutes of the meeting
- ☐ Copies of any site plans, building elevations or other documents provided or referenced at the meeting

Neighborhood Meeting Proceedings:

1. What was the date and location of the meeting?

2. What information was presented at the meeting?

3. What concerns were raised during the meeting?

4. Were any modifications made or considered in response to the concerns raised at the meeting?

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

March 2012



Agenda Item # 11

SUB-003444-2025 & MOD-003516-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Planned Unit Development Modification](#)

DETAILS

Location:

3456 & 3500 Halls Mill Road, and 2390 West I-65
Service Road South

Applicant / Agent:

Ben M. Radcliff Contractor, Inc. & PM Properties, LLC

Property Owner(s):

Ben M. Radcliff Contractor, Inc. & PM Properties, LLC

Current Zoning:

I-1, Light Industry District

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- N/A

Proposal:

- Subdivision approval to create two (2) legal lots of record
- Modification of a previously approved Planned Unit Development

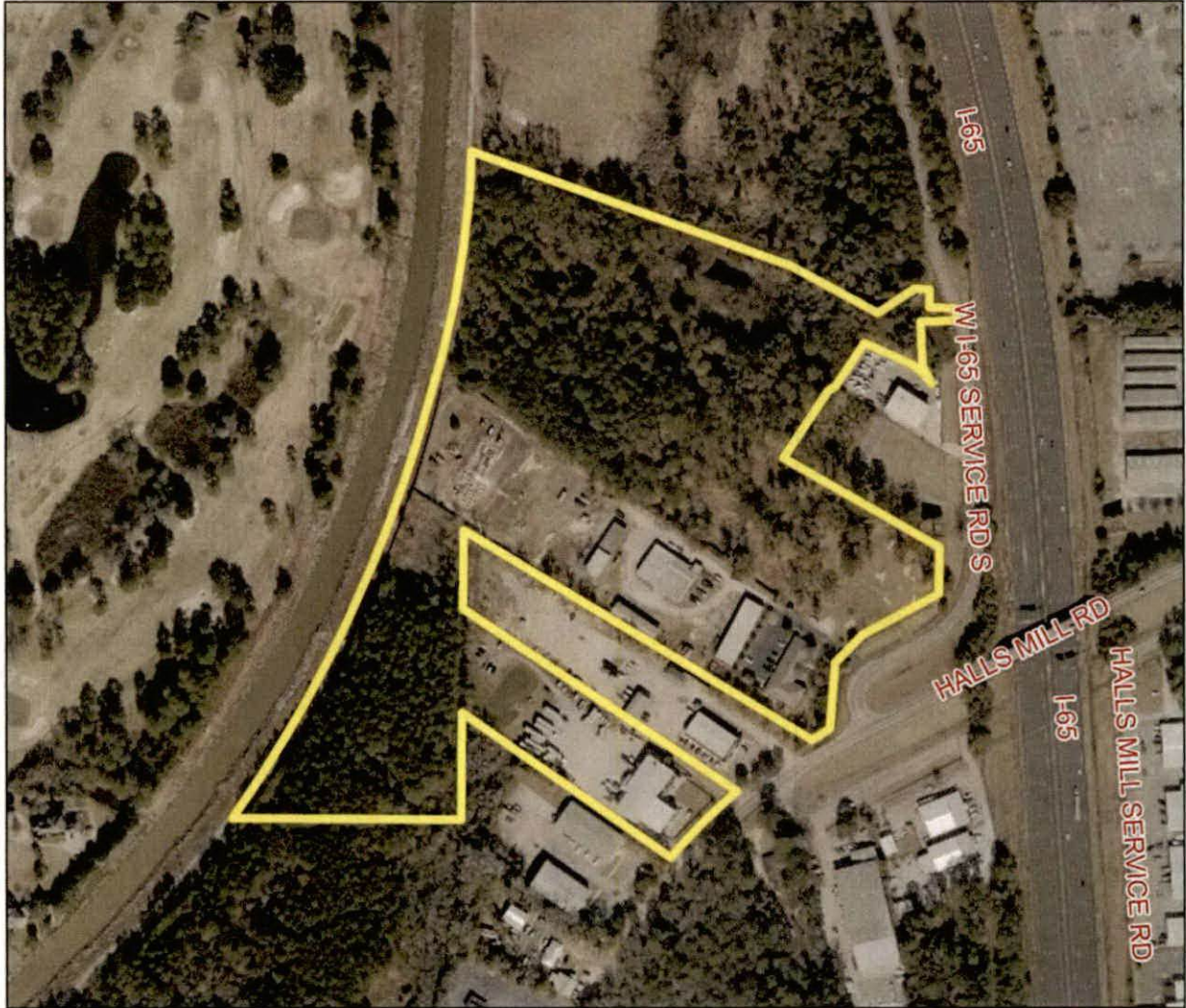
Considerations:

1. Subdivision proposal with eleven (11) conditions; and
2. Modification of a previously approved Planned Unit Development with sixteen (16) conditions.

Report Contents:

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Context Map	2
Site History	3
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Commission Considerations	8
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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and industrial units.

APPLICATION NUMBER 11 DATE November 20, 2025
 APPLICANT Radcliff-Ice Plant Subdivision
 REQUEST Subdivision, PUD Modification



SITE HISTORY

A portion of the site was originally part of Lot 6 of *Merwina's Shady Grove Gardens Subdivision*, recorded in the Mobile County Probate Court in February 1936. The remainder of the site was included in the 44-lot *Golden Glow Farm Subdivision*, recorded in May 1942.

In January 1981, portions of these subdivisions were combined to create the single-lot *Irving Estelle Subdivision*.

On March 12, 1996, the City Council approved the rezoning of Lots 7–9 of *Golden Glow Farm Subdivision* from R-1, Single-Family Residential District, to I-1, Light Industry District.

An Administrative Planned Unit Development (PUD) was approved in July 2003 for the site composing portions of Lots 10, 11, and 12 of *Golden Glow Farm Subdivision* to allow expansion of an existing development with multiple buildings on a single building site.

At its April 3, 2008, meeting the Planning Commission approved the *Ben Radcliff Subdivision*, combining Lot 6 of *Merwina's Shady Grove Gardens Subdivision*, Lots 10–16 of *Golden Glow Farm Subdivision*, and the single lot of the *Irving Estelle Subdivision* into three (3) lots. Concurrent requests to rezone Lots 2 and 3 from R-1 to I-1 and to amend the previously approved Administrative PUD for additional expansion of the development were also approved. The City Council adopted the rezoning on May 13, 2008, and the plat was recorded in July 2008. The site was later developed with a new office addition in accordance with the approved PUD.

In November 2008, the Planning Commission approved a Sidewalk Waiver for the *Ben Radcliff Subdivision* PUD, waiving sidewalk construction along West I-65 Service Road South and Halls Mill Road.

In April 2015, the Planning Commission approved a resubdivision of Lots 7–9 of *Golden Glow Farm Subdivision* into two (2) lots; however, the plat was never recorded, and the approval lapsed. Later that year, the Commission approved the *Middleton Subdivision*, combining Lots 7 and 8 into a single lot, recorded in February 2016.

At its July 10, 2023, meeting the Board of Zoning Adjustment denied a variance request to allow a screened six (6)-foot-tall chain-link fence to encroach within the required 25-foot front yard setback of the *Middleton Subdivision* lot.

The current Subdivision and Major Modification requests involve the single-lot *Middleton Subdivision* and the three (3) lots of the *Ben Radcliff Subdivision*.

There are no other Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide a written description for the proposed subdivision boundary.

- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS A and B will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 14,000 SF AND LOT 2 – NONE.
- D. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- E. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- G. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- H. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- I. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Planned Unit Development Modification

- 1. Show the boundary of the proposed site for the PUD. The drawing does not include the proposed LOT B of the subdivision.
- 2. Remove the note "THIS PORTION OF LOT 3 IS HEREBY REMOVED FROM THE PUD" shown on the drawing since there is no LOT 3 shown or listed in the proposed subdivision.
- 3. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:
 - a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
 - b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
 - c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
 - d. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
 - e. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
 - f. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
 - g. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

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.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

Subdivision

The purpose of this request is to subdivide Lot 3 of the Ben Radcliff Subdivision and combine the resulting parcel with Lot A of the Middleton Subdivision to create two (2) legal lots of record. The site is served by public water and sanitary sewer.

Proposed Lots A and B will front Halls Mill Road, a Minor Arterial Street requiring a 70-foot-wide right-of-way at this location. Proposed Lot A also fronts a portion of West I-65 Service Road South, an Alabama Department of Transportation (ALDOT)-maintained street that serves Interstate 65 and requires a 300-foot-wide right-of-way.

The plat currently depicts a 60-foot-wide right-of-way along Halls Mill Road and a variable right-of-way along West I-65 Service Road South. A previous 35-foot dedication from the centerline of Halls Mill Road was required for the Middleton Subdivision; therefore, the plat should be revised to depict adequate right-of-way along both proposed lots, unless the Planning Commission waives Section 6.C.9. of the Subdivision Regulations.

Although the preliminary plat shows a variable right-of-way along West I-65 Service Road South, aerial imagery and mapping data indicate that sufficient right-of-way already exists at this location. Accordingly, the Final Plat should depict the greater of either the existing right-of-way or the required 300-foot standard along West I-65 Service Road South.

Both lots abut the Montlimar Creek Drainage Canal to the west, which is shown with a 200-foot-wide right-of-way consistent with previous subdivisions of the site. This information should be retained on the Final Plat, if approved.

There is no minimum lot size requirement for properties served by public water and sanitary sewer within an I-1, Light Industry District. However, Section 5.A.2(e)(4) of the Subdivision Regulations requires each lot's area to be labeled in both square feet and acres. This information is shown on the preliminary plat and should be retained on the Final Plat, adjusted as necessary for any required dedication. Alternatively, a table with the same information may be provided on the Final Plat.

A 25-foot front yard setback line is illustrated along both street frontages, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-21.E. of the Unified Development Code (UDC) for lots in the I-1 zoning district. This information should also be retained on the Final Plat, adjusted for any required dedication.

Both lots exceed the maximum depth-to-width ratio of 3.5:1 at the front yard setback line, which is discouraged by Section 6.C.3. of the Subdivision Regulations. However, considering prior subdivision approvals for the site and similar lot configurations within the surrounding area, a waiver of Section 6.C.3. may be appropriate.

A 10-foot-wide drainage easement is shown along the rear portion of each lot, adjacent to the Montlimar Creek Drainage Canal. Therefore, a note should be required on the Final Plat stating that no structures may be constructed within any easement without the written consent of the easement holder.

Approval of this subdivision would result in a portion of proposed Lot B being located within the existing Ben Radcliff Subdivision Planned Unit Development (PUD). Because the most recently approved PUD (2008) did not identify future development plans for this portion and the area remains undeveloped, the concurrent Major Modification request seeks to remove it from the overall PUD site. Therefore, approval of the subdivision should be contingent upon approval of the associated Major Modification to the PUD to avoid creating a lot that straddles PUD boundaries. Alternatively, the applicant may elect to include the entirety of proposed Lot B within the existing PUD.

Planned Unit Development Modification

The site plan depicts the proposed modification to the property lines of Lot 3 of the Ben Radcliff Subdivision and Lot A of the Middleton Subdivision, consistent with the concurrent subdivision request. A note on the plan states that a "...portion of Lot 3 is hereby removed from the PUD." The plan also illustrates existing site improvements on the remainder of Lot 3, including several buildings utilized by the current contractor business.

As previously mentioned, approval of the associated subdivision request would result in a portion of proposed Lot B being located within the existing Planned Unit Development (PUD) that currently encompasses Lots 1–3 of the

Ben Radcliff Subdivision. Because the most recently approved PUD (2008) did not identify future development plans for this portion of the site and the area remains undeveloped, the concurrent Major Modification request seeks to remove it from the overall PUD. A detailed description of the request and associated application materials is available via the link provided on Page 1 of this report. It should be noted that no other modifications to the existing PUD are proposed at this time beyond the removal of a portion of Lot 3.

Lots 1 and 2 of the Ben Radcliff Subdivision and PUD are also undeveloped, and no site improvements are proposed on either property as part of this request.

If both the subdivision and Major PUD Modification requests are approved, the PUD boundary would be revised to include Lots 1 and 2 of the Ben Radcliff Subdivision and Lot A of the proposed Radcliff-Ice Plant Subdivision.

If approved, the Final PUD Site Plan should be revised to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval. Alternatively, a table providing the same information may be included on the Final PUD Site Plan.

The required 25-foot front yard setback is illustrated along Halls Mill Road but not along West I-65 Service Road South. If approved, the 25-foot front yard setback should be depicted along all street frontages, adjusted as necessary for any required dedication resulting from the subdivision request.

Existing site improvements are illustrated on the plan and are located entirely within proposed Lot A. While no new improvements are proposed with this request, each existing building should be labeled with its square footage. Additionally, the Final PUD Site Plan should be revised to depict all other existing site features, including off-street parking areas, loading zones, driveways, and maneuvering areas.

Parking calculations for any required or existing parking should be provided in a table on the Final PUD Site Plan. All curbing and/or wheel stops should also be clearly illustrated.

Any existing dumpsters or dumpster enclosures should be shown on the Final PUD Site Plan. If curbside waste collection is provided instead, a note indicating this should be included on the plan.

It is unclear if the site was required to comply with previous tree planting and landscape area requirements; however, it appears a majority of the site was developed prior to the most recent Zoning Ordinance, and subsequent changes to the building footprint have been minimal enough not to trigger compliance with those requirements. If any tree plantings or landscape areas were required under prior approvals or permits, a note should be added to the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements.

Any future development or redevelopment of the site may require additional modification of the PUD, subject to approval by the Planning Commission and City Council. A note to that effect should be placed on the Final PUD Site Plan, if approved.

A revised Modified PUD Site Plan (hard copy and PDF) should be submitted to and approved by the Planning and Zoning Department prior to recording the plan in Probate Court, as required by Section 64-5-8.B.2(f) of the Unified Development Code (UDC).

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request a waiver of Section 6.C.3. of the Subdivision Regulations will be required (for width-to-depth ratio), and the following conditions could apply:

1. Revision of the Final Plat to depict dedication sufficient to provide 35 feet from the centerline of Halls Mill Road, in compliance with Section 6.C.9. of the Subdivision Regulations;
2. Revision of the Final Plat to depict the minimum existing right-of-way width or a dedicated 300-foot-wide right-of-way, whichever is greater, along West I-65 Service Road South;
3. Retention of the 200-foot-wide right-of-way for the Montlimar Creek Drainage Canal as illustrated on the preliminary plat;
4. Retention of the lot size labels in square feet and acres on the Final Plat, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;
5. Retention of the 25-foot front yard setback along both street frontages on the Final Plat, adjusted for any required dedication;
6. Provision of a note on the Final Plat stating that no structures shall be constructed in any easement without consent of the easement holder;
7. Approval of the Major Planned Unit Development Modification;
8. Compliance with all Engineering comments noted in this staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
10. Compliance with all Urban Forestry comments noted in this staff report; and,
11. Compliance with all Fire Department comments noted in this staff report.

PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:

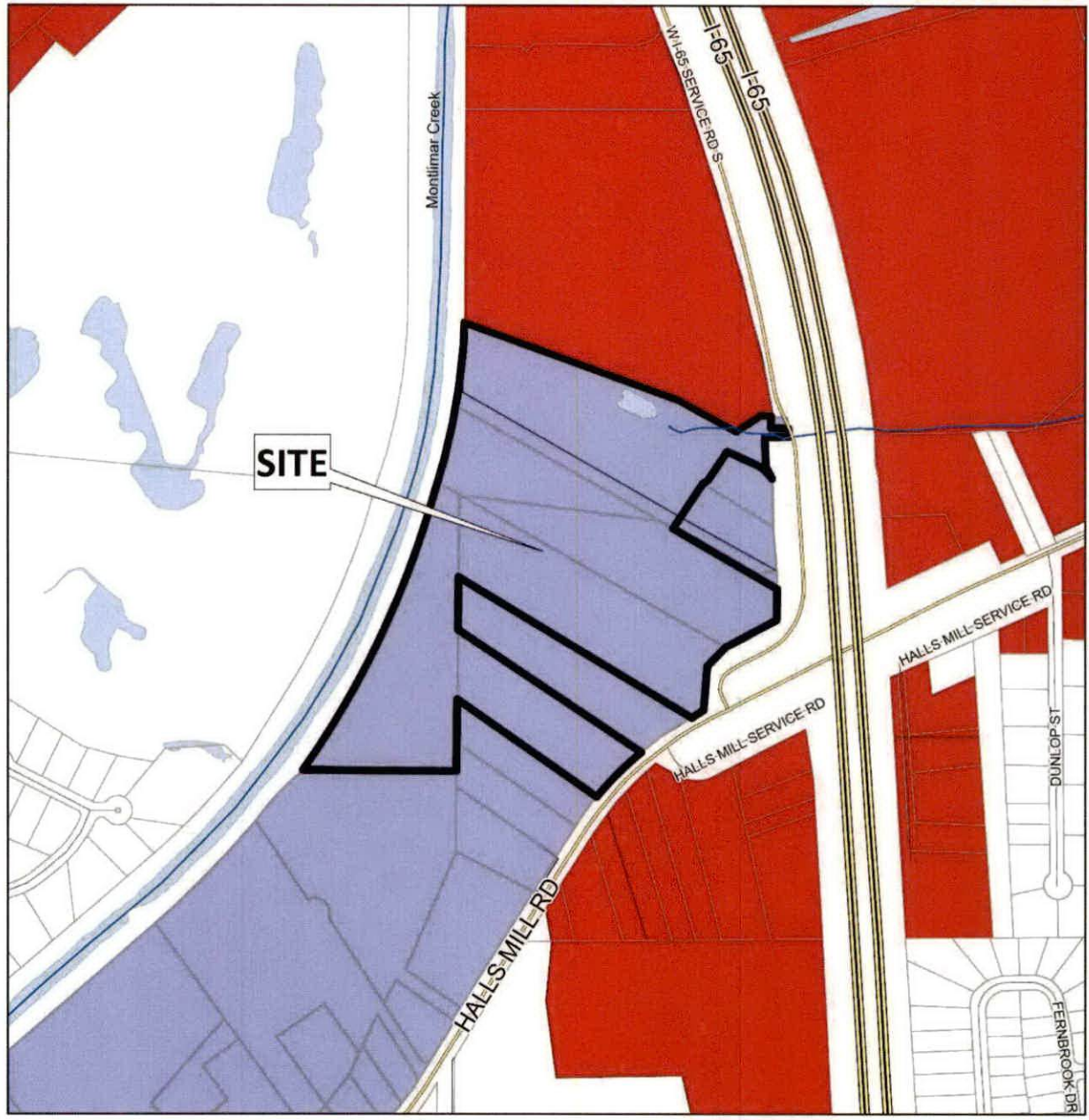
- a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
 6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
 7. Shall not be detrimental or endanger the public health, safety or general welfare.
 8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planned Unit Development (PUD), the following conditions could apply:

1. Revision of the Final PUD Site Plan to label the size of each lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final PUD Site Plan with the same information;
2. Revision of the Final PUD Site Plan to illustrate the 25-foot front yard setback along all street frontages;
3. Revision of the Final PUD Site Plan to label each existing building with its size in square feet;
4. Revision of the Final PUD Site Plan to depict all other existing site features;
5. Provision of a table on the Final PUD Site Plan showing required and existing parking calculations;
6. Revision of the Final PUD Site Plan to illustrate any/all curbing and/or wheel stops;
7. Revision of the Final PUD Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final PUD Site Plan stating curbside waste collection is utilized;
8. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final PUD Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
9. Provision of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional modification of the PUD, subject to Planning Commission and City Council approval;
10. Completion of the subdivision process prior to recording the Final PUD Site Plan in Probate Court;
11. Compliance with all Engineering comments noted in this staff report;
12. Compliance with all Traffic Engineering comments noted in this staff report;
13. Compliance with all Urban Forestry comments noted in this staff report;
14. Compliance with all Fire Department comments noted in this staff report;
15. Submittal to and approval by Planning and Zoning of the revised Modified PUD site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
16. Full compliance with all municipal codes and ordinances.

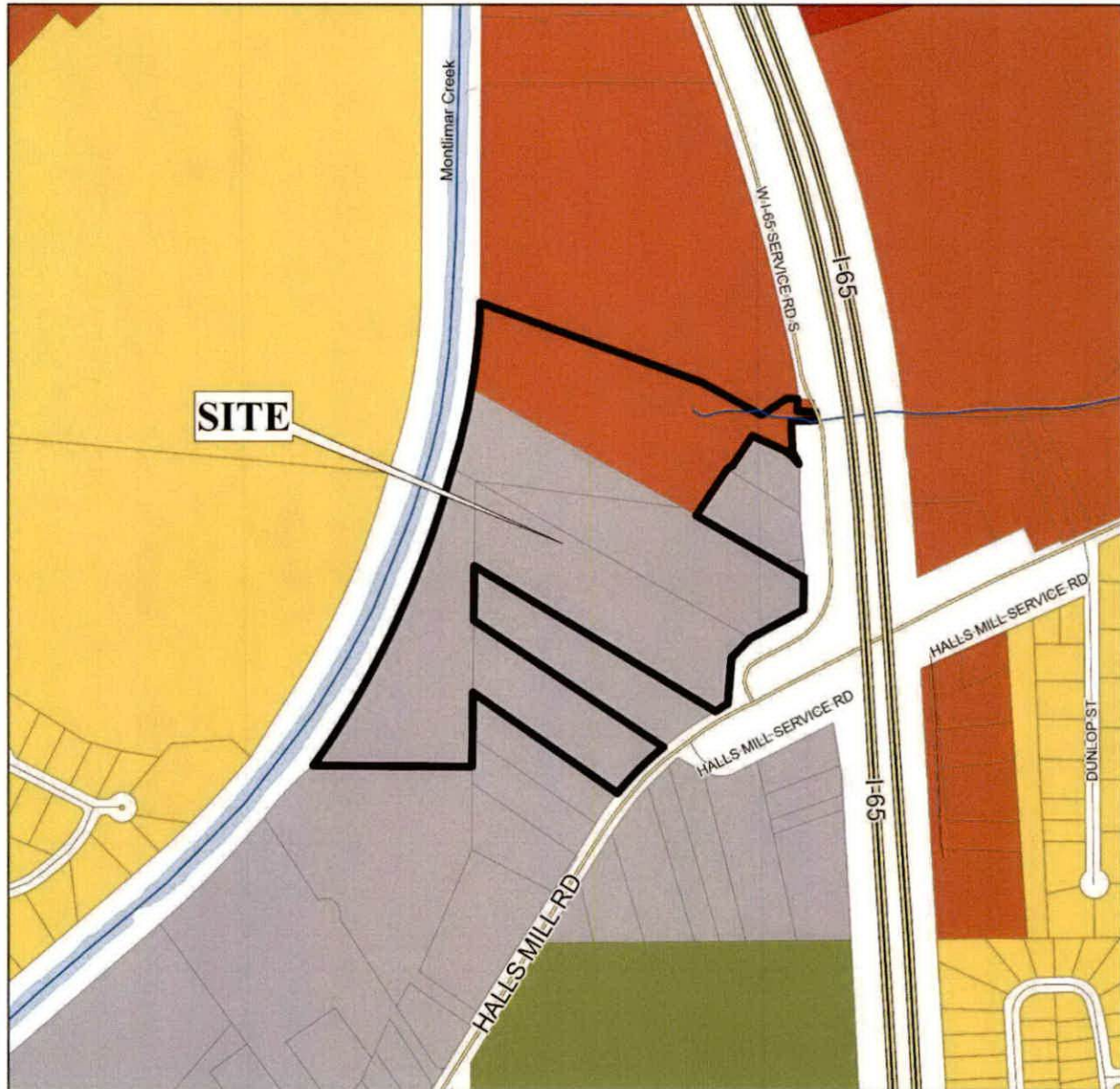
LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE November 20, 2025
 APPLICANT Radcliff-Ice Plant Subdivision
 REQUEST Subdivision, PUD Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 11 DATE November 20, 2025

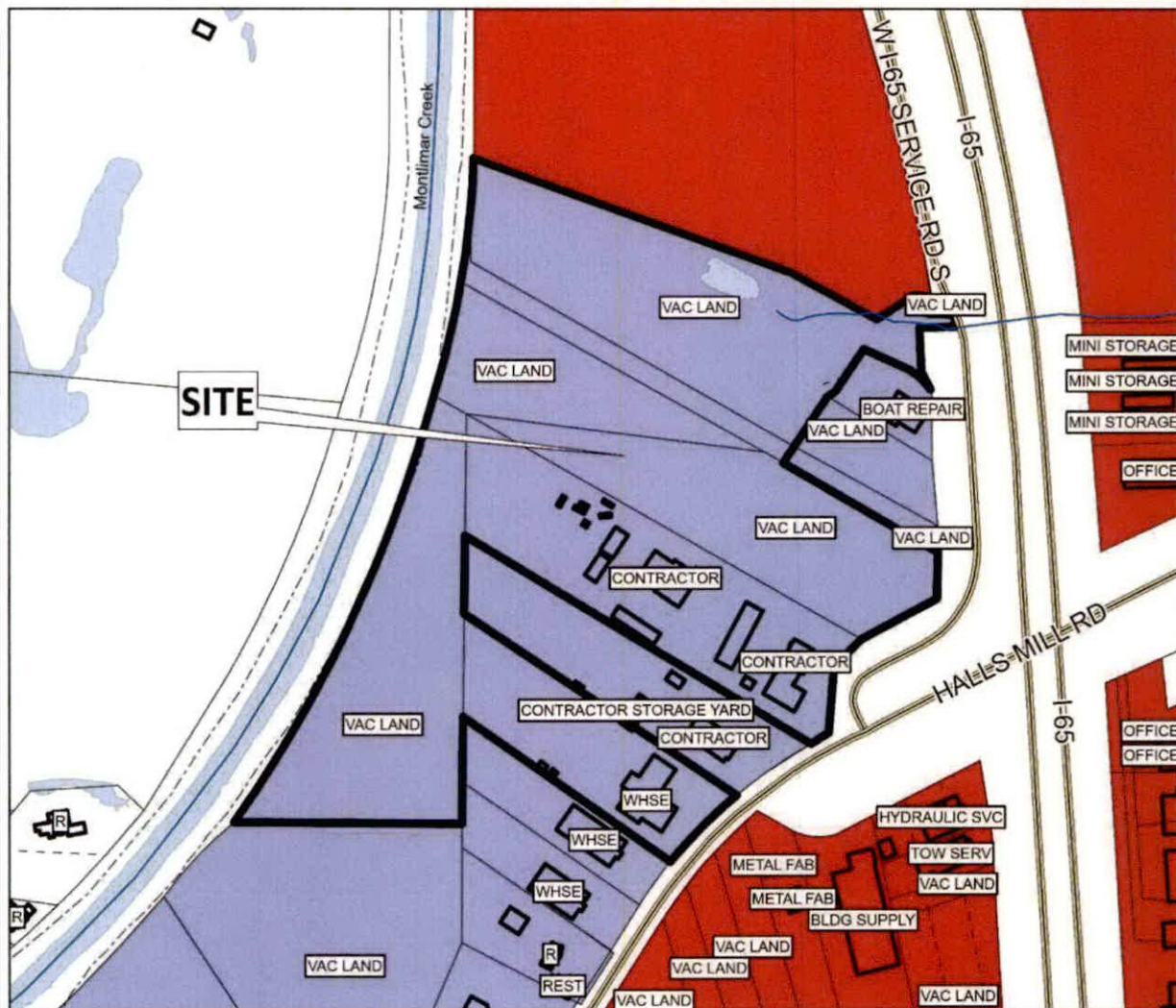
APPLICANT Radcliff-Ice Plant Subdivision

REQUEST Subdivision, PUD Modification

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



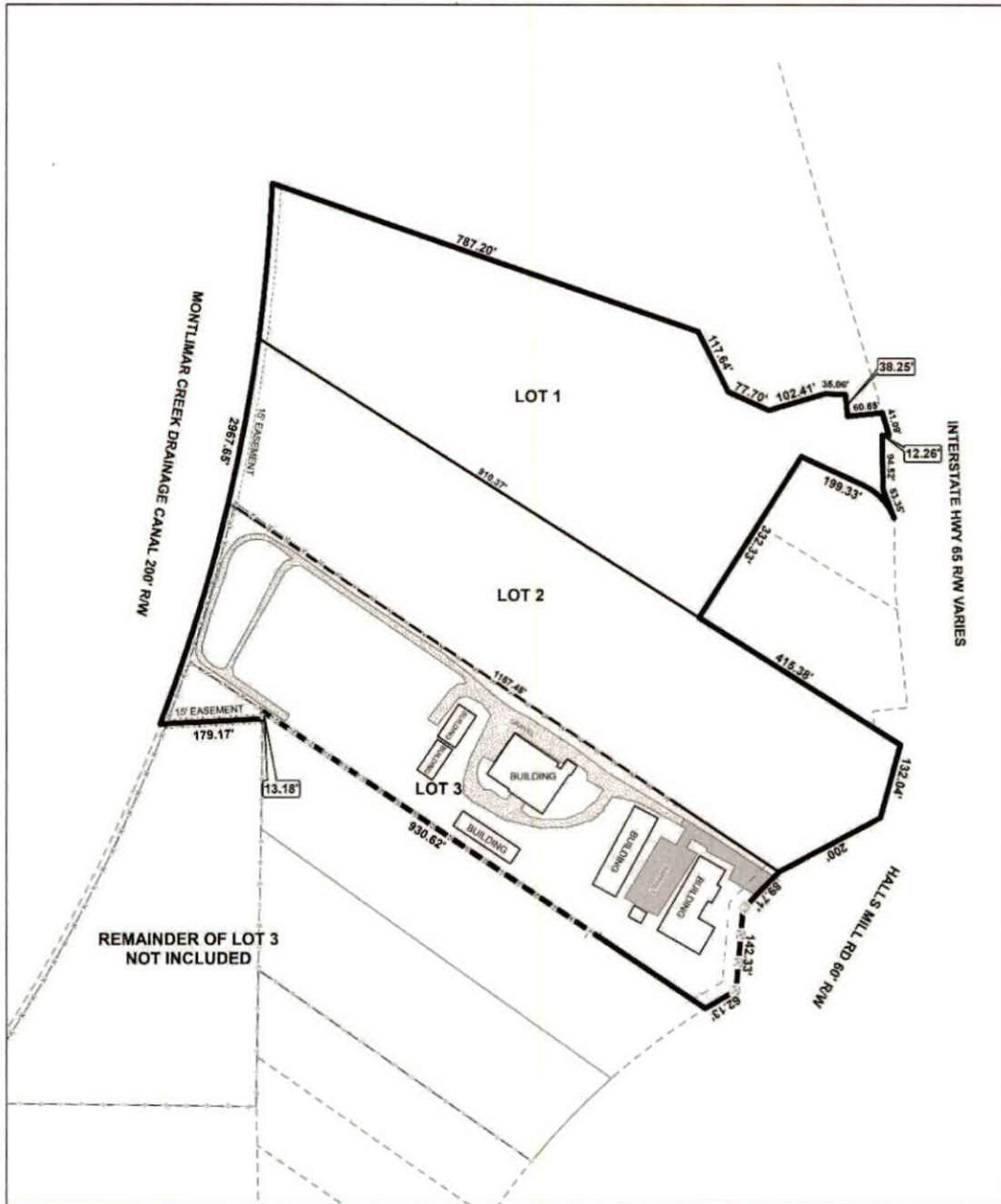
The site is surrounded by commercial and industrial units.

APPLICATION NUMBER 11 DATE November 20, 2025
 APPLICANT Radcliff-Ice Plant Subdivision
 REQUEST Subdivision, PUD Modification

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



PUD SITE PLAN

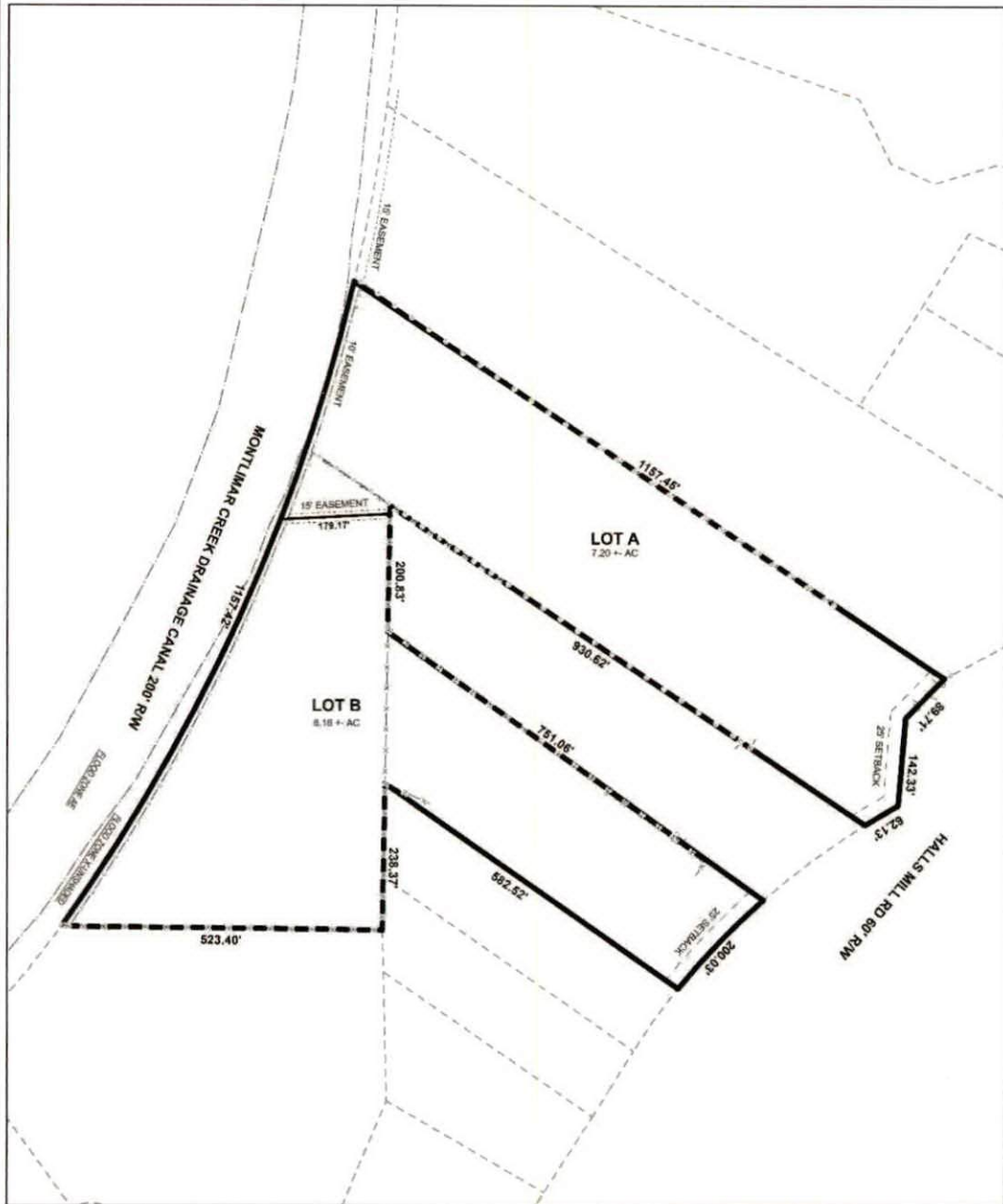


The site plan illustrates exiting buildings, drives, and easements.

APPLICATION NUMBER	11	DATE	November 20, 2025
APPLICANT	Radcliff-Ice Plant Subdivision		
REQUEST	Subdivision, PUD Modification		



SUBDIVISION SITE PLAN



The site plan illustrates setbacks, drives, and easements.

APPLICATION NUMBER 11 DATE November 20, 2025

APPLICANT Radcliff-Ice Plant Subdivision

REQUEST Subdivision, PUD Modification

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FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

[illegible]

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (LI)

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as "industrial business", including business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods.
- › Development may take the form of planned campuses in park-like settings or unified design corridor with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.
- › Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations.
- › Protection buffers may also be required.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example



RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification
of Previously Approved Planning Approval
for Property Located at 6710 Old Shell Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **December 9, 2025**, a public hearing will be held on the **13th** day of **January, 2026**, at 10:30 a.m., to consider adoption of an ordinance for the proposed modification of a previously approved Planning Approval for property located at 6710 Old Shell Road.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planning Approval was approved on August 01, 1996, allowing construction of a 150-foot-tall steel monopole telecommunications tower on property located at 6710 Old Shell Road and described as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; RUN THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR 50.0 FEET; RUN THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 50.0 FEET; RUN THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS FOR 50.0 FEET TO THE WEST. NORTH LINE OF SAID LOT 1 OF NOLFE SUBDIVISION; RUN THENCE SOUTH 89 DEGREES 35 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID NOLFE SUBDIVISION FOR 50.0 FEET TO THE NORTHEAST CORNER OF SAID NOLFE SUBDIVISION AND THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOT 1 AND SAID NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE, ALABAMA AND CONTAINING 2500 SQUARE FEET MORE OR LESS.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on September 25, 2025, to allow construction of a 150-foot-tall steel monopole telecommunications tower, to increase the height of the telecommunications tower from 150 feet to 172.1 feet.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on November 20, 2025, and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;

3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
8. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
8. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 13th day of January, 2026, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 17th day of December, 2025 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 6710 Old Shell Road.

The proposed amendment will modify a Planning Approval that was approved for said location on August 01, 1996. The owner of said property has applied for a **Major Modification of a previously approved Planning Approval allowing construction of a 150-foot-tall steel monopole telecommunications tower, to increase the height of the telecommunications tower from 150 feet to 172.1 feet.** If approved, the major modification will allow construction of a **172.1-foot-tall steel monopole telecommunications tower**, subject to the following proposed conditions: 1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment; 2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council; 3. Compliance with all Engineering comments noted in the staff report; 4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report; 5. Compliance with all Urban Forestry comments noted in the staff report; 6. Compliance with all Fire Department comments noted in the staff report; 7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and, 8. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planning Approval was approved on August 01, 1996, allowing construction of a 150-foot-tall steel monopole telecommunications tower on property located at 6710 Old Shell Road and described as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; RUN THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR 50.0 FEET; RUN THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 50.0 FEET; RUN THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS FOR 50.0 FEET TO THE WEST. NORTH LINE OF SAID LOT 1 OF NOLFE SUBDIVISION; RUN THENCE SOUTH 89 DEGREES 35 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID NOLFE SUBDIVISION FOR 50.0 FEET TO THE NORTHEAST CORNER OF SAID NOLFE SUBDIVISION AND THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOT 1 AND SAID NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE, ALABAMA AND CONTAINING 2500 SQUARE FEET MORE OR LESS.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on September 25, 2025, to allow construction of a 150-foot-tall steel monopole telecommunications tower, to increase the height of the telecommunications tower from 150 feet to 172.1 feet.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on November 20, 2025, and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,

8. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

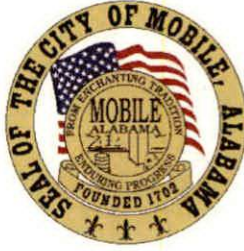
1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
8. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

**American Tower Corporation
Amanda Novas, TruNorthe, LLC, Agent
6710 Old Shell Road
Council District 7
Gina Gregory**



THE CITY OF MOBILE, AL
Planning & Zoning Department

MOBILE CITY PLANNING COMMISSION

December 4, 2025
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **November 20, 2025**, considered the request of **American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)**, for a Major Modification of a previously approved Planning Approval allowing construction of a 150-foot-tall steel monopole telecommunications tower, to increase the height of the telecommunications tower from 150 feet to 172.1 feet for the property located at **6710 Old Shell Road**.

After discussion it was decided to recommend approval of the modification request to the City Council subject to the following conditions:

1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
8. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive style with a large, stylized 'S' and 'G'.

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2025

American Tower Corporation
ATTN: Amanda Novas
10 Presidential Way
Woburn, MA 01801

Re: 6710 Old Shell Road
MOD-003487-2025
American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)
District 7
Major Modification of a previously approved Planning Approval allowing construction of a 150-foot-tall steel monopole telecommunications tower, to increase the height of the telecommunications tower from 150 feet to 172.1 feet.

Dear Applicant(s)/ Property Owner (s):

At its meeting on November 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. 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.

MOD-003487-2025 6710 Old Shell Road
November 24, 2025

As such, the Planning Commission voted to recommend approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in the staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in the staff report;
5. Compliance with all Urban Forestry comments noted in the staff report;
6. Compliance with all Fire Department comments noted in the staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
8. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **\$490.20**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

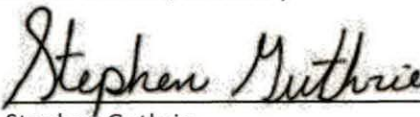
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Planned Development

Checklist C

☒ Previously approved Planning Approvals or Planned Unit Development

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	American Tower Corporation	Amanda Novas
Firm:		TruNorthe LLC
Phone:	786-301-6132	786-301-6132
Email:	anovas@trunorthe.com	anovas@trunorthe.com
Address:	10 Presidential Way Woburn, MA 01801	1765 Sidewinder Drive, Park City UT 84060

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	DAC Properties INC	Jeremy Sharit
Firm:		SMW Engineering Group Inc
Phone:	786-301-6132	205-252-6985
Email:	anovas@trunorthe.com	anovas@trunorthe.com
Address:	6710 Old Shell Road Mobiel AL	158 Business Center Drive, Birmingham AL 35244

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6710 Old Shell Road Mobile AL 36608

Property Address

Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

Owner Signature

Date

amanda novas

9/25/2025

Applicant or Agent Signature (if applicable)

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

amanda novas

9/25/2025

Applicant or Agent Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☐ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. ANSI/TIA/EIA: STRUCTURAL STANDARDS (222-H EDITION) 2. INTERNATIONAL BUILDING CODE (2012 IBC)

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.

The existing tower would require this modification in order to satisfy the structural requirements to complete the cell tower upgrade for BLDC-155862-2025

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

This proposal should not impact the development or improvement of adjacent property.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No

5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)

☐ Yes ☐ No

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

6. Please provide the following information:

- ☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
existing tower structure is 149.1' - this modification is proposing to raise the 172.1'
- ☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)
there is no landscaping or shrubs within the fenced in cell tower facility
- ☐ Lighting:
No lighting
- ☐ Hours of operation:
Unmanned facility
- ☐ Other conditions that are unique to the use of the property:

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

A cell tower extension will not affect these specified elements.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. §1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.6100 (B)(7)

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023



Plan Submission Contact Information

Name of Project ATC 412671 OLD SHELL ROAD TOWER EXTENSION

Address 6710 Old Shell Road

Owner American Tower Corporation

Address 10 Presidential Way, Woburn MA Zip Code 01801

Phone 7863016132 Fax _____ Email anovas@trunorthe.com

Authorized Agent Amanda Novas

Address 1765 Sidewinder Drive, Park City UT Zip Code 84060

Phone 7863016132 Fax _____ Email anovas@trunorthe.com

Contractor CommStructures, Inc.

Address 101 E. Roberts Rd. Pensacola, FL Zip Code 32534

Phone (850)-968-9293 ext 18 Fax _____ Email tmitchell@commstructures.com

Civil Engineer _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Submitted by: *amanda novas* Amanda Novas

Signature 9/25/2025 Print Project Coordinator

Date _____ Affiliation to project/Organization _____

2016022843 1/17
Bk: LR7373 Pg:1890
Document Type:
LAEX

Mobile County, Alabama
Bk: LR7373 Pg:1890
filed on : 04/29/2016 11:52:52 AM
Don Davis, Probate Judge
Deed Tax : \$61.50
Mortgage Tax: \$0.00
Mineral Tax : \$0.00
No Tax : \$0.00
Judge Fee : \$0.00
SR Fee: \$2.00
Surcharge Fee: \$10.00
Recording Fee: \$43.50
Total : \$117.00

2016022843
Bk: LR7373 Pg:1890

Space Above Line Reserved For Recorder's Use

Prepared by & Return to:
Anthony Rosa, Esq.
ATC Sequoia LLC
10 Presidential Way
Woburn, MA 01801

Lease Terms: 1 Time payment of \$112,200 of full consideration for 22 year lease. Taxes based on \$61,384.34 based on AL tax lease chart 8% discount factor.

Parcel ID # R022804174000002

MEMORANDUM OF LEASE

This Memorandum of Lease (this "*Memorandum*") is entered into on this 9 day of March, 2016 by and between Verizon Wireless Personal Communications LP, a Delaware limited partnership, d/b/a Verizon Wireless, with an office at c/o Verizon Wireless, 180 Washington Valley Road, Bedminster, New Jersey (hereinafter referred to as "*LESSOR*"), and ATC Sequoia LLC, a Delaware limited liability company with an office at 10 Presidential Way, Woburn, MA (hereinafter referred to as "*LESSEE*").

1. LESSOR, LESSEE, Verizon Communications Inc., a Delaware corporation, as guarantor, and the other Verizon Lessors entered into a Master Prepaid Lease ("*MPL*") with an effective date of March 27, 2015, for the purpose of LESSEE managing, operating and maintaining the site legally described in Attachment 1 annexed hereto (the "*Site*"). All of the foregoing is set forth in the MPL.
2. The term of the MPL as to the Site commences on March 27, 2015 and ends on March 26, 2038, unless earlier terminated in accordance with the MPL.
3. LESSOR has granted LESSEE a limited power of attorney (the "*Limited Power of Attorney*"), to, among other things, prepare, negotiate, execute, deliver, record and/or file documents on behalf of LESSOR, all as more particularly described in the Limited Power of Attorney, a copy of which is attached hereto as Attachment 2 and incorporated herein by this reference.

ATC Site Number: 412671
VZW Site Number: 136091

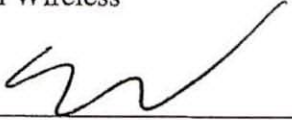
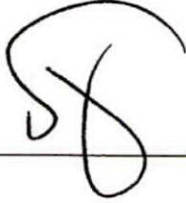
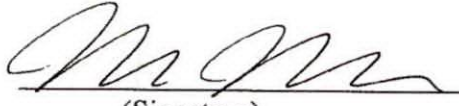
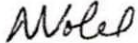
Capitalized terms used and not defined herein have the respective meanings ascribed to them in the MPL.

This Memorandum may be executed in any number of counterparts, each such counterpart being deemed to be an original instrument, and all such counterparts shall together constitute the same agreement.

The duplicate original copies of the MPL are held at LESSOR'S and LESSEE'S addresses set forth above.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Lease as of the day and year first above written.

LESSOR: By ATC Sequoia LLC As Attorney in Fact for Verizon Wireless Personal Communications LP d/b/a Verizon Wireless By: <u></u> <u>Shawn Lanier</u> Title: <u>Vice President, Legal, US Tower</u> Date: <u>3-8-16</u>	LESSEE: ATC Sequoia LLC By: <u></u> <u>Edward P. Maggio, Jr.</u> Title: <u>Senior Counsel, US Tower</u> Date: <u>3/9/16</u>
WITNESSES: By: <u></u> (Signature) <u>MONTSEDRAT MORENO</u> (Print) By: <u></u> (Signature) <u>NANCY VOELZ</u> (Print)	WITNESSES: By: <u></u> (Signature) <u>MONTSEDRAT MORENO</u> (Print) By: <u></u> (Signature) <u>NANCY VOELZ</u> (Print)

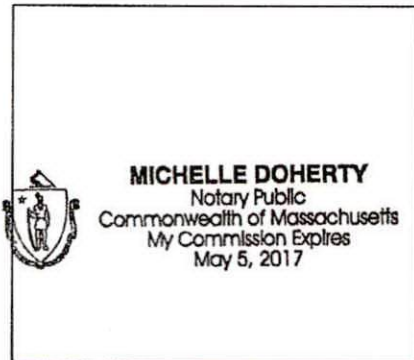
COMMONWEALTH OF MASSACHUSETTS)

) ss.

COUNTY OF MIDDLESEX)

On this 8 of March, 2016, before me, Michelle Doherty the undersigned notary public, personally appeared Shawn Lanier, Vice President, Legal of ATC Sequoia LLC as attorney in fact for Verizon Wireless Personal Communications LP, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as voluntarily for its stated purpose.

Dated: 3-8-2016



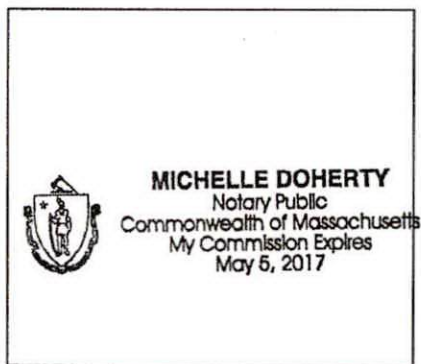
(Use this space for notary stamp/seal)

Michelle Doherty
Notary Public
Print Name Michelle Doherty
My commission expires May 5, 2017

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF MIDDLESEX)

On this 9 of March, 2016, before me, Michelle Doherty the undersigned notary public, personally appeared Edward P. Maggio, Jr., Senior Counsel of ATC Sequoia LLC proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as voluntarily for its stated purpose.

Dated: 3-9-2016



(Use this space for notary stamp/seal)

Michelle Doherty
Notary Public
Print Name Michelle Doherty
My commission expires May 5, 2017

MEMORANDUM OF LEASE
ATTACHMENT 1
LEGAL DESCRIPTION OF LAND

The Lease Area is approximately 2,500 square feet, more or less, and is described as follows:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, RUN THENCE SOUTH 00°00'00" EAST FOR 50.0 FEET; RUN THENCE NORTH 89°35'03" WEST FOR 50.0 FEET; THENCE RUN NORTH 00°00'00" WEST FOR 50.0 FEET TO THE NORTH LINE OF SAID LOT 1 OF NOLFE SUBDIVISION; RUN THENCE SOUTH 89°35'03" EAST ALONG THE NORTH LINE OF SAID NOLFE SUBDIVISION FOR 50.0 FEET TO THE NORTHEAST CORNER OF SAID NOLFE SUBDIVISION AND THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOT 1 OF SAID NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE, ALABAMA AND CONTAINING 2500 SQUARE FEET MORE OR LESS.

ACCESS EASEMENT

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; RUN THENCE SOUTH 00°00'00" EAST FOR 50.0 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 00°00'00" WEST FOR 387.56 FEET TO THE NORTH RIGHT OF WAY OF OLD SHELL ROAD; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,429.16 FEET FOR AN ARC DISTANCE OF 20.33 FEET, A CHORD OF NORTH 79°42'57" WEST FOR 20.33 FEET; RUN THENCE NORTH 00°00'00" EAST FOR 384.08 FEET; RUN THENCE SOUTH 89°35'03" EAST FOR 20.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FEET WIDENING STRIP DEDICATED TO THE CITY OF MOBILE FOR WIDENING OF OLD SHELL ROAD AS PER PLAT OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA

Tax Parcel ID #: R022804174000002

For reference see Short Form Lease recorded on 10/08/1996 as Instrument No. 96069598 in Book 4403 at Page 1433.

**MEMORANDUM OF LEASE
ATTACHMENT 2
LIMITED POWER OF ATTORNEY**

[Limited Power of Attorney to follow]

LIMITED POWER OF ATTORNEY

March 27, 2015

KNOW ALL PERSONS BY THESE PRESENTS THAT each of the Persons identified on Schedule A attached hereto as a Verizon Company (collectively, the "*Companies*" and each, a "*Company*"), does hereby grant ATC Sequoia LLC, a Delaware limited liability company ("*Tower Operator*"), this Limited Power of Attorney and does hereby make, constitute and appoint Tower Operator, acting through any of its designated officers and agents, as its true and lawful attorney-in-fact, for it and in its name, place and stead

(i) to prepare, review, negotiate, execute, purchase, take assignment of, deliver, record, and/or file:

- any waiver, amendment, extension or renewal of and/or to any Ground Lease, any new Ground Lease, any non-disturbance agreement and any other agreement reasonably required to effectuate the extension of the term of possession of any Ground Lease (which may include adding or modifying other terms and provisions of such agreements that Tower Operator, in its reasonable business judgment, determines are desirable or necessary) or any other document relating to or evidencing any Ground Lease or new Ground Lease required for Tower Operator's operation of a Site, that (A) Tower Operator determines in good faith is on commercially reasonable terms, (B) is of a nature and on terms to which Tower Operator would agree (in light of the circumstances and conditions that exist at such time) in the normal course of business if it were the direct lessee under the related Ground Lease rather than a sublessee thereof pursuant to this Agreement, and (C) does not reduce the rights of any Company or Affiliate thereof with respect to the Site or its use of the Site or impose additional obligations on any Company or Affiliate thereof;
- any waiver, amendment, modification, extension or renewal of any Collocation Agreement, any new site supplement or site sublease or any other document relating to any Collocation Agreement; or
- any other document contemplated and permitted by the Master Prepaid Lease or the Management Agreement or necessary to give effect to the intent of the Master Prepaid Lease or the Management Agreement or the transactions contemplated by the Master Prepaid Lease, the Management Agreement or the other Transaction Documents referred to in the Master Prepaid Lease.

(ii) to prepare, negotiate, execute, deliver and/or submit any applications or requests for Governmental Approvals, including, without limitation with respect to Zoning Laws, related to operating the site or to support the needs of a Tower Subtenant.

All parties dealing with Tower Operator, in its capacity as attorney-in-fact hereunder, in connection with the undersigned parties' affairs as described herein, may fully rely upon the power and authority of Tower Operator, in its capacity as attorney-in-fact hereunder, to act for

the undersigned and on the undersigned parties' behalf and in the undersigned parties' names, and may accept and rely upon the documents and agreements entered into, executed, sent, delivered, recorded, and/or filed by Tower Operator, in its capacity as attorney-in-fact hereunder.

For purposes of this Limited Power of Attorney, the following capitalized terms shall have the following meanings:

"Available Space" means, as to any wireless communications site, the portion of the communications towers or other support structures on the wireless communications sites from time to time and the tracts, pieces or parcels of land constituting such wireless communications site, together with all easements, rights of way and other rights appurtenant thereto not constituting certain space occupied by the Companies that is available for lease to or collocation by any Tower Subtenant and all rights appurtenant to such portion, space or area.

"Collocation Agreement" shall mean an agreement, including master leases, between any Company or Tower Operator, on the one hand, and a third party, on the other hand, pursuant to which such Company or Tower Operator, as applicable, rents or licenses to such third party space at any wireless communications site (including space on a communications tower), including all amendments, modifications, supplements, assignments, guaranties, side letters and other documents related thereto.

"Governmental Approvals" means all licenses, permits, franchises, certifications, waivers, variances, registrations, consents, approvals, qualifications, determinations and other authorizations to, from or with any Governmental Authority.

"Governmental Authority" means, with respect to the Companies or any wireless communications site, any foreign, domestic, federal, territorial, state, tribal or local governmental authority, administrative body, quasi-governmental authority, court, government or self-regulatory organization, commission, board, administrative hearing body, arbitration panel, tribunal or any regulatory, administrative or other agency, or any political or other subdivision, department or branch of any of the foregoing, in each case having jurisdiction over the Companies or any in any wireless communications site.

"Ground Lease" shall mean the ground lease, sublease, easement, license or other agreement or document pursuant to which any Company holds a leasehold or subleasehold interest, leasehold or subleasehold estate, easement, license, sublicense or other interest in any wireless communications site, together with any extensions of the term thereof (whether by exercise of any right or option contained therein or by execution of a new ground lease or other instrument providing for the use of such wireless communications site), and including all amendments, modifications, supplements, assignments, guarantees, side letters and other documents related thereto.

"Law" means any federal, state or local law, statute, common law, rule, code, regulation, ordinance or administrative, judicial, or regulatory injunction, order, decree, judgment, sanction, award or writ of any nature of, or issued by, any Governmental Authority.

"Management Agreement" shall mean the Management Agreement dated as of March 27, 2015, among Tower Operator, the Companies party thereto and the other parties thereto.

"Master Prepaid Lease" shall mean the Master Prepaid Lease dated as of March 27, 2015, among the Companies party thereto, Verizon Communications Inc., a Delaware corporation, as guarantor, and Tower Operator and the other parties thereto.

"Tower Subtenant" means, as to any wireless communications site, any individual, corporation, limited liability company, partnership, association, trust or any other entity or organization (other than the Companies) that (i) is a "sublessee", "licensee" or "sublicensee" under any Collocation Agreement affecting the right to use the Available Space at such wireless communications site (prior to the effective date of the Master Prepaid Lease); or (ii) subleases, licenses, sublicenses or otherwise acquires from Tower Operator the right to use Available Space at such wireless communications site (from and after the effective date of the Master Prepaid Lease).

"Transaction Documents" means, Memorandum of Agreements, the Master Agreement, the Master Lease Agreement, the Sale Site MLA, the Collateral Agreements and all other documents to be executed by the parties in connection with the consummation of transactions contemplated by the Master Agreement, the Master Lease Agreement, the Sale Site MLA and this Agreement.

"Zoning Laws" means any zoning, land use or similar Laws, including Laws relating to the use or occupancy of any communications towers or property, building codes, development orders, zoning ordinances, historic preservation laws and land use regulations.

Tower Operator hereby agrees to use this Limited Power of Attorney in accordance with and subject to the terms and conditions of the Master Prepaid Lease and the Management Agreement, acknowledges that this Limited Power of Attorney only applies to those wireless communications sites subject to such agreements, agrees that this Limited Power of Attorney is subject to the indemnification provisions of Section 4(b)(v) of the Master Prepaid Lease, and understands and agrees that this Limited Power of Attorney may be revoked and terminated in accordance with Sections 4(b)(iv), 5(d) or 6(c) of the Master Prepaid Lease. The parties acknowledge and agree that, unless earlier revoked and terminated in accordance with such provisions of the Master Prepaid Lease, this Limited Power of Attorney with respect to any particular site shall expire at the end of the term for the applicable wireless communications site as set forth in Section 9(a) of the Master Prepaid Lease.

Each of the Companies hereby acknowledges and agrees that Tower Operator may derive benefit, either directly or indirectly, tangible or intangible, or for full or nominal consideration, from or in connection with the amendments and the closing of the same and hereby expressly agrees that nothing contained in this Limited Power of Attorney instrument shall prohibit or be construed or deemed to prohibit the derivation of such benefit by Tower Operator.

This Limited Power of Attorney may not be used by Tower Operator to execute on behalf of any Company any of the following:

- any document that provides for the acquisition of a fee simple interest in real property or the purchase of assets by Tower Operator in the name of such Company or any of its affiliates;
- any document that provides for the incurrence of indebtedness for borrowed money in the name of, of any guarantee by, such Company or any of its affiliates, or purports to grant any mortgage, pledge or other security interest on the interest of such Company or any of its affiliates;
- any document that is between or among Tower Operator or any of its affiliates, on the one hand, and such Company or any of its affiliates, on the other hand; provided that powers of attorney used for recording, in each County and State, all memoranda of lease, sublease and management agreements contemplated by the Master Prepaid Lease or any other Transaction Document referred to in the Master Prepaid Lease shall be excluded from this exception;
- any document that would permit a party to (i) interfere with any Company's or any Company's affiliates' operations or communications equipment at a Site or (ii) interfere with or cause a cessation of any Company's or any Company's affiliates' services at a Site;
- any document the execution or entering in of which is not expressly authorized by the terms of this Limited Power of Attorney; or
- any document that settles or compromises any dispute unrelated to a Ground Lease or any dispute between Tower Operator and any Company or its affiliates related to a Ground Lease.

Each of the Companies and Tower Operator hereby acknowledge and agree that this Limited Power of Attorney may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though Companies and Tower Operator are not signatories to the original or the same counterpart. Companies and Tower Operator agree that a photocopy or otherwise electronically reproduction of this Limited Power of Attorney may be relied upon by a third party as an original.

[Signature Page Follows]

IN WITNESS WHEREOF, each party has caused its name to be subscribed hereto by its duly authorized officer this 17 day of April, 2015.

WITNESSES:

Margaret Salem
Name: Margaret Salem

Carol A. Todd
Name: CAROL A. TODD

COMPANIES:

ON BEHALF OF EACH OF THE COMPANIES
LISTED ON SCHEDULE A

By: Michael Haberman
Name: Michael Haberman
Title: Authorized Signatory

STATE OF NEW JERSEY

COUNTY OF SOMERSET

)
) ss.:
)

Be it remembered that on the 17th day of April, 2015, before me, the undersigned Notary Public, personally appeared Michael Haberman personally known to me (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument) and this person acknowledged under oath, to my satisfaction that:

- (a) he is the Authorized Signatory of the entities named as Companies in the attached instrument, as set forth on Schedule A to said instrument;
- (b) he is authorized to execute the attached instrument on behalf of the Companies;
- (c) he executed the attached instrument on behalf of and as the act of the Companies; and
- (d) the attached instrument was signed and made by the Companies as each of their duly authorized and voluntary act.

Witness my hand and official seal.

[NOTARIAL SEAL]

Notary

My Commission Expires:

LUANNE DE ROSE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/12/2016

IN WITNESS WHEREOF, each party has caused its name to be subscribed hereto by its duly authorized officer this 22 day of April, 2015.

WITNESSES:

Anthony V. Russo
Name: Anthony V. Russo

Rachel Murray
Name: Rachel Murray

TOWER OPERATOR:

By: Edmund DiSanto
Name: Edmund DiSanto
Title: Executive Vice President, General Counsel & Chief Administrative Officer

COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF SUFFOLK) ss.:)

Be it remembered that on the 22 day of April, 2015, before me, the undersigned Notary Public, personally appeared Edmund DiSanto, personally known to me (or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and this person acknowledged under oath, to my satisfaction that:

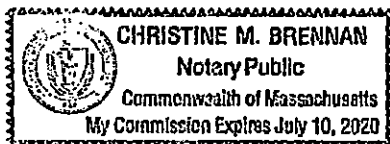
- (a) he is the Executive Vice President, General Counsel & Chief Administrative Officer of the entity authorized to sign on behalf of the entity named as Tower Operator in the attached instrument;
- (b) he is authorized to execute the attached instrument on behalf of the Tower Operator;
- (c) he executed the attached instrument on behalf of and as the act of the Tower Operator; and
- (d) the attached instrument was signed and made by Tower Operator a duly authorized and voluntary act.

Witness my hand and official seal.

[NOTARIAL SEAL]

Christine M. Brennan
Notary

My Commission Expires: July 10, 2020



Schedule A

COMPANIES

Allentown SMSA Limited Partnership
Alltel Central Arkansas Cellular Limited Partnership
Alltel Communications of Arkansas RSA #12 Cellular Limited Partnership
Alltel Communications of LaCrosse Limited Partnership
Alltel Communications of Mississippi RSA #2, Inc.
Alltel Communications of North Carolina Limited Partnership
Alltel Communications of Nebraska LLC
Alltel Communications of Saginaw MSA Limited Partnership
Alltel Communications Southwest Holdings, Inc.
Alltel Communications Wireless of Louisiana, Inc.
Alltel Communications Wireless, Inc.
Alltel Communications, LLC
Alltel Northern Arkansas RSA Limited Partnership
Anderson CellTelCo
Athens Cellular, Inc.
Bell Atlantic Mobile of Massachusetts Corporation, Ltd.
Bell Atlantic Mobile of Rochester, L.P.
Binghamton MSA Limited Partnership
Bismarck MSA Limited Partnership
California RSA No. 4 Limited Partnership
California RSA No. 3 Limited Partnership
Cellco Partnership
Cellular Inc. Network Corporation
Charleston-North Charleston MSA Limited Partnership
Chicago SMSA Limited Partnership
Colorado 7-Saguache Limited Partnership
Colorado RSA No. 3 Limited Partnership
Dallas MTA, L.P.
Danville Cellular Telephone Company Limited Partnership
Dubuque MSA Limited Partnership
Duluth MSA Limited Partnership

Fayetteville MSA Limited Partnership
Fresno MSA Limited Partnership
Gadsden CellTelCo Partnership
Gila River Cellular General Partnership
Gold Creek Cellular of Montana Limited Partnership
GTE Mobilnet of California Limited Partnership
GTE Mobilnet of Fort Wayne Limited Partnership
GTE Mobilnet of Indiana Limited Partnership
GTE Mobilnet of Indiana RSA #3 Limited Partnership
GTE Mobilnet of Santa Barbara Limited Partnership
GTE Mobilnet of South Texas Limited Partnership
GTE Mobilnet of Terre Haute Limited Partnership
GTE Mobilnet of Texas RSA #17 Limited Partnership
GTE Wireless of the Midwest Incorporated
GTE Mobilnet of Florence, Alabama Incorporated
Idaho 6-Clark Limited Partnership
Idaho RSA No. 2 Limited Partnership
Idaho RSA 3 Limited Partnership
Illinois RSA 1 Limited Partnership
Illinois RSA 6 and 7 Limited Partnership
Illinois SMSA Limited Partnership
Indiana RSA 2 Limited Partnership
Iowa 8-Monona Limited Partnership
Iowa RSA No. 4 Limited Partnership
Iowa RSA 5 Limited Partnership
Jackson Cellular Telephone Co., Inc.
Kentucky RSA No. 1 Partnership
Lafayette Cellular Telephone Company
Los Angeles SMSA Limited Partnership
Michigan RSA #9 Limited Partnership
Missouri RSA #15 Limited Partnership
Missouri RSA 2 Limited Partnership
Missouri RSA 4 Limited Partnership
Modoc RSA Limited Partnership
Muskegon Cellular Partnership
North Central RSA 2 of North Dakota Limited Partnership

New Hampshire RSA 2 Partnership
 New Mexico RSA 3 Limited Partnership
 New Mexico RSA No. 5 Limited Partnership
 New Mexico RSA 6-I Partnership
 New Par
 New York RSA No. 3 Cellular Partnership
 New York SMSA Limited Partnership
 North Dakota RSA No. 3 Limited Partnership
 North Dakota 5-Kidder Limited Partnership
 Northeast Pennsylvania SMSA Limited
 Partnership
 Northern New Mexico Limited Partnership
 Northwest Arkansas RSA Limited Partnership
 Northwest Dakota Cellular of North Dakota
 Limited Partnership
 NYNEX Mobile Limited Partnership 1
 NYNEX Mobile Limited Partnership 2
 NYNEX Mobile of New York, L.P.
 Oklahoma RSA No. 4 South Partnership
 Omaha Cellular Telephone Company
 Orange County-Poughkeepsie Limited
 Partnership
 Pascagoula Cellular Partnership
 Pennsylvania RSA 1 Limited Partnership
 Pennsylvania 3 Sector 2 Limited Partnership
 Pennsylvania 4 Sector 2 Limited Partnership
 Pennsylvania RSA No. 6 (I) Limited
 Partnership
 Pennsylvania RSA No. 6 (II) Limited
 Partnership
 Petersburg Cellular Partnership
 Pittsburgh SMSA Limited Partnership
 Pittsfield Cellular Telephone Company
 Portland Cellular Partnership
 Redding MSA Limited Partnership
 Rockford MSA Limited Partnership
 RSA 7 Limited Partnership
 Rural Cellular Corporation
 Sacramento-Valley Limited Partnership
 San Antonio MTA, L.P.
 San Isabel Cellular of Colorado Limited
 Partnership
 Seattle SMSA Limited Partnership
 Sioux City MSA Limited Partnership
 Southern Indiana RSA Limited Partnership
 Southwestco Wireless, L.P.

Springfield Cellular Telephone Company
St. Joseph CellTelCo
Syracuse SMSA Limited Partnership
Texas RSA 7B2 Limited Partnership
Texas RSA #11B Limited Partnership
Topeka Cellular Telephone Company, Inc.
Tuscaloosa Cellular Partnership
Tyler/Longview/Marshall MSA Limited
Partnership
Upstate Cellular Network
Verizon Wireless (VAW) LLC
Verizon Wireless of the East LP
Vermont RSA Limited Partnership
Virginia 10 RSA Limited Partnership
Virginia RSA 2 Limited Partnership
Virginia RSA 5 Limited Partnership
Verizon Wireless Personal Communications
LP
Verizon Wireless Tennessee Partnership
Wasatch Utah RSA No. 2 Limited Partnership
Waterloo MSA Limited Partnership
Wisconsin RSA #1 Limited Partnership
Wisconsin RSA #2 Partnership
Wisconsin RSA #6 Partnership, LLP
Wisconsin RSA No. 8 Limited Partnership
WWC Texas RSA LLC
Wyoming 1-Park Limited Partnership

THE FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (this "**Amendment**") is made effective as of the latter signature date hereof (the "**Effective Date**") by and between **DAT HOLDINGS LLC**, an Alabama limited liability company and **DAC Properties Inc.**, an Alabama Corporation ("**Landlord**") and **Verizon Wireless Personal Communications LP d/b/a Verizon Wireless** ("**Tenant**") (Landlord and Tenant being collectively referred to herein as the "**Parties**").

RECITALS

WHEREAS, Landlord owns the real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain PCS Site Lease dated August 5, 1996 (as the same may have been amended, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises are also described on **Exhibit A**; and

WHEREAS, Tenant, Verizon Communications Inc., a Delaware corporation, and other parties identified therein, entered into a Management Agreement and a Master Prepaid Lease, both with an effective date of March 27, 2015 and both with ATC Sequoia LLC, a Delaware limited liability company ("**American Tower**"), pursuant to which American Tower subleases, manages, operates and maintains, as applicable, the Leased Premises, all as more particularly described therein; and

WHEREAS, Tenant has granted American Tower a limited power of attorney (the "**POA**") to, among other things, prepare, negotiate, execute, deliver, record and/or file certain documents on behalf of Tenant, all as more particularly set forth in the POA; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease to extend the term thereof and to otherwise modify the Lease as expressly provided herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **One-Time Payment.** Tenant shall pay to Landlord a one-time payment in the amount of **Sixty Thousand and No/100 Dollars (\$60,000.00)**, payable within thirty (30) days of the Effective Date and subject to the following conditions precedent: (a) Tenant's receipt of this Amendment executed by Landlord, on or before September 30, 2016; (b) Tenant's confirmation that Landlord's statements as further set forth in this Amendment are true, accurate, and complete, including verification of Landlord's ownership; (c) Tenant's receipt of any documents and other items reasonably requested by Tenant in order to effectuate the transaction and payment contemplated herein; and (d) receipt by Tenant of an original Memorandum (as defined herein) executed by Landlord.
2. **Lease Term Extended.** Notwithstanding anything to the contrary contained in the Lease or this Amendment, the Parties agree the Lease originally commenced on August 5, 1996 and, without giving effect to the terms of this Amendment but assuming the exercise by Tenant of all remaining renewal options contained in the Lease (each an "**Existing Renewal Term**" and, collectively, the "**Existing Renewal Terms**"), the Lease is otherwise scheduled to expire on August 4, 2021. In addition to any Existing Renewal Term(s), the Lease is hereby amended to provide Tenant with the option to extend the Lease for each of six (6) additional five (5) year renewal terms (each a "**New Renewal Term**" and, collectively, the "**New Renewal Terms**"). Notwithstanding anything to the contrary contained in the

ATC Site No: 412671
VZW Site No: 136091
Site Name: Old Shell Road AL

Lease, (a) all Existing Renewal Terms and New Renewal Terms shall automatically renew unless Tenant notifies Landlord that Tenant elects not to renew the Lease at least sixty (60) days prior to the commencement of the next Renewal Term (as defined below) and (b) Landlord shall be able to terminate this Lease only in the event of a material default by Tenant, which default is not cured within sixty (60) days of Tenant's receipt of written notice thereof, provided, however, in the event that Tenant has diligently commenced to cure a material default within sixty (60) days of Tenant's actual receipt of notice thereof and reasonably requires additional time beyond the sixty (60) day cure period described herein to effect such cure, Tenant shall have such additional time as is necessary (beyond the sixty [60] day cure period) to effect the cure. References in this Amendment to "**Renewal Term**" shall refer, collectively, to the Existing Renewal Term(s) and the New Renewal Term(s). The Landlord hereby agrees to execute and return to Tenant an original Memorandum of Lease in the form and of the substance attached hereto as Exhibit B and by this reference made a part hereof (the "**Memorandum**") executed by Landlord, together with any applicable forms needed to record the Memorandum, which forms shall be supplied by Tenant to Landlord.

3. **Rent and Escalation.** The Parties hereby acknowledge and agree that all applicable increases and escalations to the rental payments under the Lease (the "**Rent**") shall continue in full force and effect through the New Renewal Term(s). Notwithstanding anything to the contrary contained in the Lease, all Rent and any other payments expressly required to be paid by Tenant to Landlord under the Lease and this Amendment shall be paid to **DAT Holdings, LLC**.
4. **Landlord and Tenant Acknowledgments.** Except as modified herein, the Lease and all provisions contained therein remain in full force and effect and are hereby ratified and affirmed. The Parties hereby agree that no defaults exist under the Lease. To the extent Tenant needed consent and/or approval from Landlord for any of Tenant's activities at and uses of the site prior to the Effective Date, including subleasing to American Tower, Landlord's execution of this Amendment is and shall be considered consent to and approval of all such activities and uses and confirmation that no additional consideration is owed to Landlord for such activities and uses. Landlord hereby acknowledges and agrees that Tenant shall not need consent or approval from, or to provide notice to, Landlord for any future activities at or uses of the Leased Premises, including, without limitation, subleasing and licensing to additional customers, installing, modifying, repairing, or replacing Improvements within the Leased Premises, and/or assigning all or any portion of Tenant's interest in this Lease, as modified by this Amendment. Tenant and Tenant's sublessees and customers shall have vehicular (specifically including truck) and pedestrian access to the Leased Premises from a public right of way on a 24 hours per day, 7 days per week basis, together with utilities services to the Leased Premises from a public right of way. Upon request by Tenant and at Tenant's sole cost and expense, Landlord hereby agrees to promptly execute and return to Tenant building permits, zoning applications and other forms and documents, including a memorandum of lease, as required for the use of the Leased Premises by Tenant and/or Tenant's customers, licensees, and sublessees. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.
5. **Limited Right of First Refusal.** Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third Party Competitor (as herein defined) or to American Tower. If Landlord receives an offer or desires to offer to: (i) sell or convey any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to any person or entity directly or indirectly engaged in the business of owning, acquiring, operating, managing, investing in or leasing wireless telecommunications infrastructure (any such person or entity, a "**Third Party Competitor**") or (ii) assign all or any portion of Landlord's interest in the Lease to a Third Party Competitor (any such offer, the "**Offer**"), Tenant shall have the right, exercisable in Tenant's sole and absolute discretion, of first

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refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment. For the avoidance of doubt, American Tower, its affiliates and subsidiaries, shall not be considered a Third Party Competitor and this provision shall not apply to future transactions with American Tower, its affiliates and subsidiaries.

6. **Landlord Statements.** Landlord hereby represents and warrants to Tenant that: (i) to the extent applicable, Landlord is duly organized, validly existing, and in good standing in the jurisdiction in which Landlord was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) Landlord has the full power and authority to enter into and perform its obligations under this Amendment, and, to the extent applicable, the person(s) executing this Amendment on behalf of Landlord, have the authority to enter into and deliver this Amendment on behalf of Landlord; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by Landlord of this Amendment; (iv) Landlord is the sole owner of the Leased Premises and all other portions of the Parent Parcel; (v) there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises or any other portion of the Parent Parcel which do or could (now or any time in the future) adversely impact, limit, and/or impair Tenant's rights under the Lease, as amended and modified by this Amendment; and (vi) the square footage of the Leased Premises is the greater of Tenant's existing improvements on the Parent Parcel or the land area conveyed to Tenant under the Lease. The representations and warranties of Landlord made in this Section shall survive the execution and delivery of this Amendment. Landlord hereby does and agrees to indemnify Tenant for any damages, losses, costs, fees, expenses, or charges of any kind sustained or incurred by Tenant as a result of the breach of the representations and warranties made herein or if any of the representations and warranties made herein prove to be untrue. The aforementioned indemnification shall survive the execution and delivery of this Amendment.
7. **Confidentiality.** Notwithstanding anything to the contrary contained in the Lease or in this Amendment, Landlord agrees and acknowledges that all the terms of this Amendment and the Lease and any information furnished to Landlord by Tenant or American Tower in connection therewith shall be and remain confidential. Except with Landlord's family, attorney, accountant, broker, lender, a prospective fee simple purchaser of the Parent Parcel, or if otherwise required by law, Landlord shall not disclose any such terms or information without the prior written consent of Tenant. The terms and provisions of this Section shall survive the execution and delivery of this Amendment.
8. **Notices.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: To Landlord at: 4175 GOVERNMENT BLVD., MOBILE, AL 36693; To Tenant at: Verizon Wireless, Attn. Network Real Estate, 180 Washington Valley Road, Bedminster, NJ 07921; with copy to: American Tower, Attn: Land Management, 10 Presidential Way,

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Woburn, MA 01801; and also with copy to: Attn Legal Dept. 116 Huntington Avenue, Boston, MA 02116. Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

9. **Counterparts.** This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.
10. **Governing Law.** Notwithstanding anything to the contrary contained in the Lease and in this Amendment, the Lease and this Amendment shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.
11. **Waiver.** Notwithstanding anything to the contrary contained herein, in no event shall Landlord or Tenant be liable to the other for, and Landlord and Tenant hereby waive, to the fullest extent permitted under applicable law, the right to recover incidental, consequential (including, without limitation, lost profits, loss of use or loss of business opportunity), punitive, exemplary and similar damages.
12. **Tenant's Securitization Rights; Estoppel.** Landlord hereby consents to the granting by Tenant and/or American Tower of one or more leasehold mortgages, collateral assignments, liens, and/or other security interests (collectively, a "**Security Interest**") in Tenant's (or American Tower's) interest in this Lease, as amended, and all of Tenant's (or American Tower's) property and fixtures attached to and lying within the Leased Premises and further consents to the exercise by Tenant's (or American Tower's) mortgagee ("**Tenant's Mortgagee**") of its rights to exercise its remedies, including without limitation foreclosure, with respect to any such Security Interest. Landlord shall recognize the holder of any such Security Interest of which Landlord is given prior written notice (any such holder, a "**Holder**") as "**Tenant**" hereunder in the event a Holder succeeds to the Interest of Tenant and/or American Tower hereunder by the exercise of such remedies. Landlord further agrees to execute a written estoppel certificate within thirty (30) days of written request of the same by Tenant, American Tower or Holder.
13. **Taxes.** During the term of the Lease, Landlord shall pay when due all real property, personal property, and other taxes, fees and assessments attributable to the Parent Parcel, including the Leased Premises. Tenant hereby agrees to reimburse Landlord for any personal property taxes in addition to any increase in real property taxes levied against the Parent Parcel, to the extent both are directly attributable to Tenant's improvements on the Leased Premises (but not, however, taxes or other assessments attributable to periods prior to the Effective Date), provided, however, that Landlord must furnish written documentation (the substance and form of which shall be reasonably satisfactory to Tenant) of such personal property taxes or real property tax increase to Tenant along with proof of payment of same by Landlord. Anything to the contrary notwithstanding, Tenant shall not be obligated to reimburse Landlord for any applicable taxes unless Landlord requests such reimbursement within one (1) year after the date such taxes became due. Landlord shall submit requests for reimbursement in writing to: American Tower Corporation, Attn: Landlord Relations, 10 Presidential Way, Woburn, MA 01801 unless otherwise directed by Tenant from time to time. Subject to the requirements set forth in

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this Section, Tenant shall make such reimbursement payment within forty-five (45) days of receipt of a written reimbursement request from Landlord. Tenant shall pay applicable personal property taxes directly to the local taxing authority to the extent such taxes are billed and sent directly by the taxing authority to Tenant. If Landlord fails to pay when due any taxes affecting the Parent Parcel as required herein, Tenant shall have the right, but not the obligation, to pay such taxes on Landlord's behalf and: (i) deduct the full amount of any such taxes paid by Tenant on Landlord's behalf from any future payments required to be made by Tenant to Landlord hereunder; (ii) and demand reimbursement from Landlord, which reimbursement payment Landlord shall make within thirty (30) days of such demand by Tenant; and/or (iii) collect from Landlord any such tax payments made by Tenant on Landlord's behalf by any lawful means.

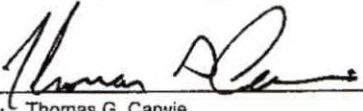
[SIGNATURES COMMENCE ON FOLLOWING PAGE]

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LANDLORD:

DAT HOLDINGS LLC

an Alabama limited liability company

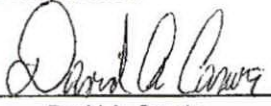
Signature: 
Print Name: Thomas G. Carwie
Title: Member
Date: 10/31/16

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

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LANDLORD:

DAC Properties Inc.
an Alabama Corporation

Signature: 
Print Name: David A. Carwie
Title: President
Date: 10/31/16

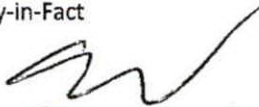
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TENANT:

Verizon Wireless Personal Communications LP d/b/a Verizon Wireless

By: ATC Sequoia LLC, a Delaware limited liability company

Title: Attorney-in-Fact

Signature: 
Print Name: Shawn Lanier
Title: Vice President - Legal
Date: 12-1-2016

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EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being located in the County of Mobile, State of Alabama and being further described below:

Lot 1, Nolfe Commercial Subdivision, according to plat thereof recorded in Map Book 60, page 52 of the records in the Office of the Judge of Probate, Mobile County, Alabama;

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the grantor to convey to grantee only the interest grantor owns therein.

APN No. R022804174000002

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, RUN THENCE SOUTH 00°00'00" EAST FOR 50.0 FEET; RUN THENCE NORTH 89° 35'03" WEST FOR 50.0 FEET; THENCE RUN NORTH 00°00'00" WEST FOR 50.0 FEET TO THE NORTH LINE OF SAID LOT 1 OF NOLFE SUBDIVISION; RUN THENCE SOUTH 89°35'03" EAST ALONG THE NORTH LINE OF SAID NOLFE SUBDIVISION FOR 50.0 FEET TO THE NORTHEAST CORNER OF SAID NOLFE SUBDIVISION AND THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOT 1 OF SAID NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE, ALABAMA AND CONTAINING 2500 SQUARE FEET MORE OR LESS.

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EXHIBIT A (CONTINUED)

ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant for ingress, egress and utility purposes from the Leased Premises to and from a public right of way including but not limited to:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; RUN THENCE SOUTH 00° 00' 00" EAST FOR 50.0 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 00° 00' 00" WEST FOR 397.56 FEET TO THE NORTH RIGHT OF WAY OF OLD SHELL ROAD; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,429.16 FEET FOR AN ARC DISTANCE OF 20.33 FEET, A CHORD OF NORTH 79° 42' 57" WEST FOR 20.33 FEET; RUN THENCE NORTH 00° 00' 00" EAST FOR 384.08 FEET; RUN THENCE SOUTH 89° 35' 03" EAST FOR 20.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FEET WIDENING STRIP DEDICATED TO THE CITY OF MOBILE FOR WIDENING OF OLD SHELL ROAD AS PER PLAT OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA

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American Tower Corporation (MOD-003487-2025)

From Anderson, Logan <dlogananderson@cityofmobile.org>

Date Thu 9/25/2025 11:46 AM

To anovas@trunorthe.com <anovas@trunorthe.com>

Cc Aamoth, Victoria <victoria.aamoth@cityofmobile.org>; York, Marie <marie.cross@cityofmobile.org>

Good morning,

We have completed our initial review of the Major Modification application referenced above. Before the application can be deemed complete and scheduled for consideration by the Planning Commission, the following items must be addressed:

1. **Owner Authorization:** A Letter of Authorization for Permitting was submitted by American Tower Corporation authorizing Amanda Novas to submit applications on their behalf, but staff cannot find American Tower Corporation's affiliation with the property owner, DAC Properties, Inc. Please provide one of the following to satisfy this requirement:
 - A revised authorization letter issued by DAC Properties, Inc. explicitly authorizing American Tower Corporation to act on their behalf;
 - A lease identifying the right of American Tower Corporation to act on behalf of DAC Properties, Inc.; or
 - Other documentation confirming that American Tower Corporation is an authorized agent of DAC Properties, Inc.
2. **Notification Labels:**
 - Please provide notification labels for the applicant(s)/agent(s) responsible for the application.
3. **Site Plan Requirements:**

Provide a site plan that illustrates all existing or proposed site improvements, including any applicable requirements of [Article 10](#) of the Unified Development Code (**Pages 6–7**).

 - Aerial photographs are not sufficient.
 - A hand-drawn plot plan is acceptable, provided it includes all required dimensions.
 - If the site is composed of a lease parcel, please be sure to delineate the leased area on the overall site plan.
4. **Legal Description:** Please note that a complete legal description of the subject property, outlining the full boundary of the Planning Approval site, is required to calculate the City Council advertising fees. Following the Planning Commission's recommendation, this legal description must be submitted to the Planning and Zoning Department for review before the application can proceed to the City Council for final consideration.
 - What was provided is an abbreviated reference to the recorded subdivision plat and is insufficient. Please refer to your deed or survey for a complete legal description (or complete reference to the recorded plat).

5. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD file** for the site plan to our GIS staff. For your convenience, **Tori** has been copied on this message.

Once all the above items have been addressed, an invoice will be issued for the applicable application fees. Please be aware that the application **will not be considered complete** until all required materials are received **and** the invoice has been paid.

If all requirements are fulfilled **by noon on Monday, October 20, 2025**, the application will be considered **complete** and placed on the agenda for the **November 20, 2025**, Planning Commission meeting. If this deadline is not met, the application will be **held over** until it is complete.

Regards,

Logan Anderson

Principal Planner

Planning & Zoning

BUILD MOBILE

dlogananderson@cityofmobile.org

(251) 208-5895 main



Zoning Coverage Justification

9MT2900B – Mobile County

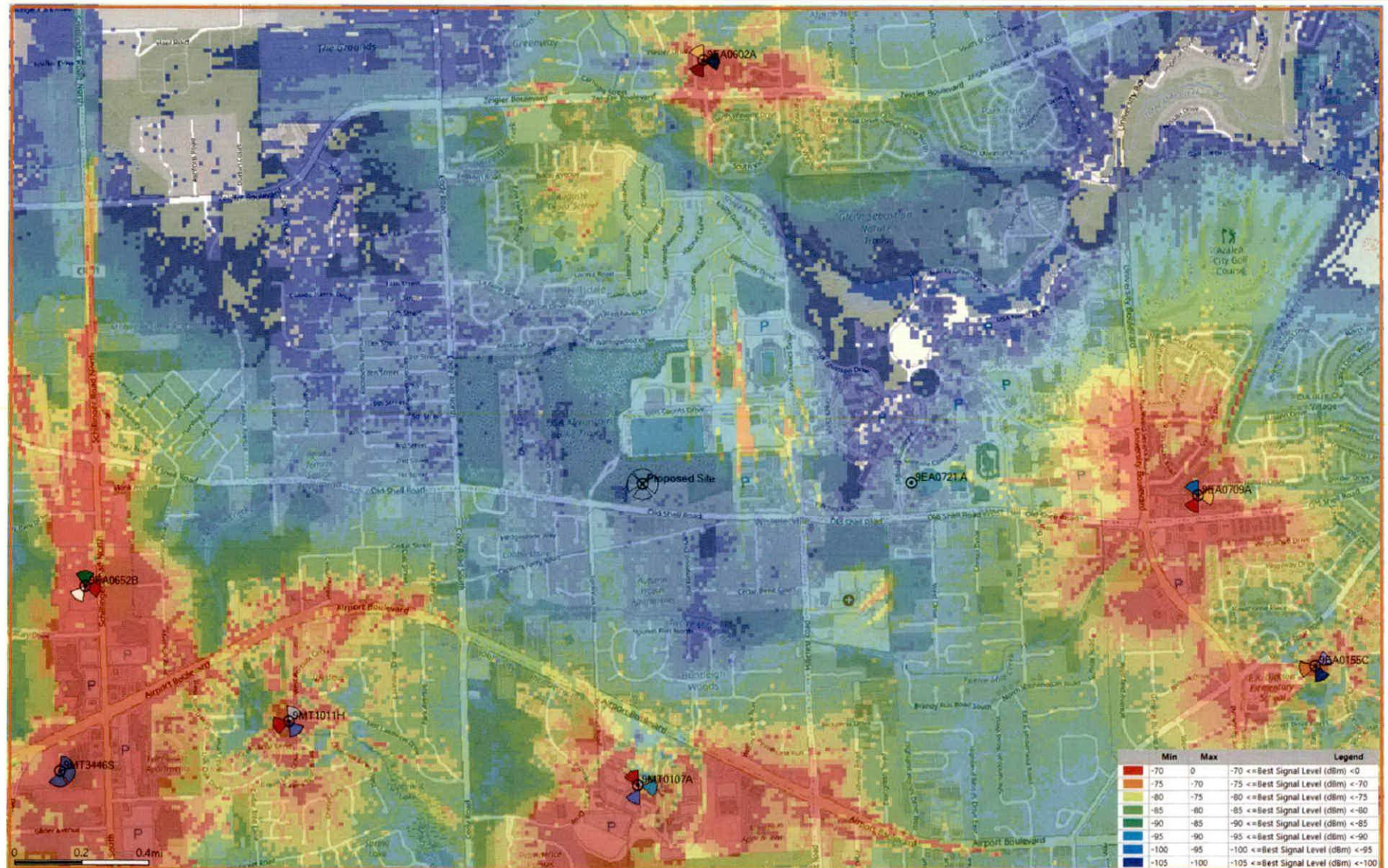
The intent of this letter is to confirm the necessity of T-Mobile installation of radio transceiver equipment on the proposed telecommunication tower and to provide supporting documentary evidence.

As part of the company's mandate to provide high quality service throughout the Mobile, Alabama market, the network density of wireless facilities must continue developing to meet the expectations of customers and communities alike, for both voice and data services.

The primary purpose for the installation of this facility is to improve in-vehicle coverage along Old Shell Rd, Cody Rd, USA campus & Airport Blvd. It will also improve the in-building residential coverage along these roads. A coverage gap in this vicinity signifies an area where users may experience call connection or quality issues, especially in indoor locations and during busy hours.

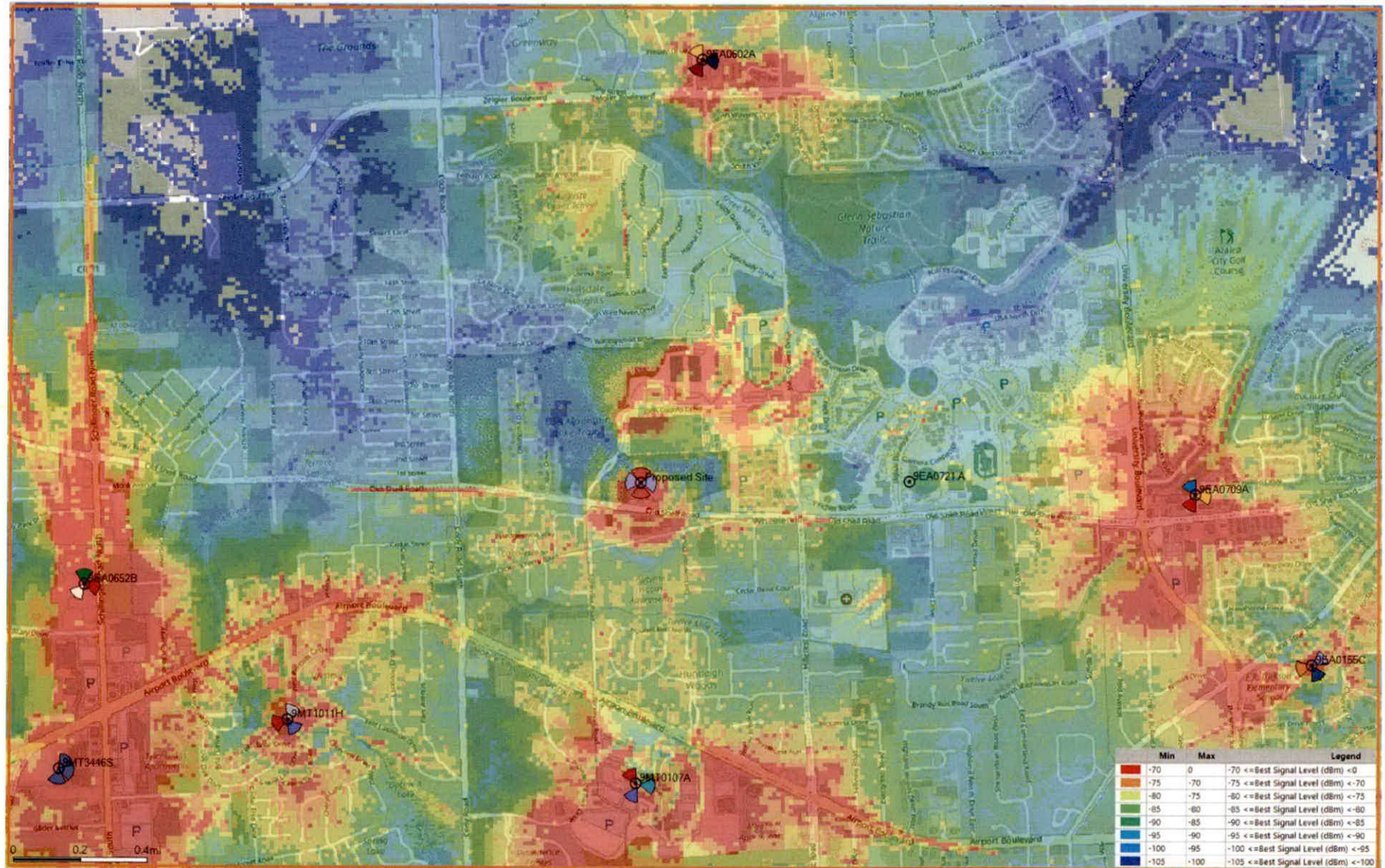
Because of the proposed location for the new tower, the quality and strength of the T-Mobile signal will increase and provide a better user experience for customers and non-customers alike. In particular, in-building service levels in some of the aforementioned areas may be poor or non-existent. With the introduction of a new serving tower, these issues would essentially disappear. Signal and network access would improve, especially for being able to call 911 in buildings or in traffic in case of emergencies.

5G Service without the Proposed Site MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



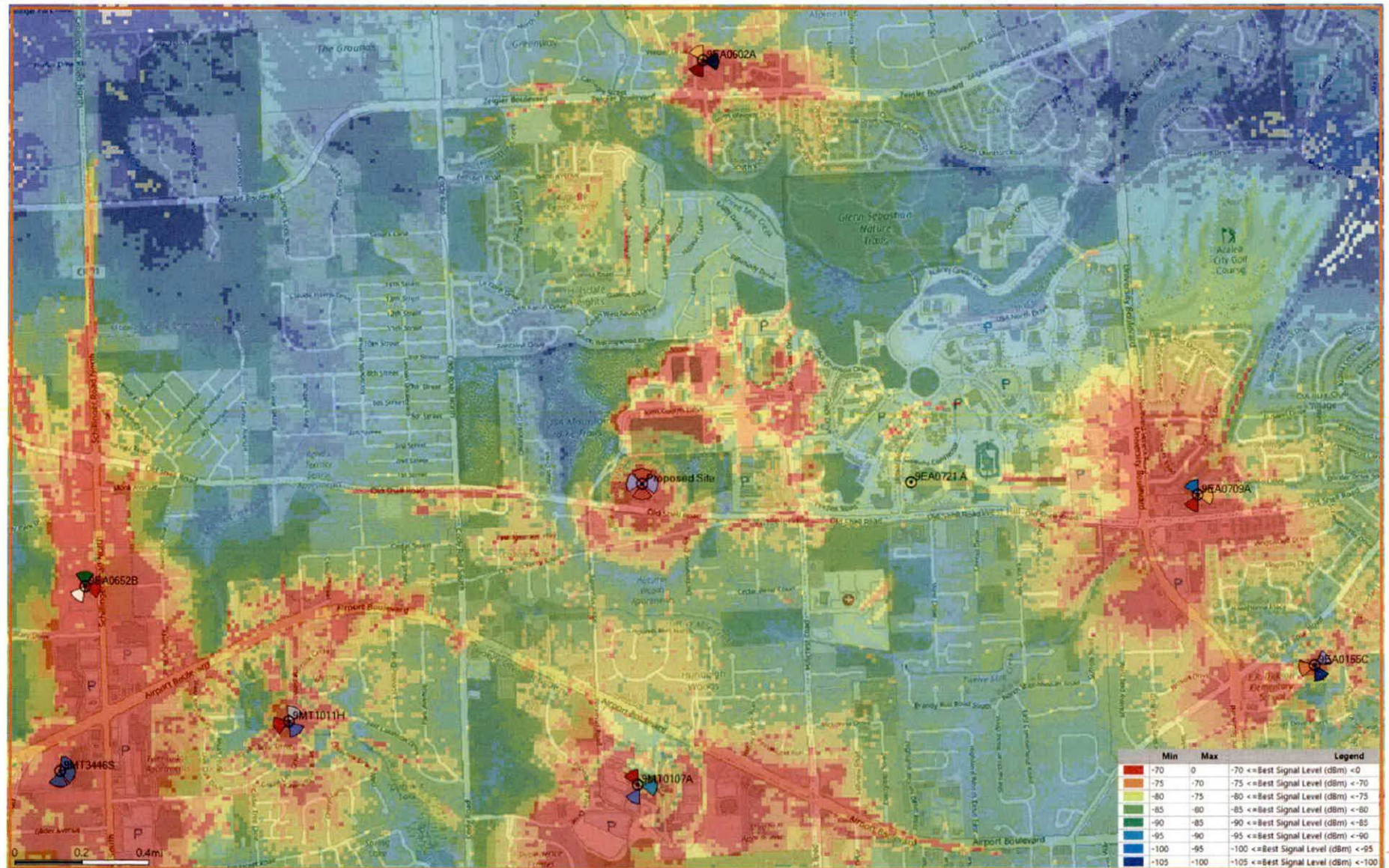
This plot shows a coverage gaps in in-building and in-vehicle coverage.

5G Service with the Proposed Site @ 135' AGL MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



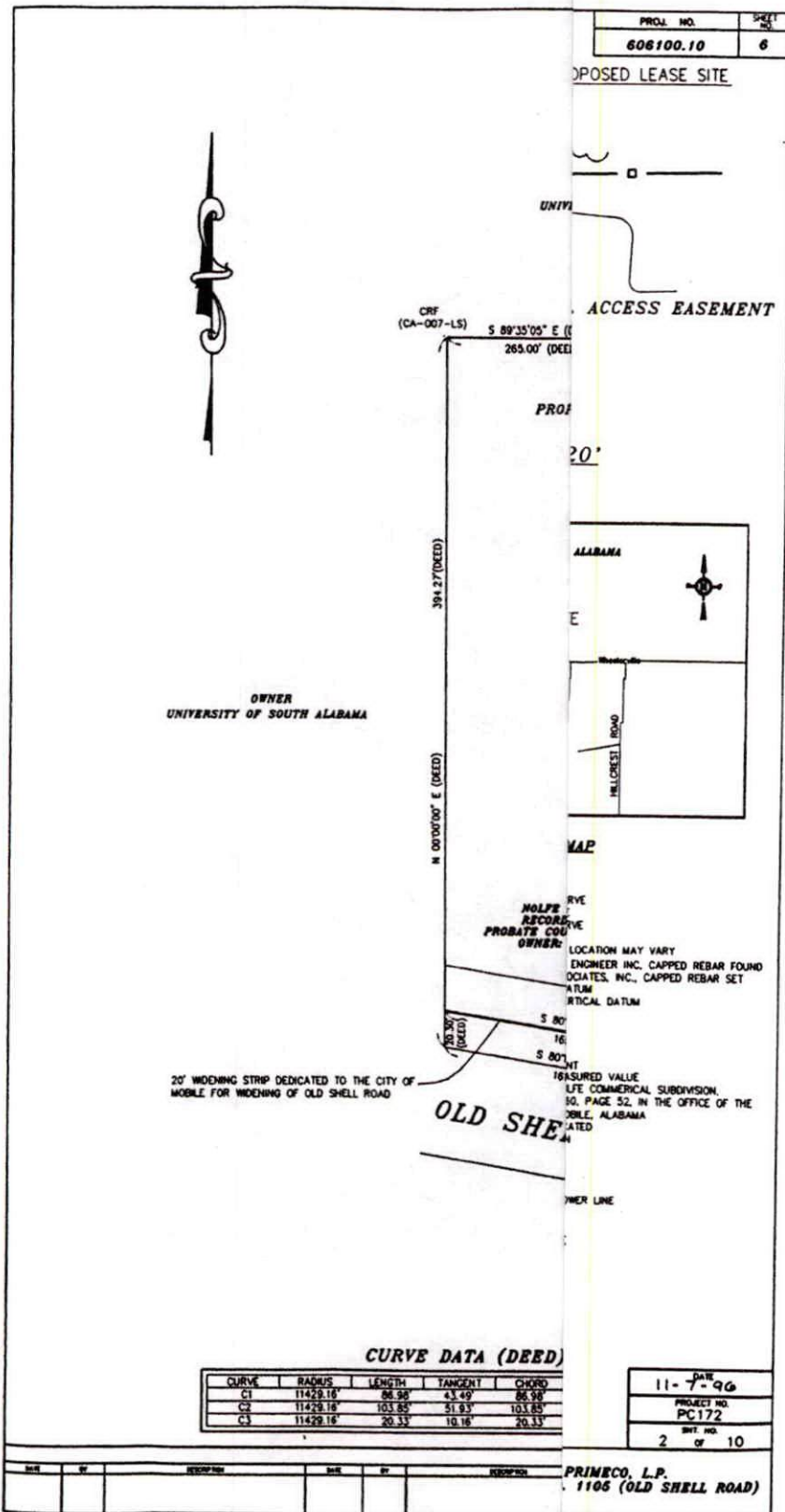
This plot shows improved in-building and in-vehicle coverage around Old Shell Rd, Cody Rd, USA campus & Airport Blvd.

5G Service with the Proposed Site @ 170' AGL MID BAND (1900 MHZ) NR COVERAGE MAP (RSRP)



This plot shows improved in-building and in-vehicle coverage around Old Shell Rd, Cody Rd, USA campus & Airport Blvd.

Thank You



TOGETHER PLANNING A BETTER TOMORROW
158 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 2A5-252-6985 FAX: 2A5-32A-15A4

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	RA	08/17/22
1	FOR CONSTRUCTION	ZDS	06/09/25

ATC SITE NUMBER:
412671

ATC SITE NAME:
OLD SHELL ROAD

T-MOBILE SITE NAME:
OLD SHELL RD-ATC

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36608-3909

SEAL:



T-Mobile

DATE DRAWN:	08/05/22
ATC JOB NO:	14110659_D2
CUSTOMER ID:	OLD SHELL RD-ATC
CUSTOMER #:	9MT2900B

SITE SURVEY

SHEET NUMBER:

C-001

REVISION:

1

American Tower Corporation 10 Presidential Way, Woburn MA 01801	DAC PROPERTIES INC 5201C HIGHWAY 90 W Mobile AL 36619	IVY ROW AT SOUTH LLC 100 APPLGATE CT PELHAM AL 35124
SEXSON JAMES ALLEN 1104 HUNTERS GLEN DR WOODSTOCK GA 30189	GREENE PAMELA JANE 1257 WEST LAKE CIR MOBILE AL 36693	CACERES TECUMSEH 6767 OLD SHELL RD MOBILE AL 36608
SPRINGHILL CHURCH OF GOD 6819 OLD SHELL RD MOBILE AL 36608	UNIVERSITY OF SOUTH ALABAMA 775 N UNIVERSITY BLVD SUITE 150 Mobile AL 36608	KOPEC RAYMOND AED EL-SABAE & ASEM HASAN 8641 AIRPORT BLVD Mobile AL 36608
KOPEC RAYMOND, ASEM RAMEZ 8641 AIRPORT BLVD Mobile AL 36608	Amanda Novas 1765 Sidewinder Drive Park City UT 84060	

THE FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (this "**Amendment**") is made effective as of the latter signature date hereof (the "**Effective Date**") by and between **DAT HOLDINGS LLC**, an Alabama limited liability company and **DAC Properties Inc.**, an Alabama Corporation ("**Landlord**") and **Verizon Wireless Personal Communications LP d/b/a Verizon Wireless** ("**Tenant**") (Landlord and Tenant being collectively referred to herein as the "**Parties**").

RECITALS

WHEREAS, Landlord owns the real property described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Parent Parcel**"); and

WHEREAS, Landlord (or its predecessor-in-interest) and Tenant (or its predecessor-in-interest) entered into that certain PCS Site Lease dated August 5, 1996 (as the same may have been amended, collectively, the "**Lease**"), pursuant to which the Tenant leases a portion of the Parent Parcel and is the beneficiary of certain easements for access and public utilities, all as more particularly described in the Lease (such portion of the Parent Parcel so leased along with such portion of the Parent Parcel so affected, collectively, the "**Leased Premises**"), which Leased Premises are also described on **Exhibit A**; and

WHEREAS, Tenant, Verizon Communications Inc., a Delaware corporation, and other parties identified therein, entered into a Management Agreement and a Master Prepaid Lease, both with an effective date of March 27, 2015 and both with ATC Sequola LLC, a Delaware limited liability company ("**American Tower**"), pursuant to which American Tower subleases, manages, operates and maintains, as applicable, the Leased Premises, all as more particularly described therein; and

WHEREAS, Tenant has granted American Tower a limited power of attorney (the "**POA**") to, among other things, prepare, negotiate, execute, deliver, record and/or file certain documents on behalf of Tenant, all as more particularly set forth in the POA; and

WHEREAS, Landlord and Tenant desire to amend the terms of the Lease to extend the term thereof and to otherwise modify the Lease as expressly provided herein.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants set forth herein and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **One-Time Payment.** Tenant shall pay to Landlord a one-time payment in the amount of **Sixty Thousand and No/100 Dollars (\$60,000.00)**, payable within thirty (30) days of the Effective Date and subject to the following conditions precedent: (a) Tenant's receipt of this Amendment executed by Landlord, on or before September 30, 2016; (b) Tenant's confirmation that Landlord's statements as further set forth in this Amendment are true, accurate, and complete, including verification of Landlord's ownership; (c) Tenant's receipt of any documents and other items reasonably requested by Tenant in order to effectuate the transaction and payment contemplated herein; and (d) receipt by Tenant of an original Memorandum (as defined herein) executed by Landlord.
2. **Lease Term Extended.** Notwithstanding anything to the contrary contained in the Lease or this Amendment, the Parties agree the Lease originally commenced on August 5, 1996 and, without giving effect to the terms of this Amendment but assuming the exercise by Tenant of all remaining renewal options contained in the Lease (each an "**Existing Renewal Term**" and, collectively, the "**Existing Renewal Terms**"), the Lease is otherwise scheduled to expire on August 4, 2021. In addition to any Existing Renewal Term(s), the Lease is hereby amended to provide Tenant with the option to extend the Lease for each of six (6) additional five (5) year renewal terms (each a "**New Renewal Term**" and, collectively, the "**New Renewal Terms**"). Notwithstanding anything to the contrary contained in the

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Site Name: Old Shell Road AL

Lease, (a) all Existing Renewal Terms and New Renewal Terms shall automatically renew unless Tenant notifies Landlord that Tenant elects not to renew the Lease at least sixty (60) days prior to the commencement of the next Renewal Term (as defined below) and (b) Landlord shall be able to terminate this Lease only in the event of a material default by Tenant, which default is not cured within sixty (60) days of Tenant's receipt of written notice thereof, provided, however, in the event that Tenant has diligently commenced to cure a material default within sixty (60) days of Tenant's actual receipt of notice thereof and reasonably requires additional time beyond the sixty (60) day cure period described herein to effect such cure, Tenant shall have such additional time as is necessary (beyond the sixty [60] day cure period) to effect the cure. References in this Amendment to "**Renewal Term**" shall refer, collectively, to the Existing Renewal Term(s) and the New Renewal Term(s). The Landlord hereby agrees to execute and return to Tenant an original Memorandum of Lease in the form and of the substance attached hereto as **Exhibit B** and by this reference made a part hereof (the "**Memorandum**") executed by Landlord, together with any applicable forms needed to record the Memorandum, which forms shall be supplied by Tenant to Landlord.

3. **Rent and Escalation.** The Parties hereby acknowledge and agree that all applicable increases and escalations to the rental payments under the Lease (the "**Rent**") shall continue in full force and effect through the New Renewal Term(s). Notwithstanding anything to the contrary contained in the Lease, all Rent and any other payments expressly required to be paid by Tenant to Landlord under the Lease and this Amendment shall be paid to **DAT Holdings, LLC**.
4. **Landlord and Tenant Acknowledgments.** Except as modified herein, the Lease and all provisions contained therein remain in full force and effect and are hereby ratified and affirmed. The Parties hereby agree that no defaults exist under the Lease. To the extent Tenant needed consent and/or approval from Landlord for any of Tenant's activities at and uses of the site prior to the Effective Date, including subleasing to American Tower, Landlord's execution of this Amendment is and shall be considered consent to and approval of all such activities and uses and confirmation that no additional consideration is owed to Landlord for such activities and uses. Landlord hereby acknowledges and agrees that Tenant shall not need consent or approval from, or to provide notice to, Landlord for any future activities at or uses of the Leased Premises, including, without limitation, subleasing and licensing to additional customers, installing, modifying, repairing, or replacing improvements within the Leased Premises, and/or assigning all or any portion of Tenant's interest in this Lease, as modified by this Amendment. Tenant and Tenant's sublessees and customers shall have vehicular (specifically including truck) and pedestrian access to the Leased Premises from a public right of way on a 24 hours per day, 7 days per week basis, together with utilities services to the Leased Premises from a public right of way. Upon request by Tenant and at Tenant's sole cost and expense, Landlord hereby agrees to promptly execute and return to Tenant building permits, zoning applications and other forms and documents, including a memorandum of lease, as required for the use of the Leased Premises by Tenant and/or Tenant's customers, licensees, and sublessees. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment.
5. **Limited Right of First Refusal.** Notwithstanding anything to the contrary contained herein, this paragraph shall not apply to any fee simple sale of the Parent Parcel from Landlord to any prospective purchaser that is not a Third Party Competitor (as herein defined) or to American Tower. If Landlord receives an offer or desires to offer to: (i) sell or convey any interest (including, but not limited to, leaseholds or easements) in any real property of which the Leased Premises is a part to any person or entity directly or indirectly engaged in the business of owning, acquiring, operating, managing, investing in or leasing wireless telecommunications infrastructure (any such person or entity, a "**Third Party Competitor**") or (ii) assign all or any portion of Landlord's interest in the Lease to a Third Party Competitor (any such offer, the "**Offer**"), Tenant shall have the right, exercisable in Tenant's sole and absolute discretion, of first

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refusal to purchase the real property or other interest being offered by Landlord in connection with the Offer on the same terms and conditions. If Tenant elects, in its sole and absolute discretion, to exercise its right of first refusal as provided herein, Tenant must provide Landlord with notice of its election not later than forty-five (45) days after Tenant receives written notice from Landlord of the Offer. If Tenant elects not to exercise Tenant's right of first refusal with respect to an Offer as provided herein, Landlord may complete the transaction contemplated in the Offer with the Third Party Competitor on the stated terms and price but with the express condition that such sale is made subject to the terms of the Lease, as modified by this Amendment. Landlord hereby acknowledges and agrees that any sale or conveyance by Landlord in violation of this Section is and shall be deemed to be null and void and of no force and effect. The terms, provisions, and conditions of this Section shall survive the execution and delivery of this Amendment. For the avoidance of doubt, American Tower, its affiliates and subsidiaries, shall not be considered a Third Party Competitor and this provision shall not apply to future transactions with American Tower, its affiliates and subsidiaries.

6. **Landlord Statements.** Landlord hereby represents and warrants to Tenant that: (i) to the extent applicable, Landlord is duly organized, validly existing, and in good standing in the jurisdiction in which Landlord was organized, formed, or incorporated, as applicable, and is otherwise in good standing and authorized to transact business in each other jurisdiction in which such qualifications are required; (ii) Landlord has the full power and authority to enter into and perform its obligations under this Amendment, and, to the extent applicable, the person(s) executing this Amendment on behalf of Landlord, have the authority to enter into and deliver this Amendment on behalf of Landlord; (iii) no consent, authorization, order, or approval of, or filing or registration with, any governmental authority or other person or entity is required for the execution and delivery by Landlord of this Amendment; (iv) Landlord is the sole owner of the Leased Premises and all other portions of the Parent Parcel; (v) there are no agreements, liens, encumbrances, claims, claims of lien, proceedings, or other matters (whether filed or recorded in the applicable public records or not) related to, encumbering, asserted against, threatened against, and/or pending with respect to the Leased Premises or any other portion of the Parent Parcel which do or could (now or any time in the future) adversely impact, limit, and/or impair Tenant's rights under the Lease, as amended and modified by this Amendment; and (vi) the square footage of the Leased Premises is the greater of Tenant's existing improvements on the Parent Parcel or the land area conveyed to Tenant under the Lease. The representations and warranties of Landlord made in this Section shall survive the execution and delivery of this Amendment. Landlord hereby does and agrees to indemnify Tenant for any damages, losses, costs, fees, expenses, or charges of any kind sustained or incurred by Tenant as a result of the breach of the representations and warranties made herein or if any of the representations and warranties made herein prove to be untrue. The aforementioned indemnification shall survive the execution and delivery of this Amendment.
7. **Confidentiality.** Notwithstanding anything to the contrary contained in the Lease or in this Amendment, Landlord agrees and acknowledges that all the terms of this Amendment and the Lease and any information furnished to Landlord by Tenant or American Tower in connection therewith shall be and remain confidential. Except with Landlord's family, attorney, accountant, broker, lender, a prospective fee simple purchaser of the Parent Parcel, or if otherwise required by law, Landlord shall not disclose any such terms or information without the prior written consent of Tenant. The terms and provisions of this Section shall survive the execution and delivery of this Amendment.
8. **Notices.** All notices must be in writing and shall be valid upon receipt when delivered by hand, by nationally recognized courier service, or by First Class United States Mail, certified, return receipt requested to the addresses set forth herein: To Landlord at: 4175 GOVERNMENT BLVD., MOBILE, AL 36693; To Tenant at: Verizon Wireless, Attn. Network Real Estate, 180 Washington Valley Road, Bedminster, NJ 07921; with copy to: American Tower, Attn: Land Management, 10 Presidential Way,

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Woburn, MA 01801; and also with copy to: Attn Legal Dept. 116 Huntington Avenue, Boston, MA 02116. Any of the Parties, by thirty (30) days prior written notice to the others in the manner provided herein, may designate one or more different notice addresses from those set forth above. Refusal to accept delivery of any notice or the inability to deliver any notice because of a changed address for which no notice was given as required herein, shall be deemed to be receipt of any such notice.

9. **Counterparts.** This Amendment may be executed in several counterparts, each of which when so executed and delivered, shall be deemed an original and all of which, when taken together, shall constitute one and the same instrument, even though all Parties are not signatories to the original or the same counterpart. Furthermore, the Parties may execute and deliver this Amendment by electronic means such as .pdf or similar format. Each of the Parties agrees that the delivery of the Amendment by electronic means will have the same force and effect as delivery of original signatures and that each of the Parties may use such electronic signatures as evidence of the execution and delivery of the Amendment by all Parties to the same extent as an original signature.
10. **Governing Law.** Notwithstanding anything to the contrary contained in the Lease and in this Amendment, the Lease and this Amendment shall be governed by and construed in all respects in accordance with the laws of the State or Commonwealth in which the Leased Premises is situated, without regard to the conflicts of laws provisions of such State or Commonwealth.
11. **Waiver.** Notwithstanding anything to the contrary contained herein, in no event shall Landlord or Tenant be liable to the other for, and Landlord and Tenant hereby waive, to the fullest extent permitted under applicable law, the right to recover incidental, consequential (including, without limitation, lost profits, loss of use or loss of business opportunity), punitive, exemplary and similar damages.
12. **Tenant's Securitization Rights; Estoppel.** Landlord hereby consents to the granting by Tenant and/or American Tower of one or more leasehold mortgages, collateral assignments, liens, and/or other security interests (collectively, a "Security Interest") in Tenant's (or American Tower's) interest in this Lease, as amended, and all of Tenant's (or American Tower's) property and fixtures attached to and lying within the Leased Premises and further consents to the exercise by Tenant's (or American Tower's) mortgagee ("Tenant's Mortgagee") of its rights to exercise its remedies, including without limitation foreclosure, with respect to any such Security Interest. Landlord shall recognize the holder of any such Security Interest of which Landlord is given prior written notice (any such holder, a "Holder") as "Tenant" hereunder in the event a Holder succeeds to the interest of Tenant and/or American Tower hereunder by the exercise of such remedies. Landlord further agrees to execute a written estoppel certificate within thirty (30) days of written request of the same by Tenant, American Tower or Holder.
13. **Taxes.** During the term of the Lease, Landlord shall pay when due all real property, personal property, and other taxes, fees and assessments attributable to the Parent Parcel, including the Leased Premises. Tenant hereby agrees to reimburse Landlord for any personal property taxes in addition to any increase in real property taxes levied against the Parent Parcel, to the extent both are directly attributable to Tenant's improvements on the Leased Premises (but not, however, taxes or other assessments attributable to periods prior to the Effective Date), provided, however, that Landlord must furnish written documentation (the substance and form of which shall be reasonably satisfactory to Tenant) of such personal property taxes or real property tax increase to Tenant along with proof of payment of same by Landlord. Anything to the contrary notwithstanding, Tenant shall not be obligated to reimburse Landlord for any applicable taxes unless Landlord requests such reimbursement within one (1) year after the date such taxes became due. Landlord shall submit requests for reimbursement in writing to: American Tower Corporation, Attn: Landlord Relations, 10 Presidential Way, Woburn, MA 01801 unless otherwise directed by Tenant from time to time. Subject to the requirements set forth in

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this Section, Tenant shall make such reimbursement payment within forty-five (45) days of receipt of a written reimbursement request from Landlord. Tenant shall pay applicable personal property taxes directly to the local taxing authority to the extent such taxes are billed and sent directly by the taxing authority to Tenant. If Landlord fails to pay when due any taxes affecting the Parent Parcel as required herein, Tenant shall have the right, but not the obligation, to pay such taxes on Landlord's behalf and: (i) deduct the full amount of any such taxes paid by Tenant on Landlord's behalf from any future payments required to be made by Tenant to Landlord hereunder; (ii) and demand reimbursement from Landlord, which reimbursement payment Landlord shall make within thirty (30) days of such demand by Tenant; and/or (iii) collect from Landlord any such tax payments made by Tenant on Landlord's behalf by any lawful means.

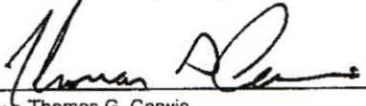
[SIGNATURES COMMENCE ON FOLLOWING PAGE]

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LANDLORD:

DAT HOLDINGS LLC

an Alabama limited liability company

Signature: 
Print Name: Thomas G. Carwie
Title: Member
Date: 10/31/16

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

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LANDLORD:

DAC Properties Inc.
an Alabama Corporation

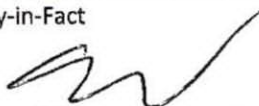
Signature: 
Print Name: David A. Carwie
Title: President
Date: 10/31/16

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TENANT:

Verizon Wireless Personal Communications LP d/b/a Verizon Wireless

By: ATC Sequoia LLC, a Delaware limited liability company
Title: Attorney-in-Fact

Signature: 
Print Name: **Shawn Lanier**
Title: **Vice President - Legal**
Date: **12-1-2016**

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EXHIBIT A

This Exhibit A may be replaced at Tenant's option as described below

PARENT PARCEL

Tenant shall have the right to replace this description with a description obtained from Landlord's deed (or deeds) that include the land area encompassed by the Lease and Tenant's improvements thereon

The Parent Parcel consists of the entire legal taxable lot owned by Landlord as described in a deed (or deeds) to Landlord of which the Leased Premises is a part thereof with such Parent Parcel being located in the County of Mobile, State of Alabama and being further described below:

Lot 1, Nolfe Commercial Subdivision, according to plat thereof recorded in Map Book 60, page 52 of the records in the Office of the Judge of Probate, Mobile County, Alabama;

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the grantor to convey to grantee only the interest grantor owns therein.

APN No. R022804174000002.

LEASED PREMISES

Tenant shall have the right to replace this description with a description obtained from the Lease or from a description obtained from an as-built survey conducted by Tenant.

The Leased Premises consists of that portion of the Parent Parcel as defined in the Lease which shall include access and utilities easements. The square footage of the Leased Premises shall be the greater of: (i) the land area conveyed to Tenant in the Lease; (ii) Tenant's existing improvements on the Parent Parcel; or (iii) the legal description or depiction below (if any).

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA, RUN THENCE SOUTH 00°00'00" EAST FOR 50.0 FEET; RUN THENCE NORTH 89° 35'03" WEST FOR 50.0 FEET; THENCE RUN NORTH 00°00'00" WEST FOR 50.0 FEET TO THE NORTH LINE OF SAID LOT 1 OF NOLFE SUBDIVISION; RUN THENCE SOUTH 89°35'03" EAST ALONG THE NORTH LINE OF SAID NOLFE SUBDIVISION FOR 50.0 FEET TO THE NORTHEAST CORNER OF SAID NOLFE SUBDIVISION AND THE POINT OF BEGINNING. SAID PARCEL BEING A PORTION OF LOT 1 OF SAID NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE, ALABAMA AND CONTAINING 2500 SQUARE FEET MORE OR LESS.

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EXHIBIT A (CONTINUED)

ACCESS AND UTILITIES

The access and utility easements include all easements of record as well that portion of the Parent Parcel currently utilized by Tenant for ingress, egress and utility purposes from the Leased Premises to and from a public right of way including but not limited to:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; RUN THENCE SOUTH 00° 00'00" EAST FOR 50.0 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 00°00'00" WEST FOR 387.56 FEET TO THE NORTH RIGHT OF WAY OF OLD SHELL ROAD; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,429.16 FEET FOR AN ARC DISTANCE OF 20.33 FEET, A CHORD OF NORTH 79°42'57" WEST FOR 20.33 FEET; RUN THENCE NORTH 00°00'00" EAST FOR 384.08 FEET; RUN THENCE SOUTH 89°35'03" EAST FOR 20.0 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FEET WIDENING STRIP DEDICATED TO THE CITY OF MOBILE FOR WIDENING OF OLD SHELL ROAD AS PER PLAT OF NOLFE SUBDIVISION AS RECORDED IN MAP BOOK 60, PAGE 52 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA

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Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits

Checklist A

☐ Rezoning, Text Amendment, or Specific Area Plan Amendments

Checklist B

☐ Planned Development

Checklist C

☒ Previously approved Planning Approvals or Planned Unit Development

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	American Tower Corporation	Amanda Novas
Firm:		TruNorthe LLC
Phone:		
Email:		
Address:		

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	DAC Properties INC	Jeremy Sharit
Firm:		SMW Engineering Group Inc
Phone:		
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6710 Old Shell Road Mobile AL 36608

Property Address

Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

Owner Signature

Date

amanda novas

9/25/2025

Applicant or Agent Signature (if applicable)

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

amanda novas

9/25/2025

Applicant or Agent Signature

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

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CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☐ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. ANSI/TIA/EIA: STRUCTURAL STANDARDS (222-H EDITION) 2. INTERNATIONAL BUILDING CODE (2012 IBC)

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.
The existing tower would require this modification in order to satisfy the structural requirements to complete the cell tower upgrade for BLDC-155862-2025

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.
This proposal should not impact the development or improvement of adjacent property.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No
5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☐ Yes ☐ No

6. Please provide the following information:

- ☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
existing tower structure is 149.1' - this modification is proposing to raise the 172.1'
- ☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)
there is no landscaping or shrubs within the fenced in cell tower facility
- ☐ Lighting:
No lighting
- ☐ Hours of operation:
Unmanned facility
- ☐ Other conditions that are unique to the use of the property:

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.
A cell tower extension will not affect these specified elements.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. §1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.6100 (B)(7)

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VICINITY MAP



AMERICAN TOWER®

SITE NAME: OLD SHELL ROAD

SITE NUMBER: 412671

ATC PROJECT NUMBER: 14110659_C6_07

SITE ADDRESS: 6710 OLD SHELL ROAD
MOBILE, AL 36608



LOCATION MAP

149.1 FT MONOPOLE MODIFICATIONS W/ PROPOSED 23 FT EXTENSION

PROJECT TEAM	PROJECT INFORMATION	SHEET	SHEET TITLE	REV.	
TOWER OWNER AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801 ENGINEERED BY ATC TOWER SERVICES 1 FENTON MAIN STREET, SUITE 300 CARY, NC 27511 CARRIER INFORMATION CARRIER: T-MOBILE CARRIER SITE NAME: OLD SHELL RD - ATC CARRIER SITE NUMBER: 9MT2900A	1. THE PROJECT DEPICTED IN THESE PLANS IS BASED ON THE RECOMMENDATIONS MADE BY ATC ENGINEERING, DERIVED FROM THE RESULTS OF THE STRUCTURAL ANALYSIS COMPLETED UNDER ENGINEERING PROJECT NUMBER 14110659_C3_06 DATED 05/31/24. SATISFACTORY COMPLETION OF THE WORK INDICATED IN THESE PLANS WILL RESULT IN THE STRUCTURE MEETING THE REQUIREMENTS OF THE SPECIFICATIONS UNDER WHICH THE STRUCTURAL WAS COMPLETED. 2. SEE SHEET S-201 FOR MODIFICATION SCOPE OF WORK (SOW) AND ANY ADDITIONAL WORK TO BE COMPLETED.	G-001	COVER	0	
	PROJECT NOTE THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. § 1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES THE COLLOCATION, REMOVAL AND/OR REPLACEMENT OF TRANSMISSION EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.6100 (B)(7).	G-002	IBC GENERAL NOTES	0	
		G-003	SPECIAL INSPECTION CHECKLIST	0	
		G-004	BILL OF MATERIALS	0	
		S-201	MODIFICATION PROFILE	0	
		S-501	REINFORCEMENT INSTALLATION DETAILS (1 OF 2)	0	
	COMPLIANCE CODE ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. 1. ANSI/TIA/EIA STRUCTURAL STANDARDS (222-H EDITION) 2. INTERNATIONAL BUILDING CODE (2012 IBC)	S-502	REINFORCEMENT INSTALLATION DETAILS (2 OF 2)	0	
		S-503	#20 STEP BOLT BRACKET INSTALLATION DETAILS	0	
		S-504	PLATE REINFORCEMENT INSTALLATION DETAILS	0	
		S-505	PLATE REINFORCEMENT WELD DETAILS	0	
S-506		FLAT PLATE STEP BOLT BRACKET FABRICATION & INSTALLATION DETAILS	0		
 Know what's below. Call before you dig.	PROJECT LOCATION GEOGRAPHIC COORDINATES LATITUDE: 30.69202529 LONGITUDE: -88.19841085	S-507	TOP FLANGE PLATE INSTALLATION DETAILS	0	
		S-508	INTERFACE WELDMENT INSTALLATION DETAILS	0	
		S-509	MONOPOLE EXTENSION INSTALLATION DETAILS	0	
		Z-501	PLATE REINFORCEMENT FABRICATION DETAILS	0	
		Z-502	TOP FLANGE PLATE FABRICATION DETAILS	0	
		Z-503	INTERFACE WELDMENT FABRICATION DETAILS	0	
		Z-504	MONOPOLE EXTENSION WELDMENT FABRICATION DETAILS	0	
		Z-505	MONOPOLE EXTENSION SUB-WELDMENT FABRICATION DETAILS	0	



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REV.	DESCRIPTION	BY	DATE
01	FIRST ISSUE	RFL	02/25/25

ATC SITE NUMBER:
412671
ATC SITE NAME:
OLD SHELL ROAD
ALABAMA

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36608



Joshua H. Walton
Digitally signed by Joshua Walton
Date: 2025.03.03 22:51:40 -05'00'

DRAWN BY:	RFL
APPROVED BY:	MER
DATE DRAWN:	02/25/25
ATC JOB NO:	14110659_C6_07

COVER

SHEET NUMBER:	REVISION:
G-001	0

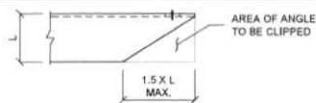
GENERAL

- ALL WORK TO BE COMPLETED PER APPLICABLE LOCAL, STATE, FEDERAL CODES AND ORDINANCES AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND ABIDING BY ALL REQUIRED PERMITS.
- ALL WORK INDICATED ON THESE DRAWINGS SHALL BE PERFORMED BY QUALIFIED CONTRACTORS EXPERIENCED IN TOWER AND FOUNDATION CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY INSTALLATION INTERFERENCES. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS. DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL FOLLOW SIMILAR DETAILS FOR THIS JOB.
- ANY SUBSTITUTIONS SHALL CONFORM TO THE REQUIREMENTS OF THESE NOTES AND SPECIFICATIONS, AND SHOULD BE SIMILAR TO THOSE SHOWN. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ANY MANUFACTURED DESIGN ELEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THESE NOTES AND SPECIFICATIONS AND SHOULD BE SIMILAR TO THOSE SHOWN. THESE DESIGN ELEMENTS MUST BE STAMPED BY AN ENGINEER PROFESSIONALLY REGISTERED IN THE STATE OF THE PROJECT, AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES AND OSHA SAFETY REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND EXECUTION OF ALL MISCELLANEOUS SHORING, BRACING, TEMPORARY SUPPORTS, ETC. NECESSARY, PER ANSII/A322 AND ANS/A588 A10.48, TO PROVIDE A COMPLETE AND STABLE STRUCTURE AS SHOWN ON THESE DRAWINGS.
- CONTRACTOR'S PROPOSED INSTALLATION SHALL NOT INTERFERE, NOR DENY ACCESS TO, ANY EXISTING OPERATIONAL AND SAFETY EQUIPMENT.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS."
 - ALL W-SHAPES: ASTM A572, GRADE 50, UNLESS NOTED OTHERWISE.
 - ALL OTHER ROLLED SHAPES: ASTM A36, UNLESS NOTED OTHERWISE.
 - HSS SECTION (SQUARE, RECTANGULAR, AND ROUND): ASTM A500, GRADE B, UNLESS NOTED OTHERWISE.
 - ALL BOLTS FOR CONNECTING STRUCTURAL MEMBERS: ASTM A325 GRADE A325, TYPE SC OR N, UNLESS NOTED OTHERWISE.
 - ALL ANCHOR RODS: ASTM F1554, GRADE 36, UNLESS NOTED OTHERWISE.
- ALL EXPOSED STRUCTURAL STEEL MEMBERS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. EXPOSED STEEL HARDWARE AND ANCHOR BOLTS SHALL BE GALVANIZED PER ASTM A153 OR B695.
- ALL U-BOLTS SHALL BE ASTM A36 OR EQUIVALENT, WITH LOCKING DEVICE, UNLESS NOTED OTHERWISE.
- FIELD CUT EDGES, EXCEPT DRILLED HOLES, SHALL BE GROUND SMOOTH.
- ALL FIELD CUT SURFACES, FIELD DRILLED HOLES & GROUND SURFACES WHERE EXISTING PAINT OR GALVANIZATION REMOVAL WAS REQUIRED SHALL BE REPAIRED WITH (2) BRUSHED COATS OF ZRC GALVALUTE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS RECOMMENDATIONS.
- ALL STRUCTURAL STEEL EMBEDDED IN THE CONCRETE SHALL BE APPLIED WITH (2) BRUSHED COATS OF POLYGUARD CA-9 MASTIC OR EQUIVALENT. REFER TO THE MANUFACTURER SPECIFICATIONS FOR SURFACE PREPARATION AND APPLICATION. APPLICATION OF POLYGUARD 400 WRAP IS NOT ESSENTIAL.
- CONTRACTOR SHALL PERFORM WORK ON ONLY ONE (1) TOWER FACE AND REPLACE/REINFORCE ONE (1) BOLT/MEMBER AT A TIME.
- ALL FIELD DRILLED HOLES TO BE USED FOR FIELD BOLTING INSTALLATION SHALL BE STANDARD HOLES, AS DEFINED BY AISC, UNLESS NOTED OTHERWISE.

MAXIMUM ALLOWABLE ANGLE CLIP



TOLERANCES

- TOLERANCES ON ALL INSTALLATIONS ARE $\pm 1"$, UNLESS NOTED OTHERWISE.
- TOLERANCES ON FABRICATION DIMENSIONS ARE $\pm 0.030"$ FOR MACHINING AND $\pm 0.060"$ FOR STRUCTURAL, UNLESS NOTED OTHERWISE.

WELDING

- ALL WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS AND CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS WELDING CODE D1.1.
- ALL WELDS SHALL BE INSPECTED VISUALLY. IF DIRECTED BY ENGINEER OF RECORD, 25% OF WELDS SHALL BE INSPECTED WITH EITHER ULTRASONIC OR MAGNETIC PARTICLE METHODS. (100% IF REJECTABLE DEFECTS ARE FOUND) TO MEET THE ACCEPTABLE CRITERIA OF AWS D1.1. REPAIR ALL WELDS AS NECESSARY. 100% OF ALL FULL PENETRATION WELDS SHALL BE INSPECTED WITH EITHER ULTRASONIC OR MAGNETIC PARTICLE METHODS.
- INSPECTION SHALL BE PERFORMED BY AN AWS CERTIFIED WELD INSPECTOR.
- ALL ELECTRODES TO BE LOW HYDROGEN, MATCHING FILLER AND/OR BASE METAL, PER AWS D1.1, UNLESS NOTED OTHERWISE.
- IN CASES WHERE BASE METAL GRADE IS UNKNOWN, ALL WELDING ON LATTICE TOWERS SHALL BE DONE WITH E70XX ELECTRODES. ALL WELDING ON POLE STRUCTURES SHALL BE DONE WITH E60XX ELECTRODES, UNLESS NOTED OTHERWISE.
- PRIOR TO FIELD WELDING GALVANIZED MATERIAL, CONTRACTOR SHALL GRIND OFF GALVANIZING 1/2" BEYOND ALL FIELD WELD SURFACES. AFTER WELD AND WELD INSPECTION IS COMPLETE, REPAIR ALL GROUND AND WELDED SURFACES WITH ZRC GALVALUTE COLD GALVANIZING COMPOUND PER ASTM A780 AND MANUFACTURERS RECOMMENDATIONS.

PAINT

- AS REQUIRED, CLEAN AND PAINT PROPOSED STEEL ACCORDING TO FAA ADVISORY CIRCULAR AC 707460-1L.

BOLT TIGHTENING PROCEDURE

- STRUCTURAL CONNECTIONS TO BE ASSEMBLED AND INSPECTED IN ACCORDANCE WITH RCSC SPECIFICATIONS.
- ALL BOLTS WHOSE AXES ARE INSTALLED VERTICALLY, UNLESS OTHERWISE NOTED, SHALL BE INSTALLED AND TIGHTENED PER SECTION 8.2.1 THROUGH 8.2.4 OF THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" PER THE FOLLOWING GUIDELINES:

FOR A325 BOLTS 1" DIAMETER AND LESS:

- DIRECT TENSION INDICATING (DTI) SQUIRTER WASHERS. WASHERS SHALL BE INSTALLED AND ORIENTED / TIGHTENED PER MANUFACTURER SPECIFICATIONS TO ACHIEVE DESIRED LEVEL OF BOLT PRE-TENSION.

FOR A325 BOLTS EXCEEDING 1" DIAMETER AND ALL OTHER HIGH STRENGTH BOLTS, ONE OF THE FOLLOWING METHODS SHALL BE USED:

- DIRECT TENSION INDICATING (DTI) SQUIRTER WASHERS. WASHERS SHALL BE INSTALLED AND ORIENTED / TIGHTENED PER MANUFACTURER SPECIFICATIONS TO ACHIEVE DESIRED LEVEL OF BOLT PRE-TENSION.
- RCSC "TURN-OF-THE-NUT" METHOD: PRIOR TO APPLICATION OF TURN-OF-NUT PRE-TENSIONING, ALL BOLTS IN THE CONNECTION SHALL BE BROUGHT TO A SNUG TIGHT CONDITION AS DEFINED IN RCSC SECTION 8.1, AND MATCH-MARKING OF THE NUTS AND PROTRUDING END OF THE BOLTS MUST BE IMPLEMENTED FOR ALL BOLTS IN THE CONNECTION.

SUBSEQUENTLY, ALL BOLTS SHALL BE ROTATED BEYOND SNUG TIGHT CONDITION USING THE CHART BELOW:

BOLT LENGTHS UP TO AND INCLUDING FOUR DIAMETERS

1/2"	BOLTS UP TO AND INCLUDING 2.0 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT
5/8"	BOLTS UP TO AND INCLUDING 2.5 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT
3/4"	BOLTS UP TO AND INCLUDING 3.0 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT
7/8"	BOLTS UP TO AND INCLUDING 3.5 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT
1"	BOLTS UP TO AND INCLUDING 4.0 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT
1-1/8"	BOLTS UP TO AND INCLUDING 4.5 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT
1-1/4"	BOLTS UP TO AND INCLUDING 5.0 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT
1-3/8"	BOLTS UP TO AND INCLUDING 5.5 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT
1-1/2"	BOLTS UP TO AND INCLUDING 6.0 INCH LENGTH	+1/3 TURN BEYOND SNUG TIGHT

BOLT LENGTHS OVER FOUR DIAMETERS BUT NOT EXCEEDING EIGHT DIAMETERS

1/2"	BOLTS 2.25 TO 4.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT
5/8"	BOLTS 2.75 TO 5.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT
3/4"	BOLTS 3.25 TO 6.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT
7/8"	BOLTS 3.75 TO 7.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1"	BOLTS 4.25 TO 8.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1-1/8"	BOLTS 4.75 TO 9.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1-1/4"	BOLTS 5.25 TO 10.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1-3/8"	BOLTS 5.75 TO 11.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT
1-1/2"	BOLTS 6.25 TO 12.0 INCH LENGTH	+1/2 TURN BEYOND SNUG TIGHT

- ALL OTHER BOLTED CONNECTIONS SHALL BE BROUGHT TO A SNUG TIGHT CONDITION AS DEFINED IN SECTION 8.1 OF THE SPECIFICATION.

BOLT TIGHTENING PROCEDURE (CONT'D)

- ALL BOLT HOLES SHALL BE ALIGNED TO PERMIT INSERTION OF THE BOLTS WITHOUT UNDUE DAMAGE TO THE THREADS. BOLTS SHALL BE PLACED IN ALL HOLES WITH WASHERS POSITIONED AS REQUIRED AND NUTS THREADED TO COMPLETE THE ASSEMBLY. COMPACTING THE JOINT TO THE SNUG-TIGHT CONDITION SHALL PROGRESS SYSTEMATICALLY FROM THE MOST RIGID PART OF THE JOINT. THE SNUG-TIGHT CONDITION IS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PLIES INTO FIRM CONTACT.

APPLICABLE CODES AND STANDARDS

- ANSI/AISC STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES, 222-H EDITION.
- 2012 INTERNATIONAL BUILDING CODE.
- ACI 318: AMERICAN CONCRETE INSTITUTE, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, REFERENCE LATEST APPROPRIATE EDITION TO MATCH LOCAL AND/OR INTERNATIONAL BUILDING CODE(S) LISTED ABOVE.
- CRSI: CONCRETE REINFORCING STEEL INSTITUTE, MANUAL OF STANDARD PRACTICE, LATEST EDITION.
- AISC: AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, LATEST EDITION.
- AWS: AMERICAN WELDING SOCIETY D1.1, STRUCTURAL WELDING CODE, LATEST EDITION.

SPECIAL INSPECTION

- A QUALIFIED INDEPENDENT TESTING LABORATORY, EMPLOYED BY THE OWNER, SHALL PERFORM INSPECTION AND TESTING IN ACCORDANCE WITH IBC 2012, SECTION 1704 AS REQUIRED BY PROJECT SPECIFICATIONS FOR THE FOLLOWING CONSTRUCTION WORK:
 - STRUCTURAL WELDING (CONTINUOUS INSPECTION OF FIELD WELD ONLY).
 - HIGH STRENGTH BOLTS (PERIODIC INSPECTION OF A325 EXTENSION FLANGE BOLTS TO BE TIGHTENED PER "TURN-OF-THE-NUT" METHOD).
- THE INSPECTION AGENCY SHALL SUBMIT INSPECTION AND TEST REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OF RECORD, AND THE OWNER IN ACCORDANCE WITH IBC 2012, SECTION 1704. UNLESS THE FABRICATOR IS APPROVED BY THE BUILDING OFFICIAL TO PERFORM SUCH WORK WITHOUT THE SPECIAL INSPECTIONS.



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3			
4			
5			

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Digitally Signed: 2025-03-03

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IBC GENERAL NOTES

SHEET NUMBER:	REVISION:
G-002	0

MODIFICATION INSPECTION NOTES

THE SPECIAL INSPECTION (SI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

TO ENSURE THAT THE REQUIREMENTS OF THE SI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR AND THE INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED FROM AMERICAN TOWER CORPORATION (ATC). IT IS EXPECTED THAT EACH PARTY WILL PROACTIVELY REACH OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT YOUR AMERICAN TOWER POINT OF CONTACT.

SPECIAL INSPECTOR

THE SPECIAL INSPECTOR IS REQUIRED TO CONTACT THE GENERAL CONTRACTOR AS SOON AS RECEIVING A PO FROM ATC. UPON RECEIVING A PO FROM ATC THE SPECIAL INSPECTOR AT A MINIMUM MUST:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE GENERAL CONTRACTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- ANY CONCERNS WITH THE SCOPE OF WORK OR PROJECT COMMITMENT MUST BE RELAYED TO THE ATC POINT OF CONTACT IMMEDIATELY.

THE SPECIAL INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR INSPECTION AND TEST REPORTS, REVIEWING THESE DOCUMENTS FOR ADHERENCE TO CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE SI REPORT TO AMERICAN TOWER CORPORATION.

GENERAL CONTRACTOR

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE SI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE SI TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SI CHECKLIST.

SPECIAL INSPECTION CHECKLIST

INSPECTION DOCUMENT	DESCRIPTION	INSPECTION TESTING REQUIRED	RESPONSIBILITY	SI REVIEW REQUIRED			INSPECTION FREQUENCY	
				PRE CX	DURING CX	POST CX	PERIODIC	CONTINUOUS
SPECIAL INSPECTION FIELD WORK & REPORT	DOCUMENTATION AND SITE VISIT CONDUCTED BY AN ATC APPROVED SPECIAL INSPECTOR AS REQUIRED BY ATC AND OTHER AUTHORITIES HAVING JURISDICTION. INSPECTION PARAMETERS TO FOLLOW ATC'S STANDARD SPECIFICATION FOR WIRELESS TOWER SITES.	✓	SI			✓		
ENGINEERING ASSEMBLY DRAWINGS	GC SHALL SUBMIT DRAWINGS TO SI FOR INCLUSION IN SI REPORT	✓	GC	✓				
FABRICATED MATERIAL VERIFICATION & INSPECTION	MTR AND OR MILL CERTIFICATIONS FOR SUPPLIED MATERIALS GC SHALL SUPPLY SI WITH REPORTS TO BE INCLUDED IN SI REPORT WHEN REQUIRED BY ATC	✓	SI	✓				
CERTIFIED WELD INSPECTION	INSPECTION AND REPORT OF STRUCTURAL WELDING PERFORMED DURING PROJECT COMPLETED BY A CWM AND INCLUDED WITHIN SI REPORT	✓	GC / TA	✓	✓	✓	✓	
FOUNDATION INSPECTION & VERIFICATION	VISUAL OBSERVATION AND APPROVAL OF FOUNDATION EXCAVATION, REBAR PLACEMENT, CASING/SHORING/FORMING PLACEMENT, AND ANCHOR TEMPLATE AND ANCHOR PLACEMENT - TO BE SI APPROVED PRIOR TO CONCRETE POUR AND DOCUMENTED IN THE SI REPORT		SI					
ANCHOR, ROCK ANCHOR OR HELICAL PULL-OUT TEST	PULL TESTING OF INSTALLED ANCHORS TO BE COMPLETED AND DOCUMENTED IN SI REPORT		GC / TA					
CONCRETE INSPECTION & VERIFICATION	CONCRETE MIX DESIGN, SLUMP TEST, COMPRESSIVE TESTING, AND SAMPLE GATHERING TECHNIQUES ARE TO BE PROVIDED FOR INCLUSION IN THE SI REPORT. SI SHALL VERIFY CONCRETE PLACEMENT AS REQUIRED BY THE DESIGN DOCUMENTS (INSPECTION FREQUENCY IS MARKED CONTINUOUS)		GC / TA					
DYWIDAG PLACEMENT/ANCHOR BOLT EMBEDMENT - EPOXY/GROUT INSTALL	ANCHOR/BAR EMBEDMENT, HOLE SIZE, EPOXY/GROUT TYPE, INSTALLATION TEMPERATURE AND INSTALLATION SHALL BE VERIFIED BY THE SI AND INCLUDED IN THE SI REPORT		GC / SI					
BASE PLATE GROUT INSPECTION & VERIFICATION	BASE PLATE GROUTING TYPE AND PLACEMENT SHALL BE CONFIRMED BY THE SI AND INCLUDED IN THE SI REPORT		GC / SI					
EARTHWORK INSPECTION & VERIFICATION	EXCAVATION, FILL, SLOPE, GRADE AND OTHER EARTHWORK REQUIREMENTS PER PLANS SHALL BE VERIFIED BY THE SI AND INCLUDED IN THE SI REPORT		GC / TA					
COMPACTION VERIFICATION	CONTRACTOR SHALL PROVIDE AN INDEPENDENT THIRD PARTY CERTIFIED INSPECTION WHICH PROVIDES TEST RESULTS FOR COMPACTION TEST OF SOILS IN PLACE TO ASTM STANDARDS.		GC / TA					
GROUND TESTING & VERIFICATION	GC SHALL PROVIDE DOCUMENTATION SHOWING THAT THE GROUNDING SYSTEM SHALL HAVE A MEASURED RESISTANCE TO THE GROUND OF NOT MORE THAN THE RECOMMENDED 10 OHMS. PER THE ATC CONSTRUCTION SPECIFICATION UNDER SECTION 2.15 THIS DOCUMENTATION MUST BE AN INDEPENDENT CERTIFICATION.		GC					
STEEL CONSTRUCTION INSPECTION & VERIFICATION	VISUAL OBSERVATION AND APPROVAL OF STEEL CONSTRUCTION TO BE PERFORMED BY THE SI. INSPECTION TO INCLUDE VERIFICATION OF NEW CONSTRUCTION OR MODIFICATION OF EXISTING CONSTRUCTION PER ENGINEERED PLANS. DETAILED VERIFICATION SHALL BE INCLUDED IN SI REPORT.	✓	SI			✓	✓	
ON-SITE COLD GALVANIZING VERIFICATION	SI SHALL VERIFY WITH GC ALL COLD GALVANIZATION TYPE AND APPLICATION AND INCLUDE SUMMARY IN SI REPORT	✓	GC			✓	✓	
GUY WIRE TENSIONING & TOWER ALIGNMENT REPORT	GC SHALL PROVIDE SI EVIDENCE OF PROPER GUY TENSIONING AND TOWER PLUMB PER PLANS. SI SHALL VERIFY AND INCLUDE PLUMB AND TENSION REPORTING IN SI REPORT.		GC					
GC AS-BUILT DRAWINGS WITH CONSTRUCTION RED-LINES	GC SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO SI FOR APPROVAL/REVIEW AND INCLUSION IN SI REPORT	✓	GC			✓		
SI AS-BUILT DRAWINGS WITH INSPECTION RED-LINES (AS REQUIRED)	SI SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS WITHIN SI REPORT	✓	SI			✓		
TIA INSPECTION	SI SHALL COMPLETE TIA INSPECTION AND PROVIDE SEPARATE TIA INSPECTION DOCUMENTATION TO ATC CM		SI					
PHOTOGRAPHS	PHOTOGRAPHIC EVIDENCE OF SPECIAL INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING FOLLOW UP TO BE INCLUDED WITHIN THE SI REPORT. COMPLETE PHOTO LOG IS TO BE SUBMITTED WITHIN SI REPORT.	✓	GC / SI			✓		

NOTE: SPECIAL INSPECTIONS ARE INTENDED TO BE A COLLABORATIVE EFFORT BETWEEN GC AND SI. WHENEVER POSSIBLE GC IS TO PROVIDE SI WITH PHOTOGRAPHIC OR OTHER ACCEPTABLE EVIDENCE OF PROPER INSTALLATION IF PERIODIC INSPECTION FREQUENCY IS ACCEPTABLE. THE GC AND SI SHALL WORK TO COMPILE EVIDENCE OF PROPER CONSTRUCTION AND LIMIT THE NUMBER OF SI SITE VISITS REQUIRED.

TABLE KEY:
SI - ATC APPROVED SPECIAL INSPECTOR CX - CONSTRUCTION
GC - GENERAL CONTRACTOR CM - CONSTRUCTION MANAGER
TA - 3RD PARTY TESTING AGENCY ATC - AMERICAN TOWER CORPORATION



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SPECIAL INSPECTION CHECKLIST

SHEET NUMBER:	REVISION:
G-003	0

BILL OF MATERIALS								
QUANTITY REQUIRED	QUANTITY PROVIDED	PART NUMBER	DESCRIPTION	LENGTH	SHEET LIST	PART WEIGHT	WEIGHT (lb)	NOTES
#20 DYWIDAG REINFORCEMENT MATERIAL & HARDWARE								
3	3	DYD-20-ATR-30	#20 ALL THREAD ROD 30'	30'-0"	S-501	501.0	1503	GALVANIZED
3	3	DYD-20-ATR-PF	#20 ALL THREAD ROD (PER FT)	10'-0"	S-501	167.0	501	GALVANIZED
3	3	DYD-20-COUP-00	#20 COUPLING HDG	----	----	----	----	GALVANIZED
6	6	DYD-20-HN-00	#20 HEX NUT HDG	----	----	----	----	GALVANIZED
194	204	UB-580-3125	U-BOLT ASSEMBLIES FOR #20 ROD	----	----	----	----	GALVANIZED
123	129	NG-0625-0875-A490	NEXGEN2 BLIND BOLT ASSEMB., M20 W/ SPRING SLEEVE, A490	----	----	----	----	
6	7	NG-0938-1438-A490	NEXGEN2 BLIND BOLT ASSEMB., M20 W/ SPRING SLEEVE, A490	----	----	----	----	
33	33	BR-20C	L 6" X 3 1/2" X 3/8"	1'-0"	S-502	12.3	406	CONCENTRIC
3	3	TB-20C-8	L 6" X 3 1/2" X 3/8"	2'-5 1/2"	S-502	30.2	91	CONCENTRIC
6	6	TB-20C-12	L 6" X 3 1/2" X 3/8"	3'-6 3/4"	S-502	43.8	263	CONCENTRIC
32	37	#20SB	STEP BOLT WELDMENT	0'-7 1/4"	S-503	2.5	93	
2	2	----	STUD MOUNT CABLE GUIDE - 1/2"Ø	----	----	----	----	
2	2	----	ROUND LEG INTERMEDIATE BRACKET	----	----	----	----	
FLAT PLATE MATERIAL & HARDWARE								
3	3	412671-1	PL 1 1/4" X 3"	11'-1"	S-504, Z-501	148.5	446	
3	3	412671-2	PL 1 1/4" X 3"	4'-9"	S-504, Z-501	63.6	191	
3	3	412671-3	PL 1 1/4" X 3"	2'-9"	S-504, Z-501	36.8	110	
57	60	NG-1438-1875-A490	NEXGEN2 BLIND BOLT ASSEMB., M20 W/ SPRING SLEEVE, A490	----	----	----	----	
27	28	NG-2688-3750-A490	NEXGEN2 BLIND BOLT ASSEMB., M20 W/ SPRING SLEEVE, A490	----	----	----	----	
9	14	FPSB	FLAT PLATE STEP BOLT WELDMENT	0'-7 1/4"	S-505	2.0	28	
EXTENSION MATERIAL & HARDWARE								
1	1	CP18BC	PL 1/8" X 22"	1'-10"	S-509	14.1	14	
2	2	412671-4	PL 1 1/2" X 12"	2'-0"	S-507, Z-502	75.8	152	
3	3	412671-5	INTERFACE WELDMENT	2'-0"	S-508, Z-503	170.7	512	
1	1	412671-6	14" OD PIPE EXTENSION WELDMENT	21'-0"	S-509, Z-504, Z-505	1518.5	1519	
18	19	SB-625-8250	STEP BOLT	----	----	----	----	
36	38	----	LOCK WASHER, 5/8"Ø	----	----	----	----	GALVANIZED
36	38	----	HEAVY HEX NUT, 5/8"Ø ASTM A563 DH	----	----	----	----	GALVANIZED
2	3	BK-1000-350-A325	BOLT, 1"Ø A325 W/ HHN-LKW-FW, GALVANIZED	3 1/2"	----	----	----	
24	25	BK-1000-475-A325	BOLT, 1"Ø A325 W/ HHN-LKW-FW, GALVANIZED	4 3/4"	----	----	----	
24	25	SW-1000-A325	DTI SQUIRTER WASHER, 1"Ø (A325 RATED)	----	----	----	----	
1	1	SC-FM-180-SSC	SAFETY CLIMB (GALVANIZED STAINLESS STEEL CABLE)	180'-0"	----	----	----	
TOTAL WEIGHT (lb)							5,829	PAGE 1 OF 1



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ATC SITE NUMBER
412671
ATC SITE NAME:
OLD SHELL ROAD
ALABAMA

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36608



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DATE DRAWN:	02/25/25
ATC JOB NO:	14110659_C6_07

BILL OF MATERIALS

SHEET NUMBER:	REVISION:
G-004	0

T-MOBILE
EL: 171.0' [PROPOSED]

EL: 172.1'
[PROPOSED TOP OF STRUCTURE]

SECTION 6

EL: 149.1'
[EXISTING TOP OF STRUCTURE]

SECTION 5

EL: 125.8'

SECTION 4

EL: 96.5'

SECTION 3

EL: 68.0'

SECTION 2

EL: 40.0'

SECTION 1

EL: 0.0'
[BOTTOM OF STRUCTURE]

TOWER ELEVATION VIEW

INSTALL 23 FT EXTENSION
[14"Ø X 0.437" PIPE W/
2"Ø" INTERFACE]
FROM EL: 149.1' TO 172.1'. SEE SHEETS
S-606 TO S-608 FOR INSTALLATION DETAILS.

INSTALL (3) PLATE REINFORCEMENT
[PL 1 1/4" X 3"]
FROM EL: 138.0' TO 149.1' &
INSTALL (3) PLATE REINFORCEMENT
[PL 1 1/4" X 3"]
FROM EL: 143.5' TO 149.1'. SEE SHEETS
S-604 & S-605 FOR INSTALLATION DETAILS.

INSTALL (3) DYWIDAG
#28 ALL THREAD RODS
FROM EL: 104.0' TO 144.0'.
SEE SHEETS S-601 TO S-603
FOR INSTALLATION DETAILS.

NOTES:

1. BASE FLANGE WELD AND STIFFENER PLATE WELDS (WHEN PRESENT) ARE TO BE INSPECTED VISUALLY AND BY NDT METHODS BY A CERTIFIED WELD INSPECTOR WITH NDT LEVEL II CERTIFICATION. RESULTS ARE TO BE SENT TO PM@AMERICANTOWER.COM.
2. CONTACT AMERICAN TOWER FIELD OPERATIONS WHEN EXISTING EQUIPMENT INTERFERES WITH INSTALLATION OF MODIFICATIONS. ONCE APPROVED, EXISTING EQUIPMENT MAY BE TEMPORARILY MOVED DURING INSTALLATION & REINSTALLED TO THE ORIGINAL HEIGHT & LOCATION BY CONTRACTOR POST COMPLETION OF MODIFICATIONS.
3. A CONSTRUCTION WASTE MANAGEMENT PLAN, AS NEEDED, WILL BE COMPLETED PRIOR TO FINAL INSPECTION.



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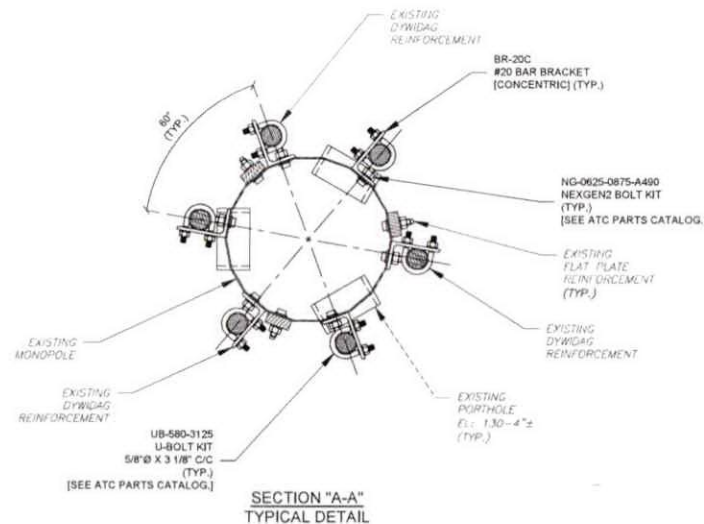
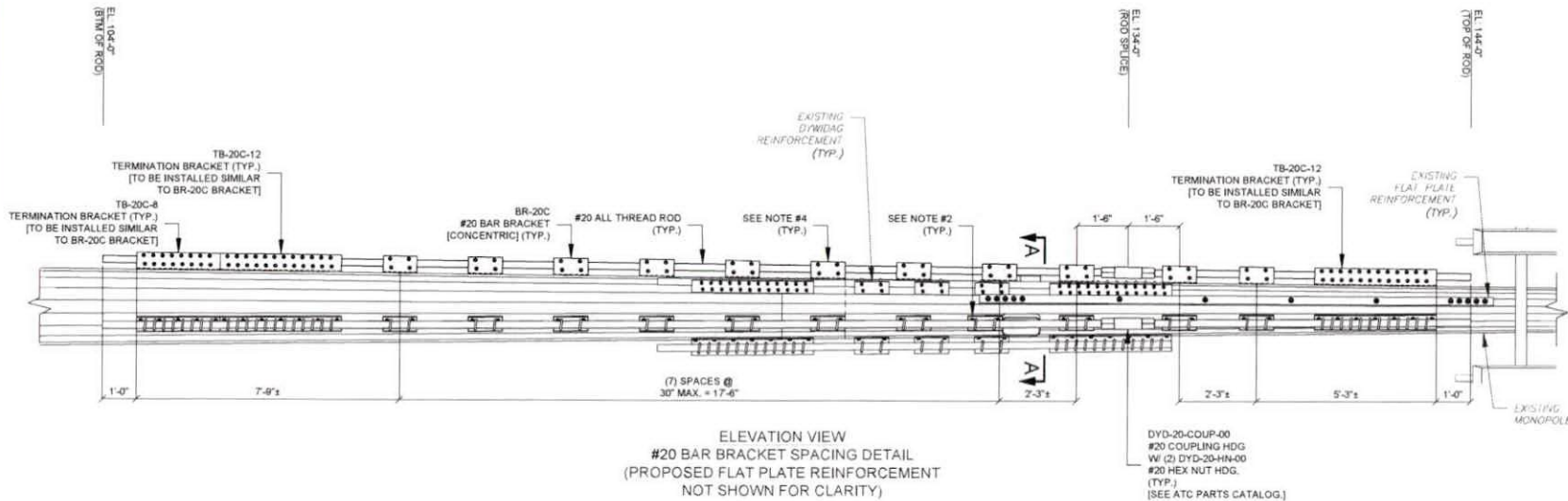


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MODIFICATION PROFILE

SHEET NUMBER:	REVISION:
S-201	0



- NOTES:
1. REPLACE ANY EXISTING STEP BOLTS THAT INTERFERE WITH THE NEW #20 ALL THREAD ROD REINFORCEMENTS. THE NEW STEP BOLTS SHALL BE ATTACHED TO THE #20 ALL THREAD RODS IN THE SAME APPROXIMATE LOCATION. SEE SHEET S-503 FOR INSTALLATION DETAILS.
 2. PLACE A BRACKET (BR-20C) DIRECTLY ABOVE AND BELOW ANY EXISTING PORTHOLE AS REQUIRED.
 3. SEE SHEET S-502 FOR #20 ALL THREAD ROD BRACKET INSTALLATION DETAILS.
 4. NG-0938-1438-A490 NEXGEN2 BOLT KITS ARE SUPPLIED AS REQUIRED FOR BAR BRACKET CONNECTIONS THAT FALL WITHIN SLIP JOINT LOCATIONS.



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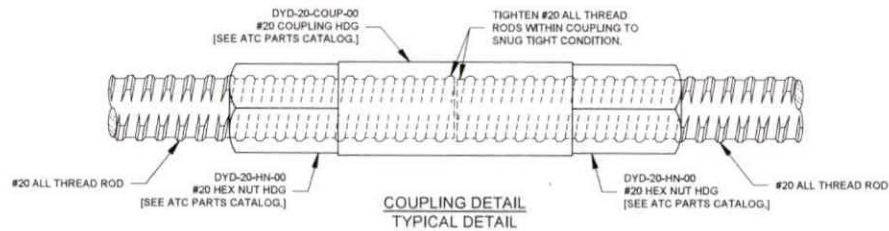
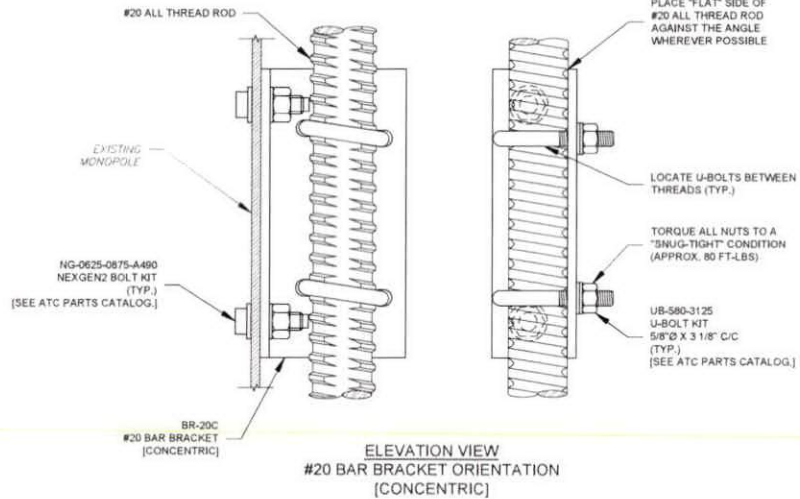
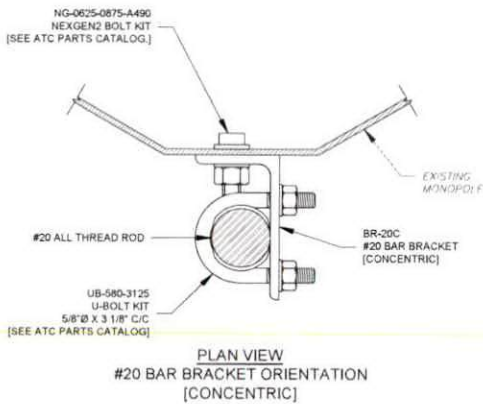
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 SITE ADDRESS
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REINFORCEMENT INSTALLATION DETAILS (1 OF 2)	
SHEET NUMBER	REVISION
S-501	0



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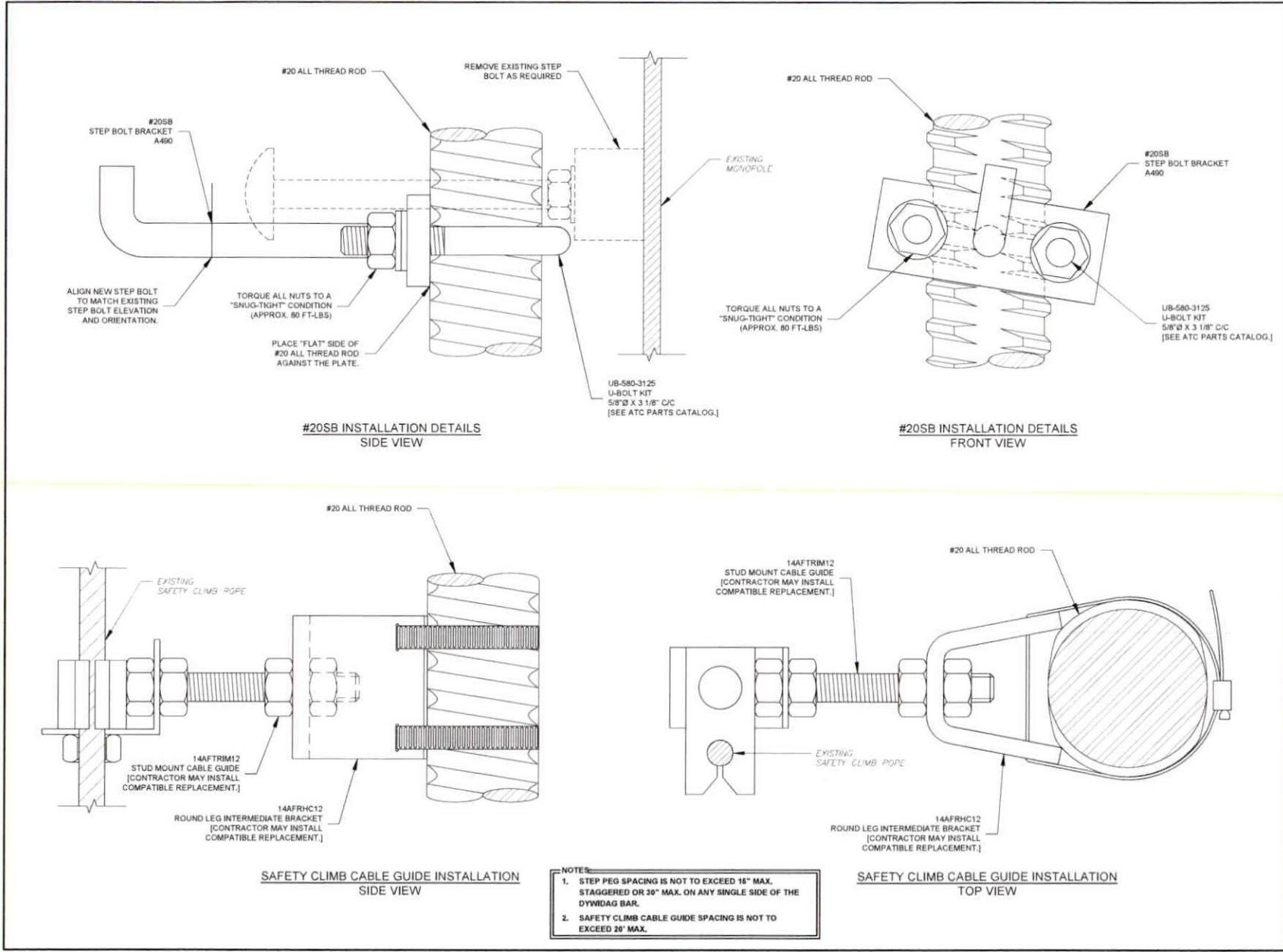


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**REINFORCEMENT
INSTALLATION DETAILS
(2 OF 2)**

SHEET NUMBER:	REVISION:
S-502	0



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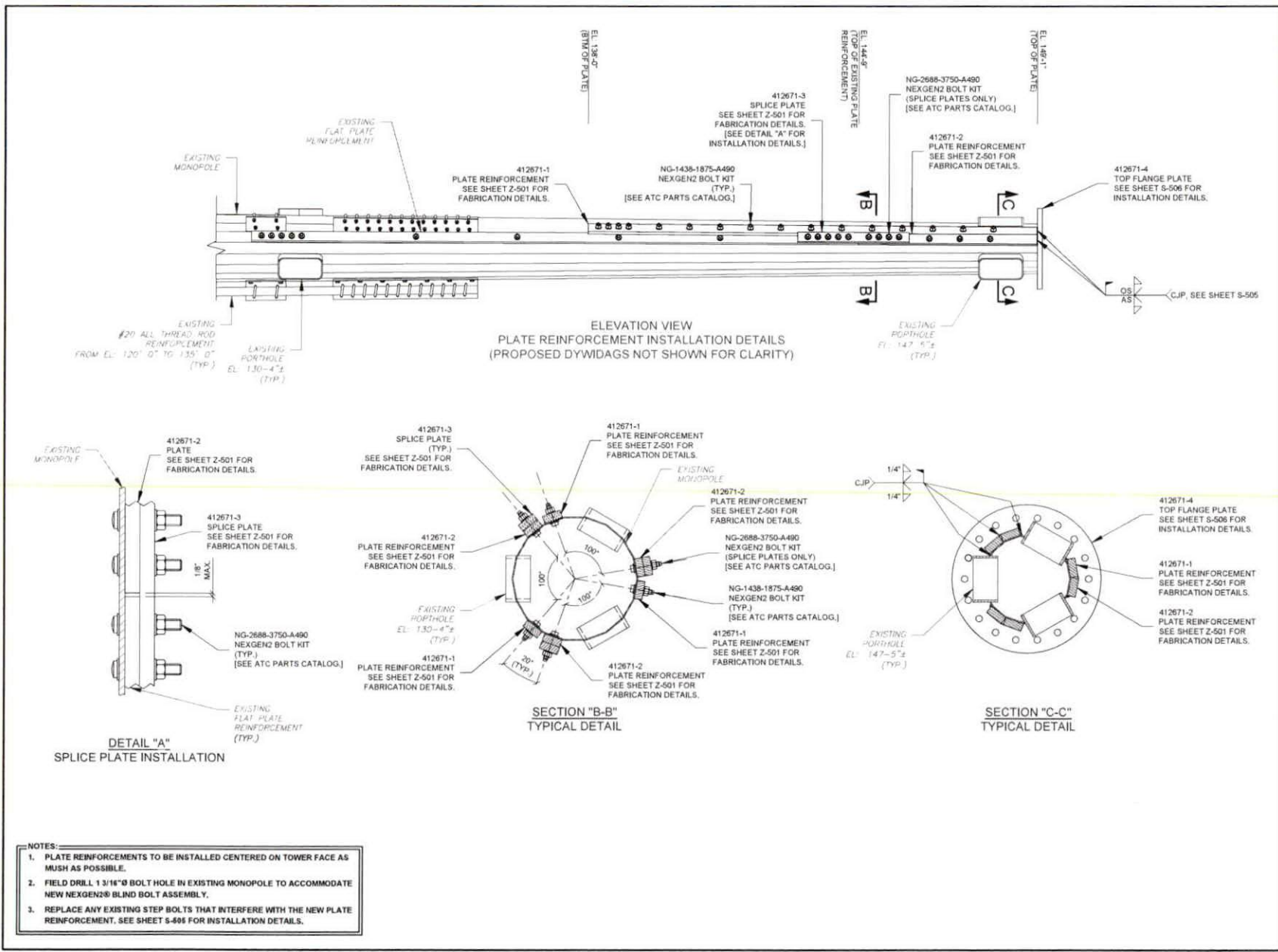
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#20 STEP BOLT BRACKET
INSTALLATION DETAILS

SHEET NUMBER:	REVISION:
S-503	0





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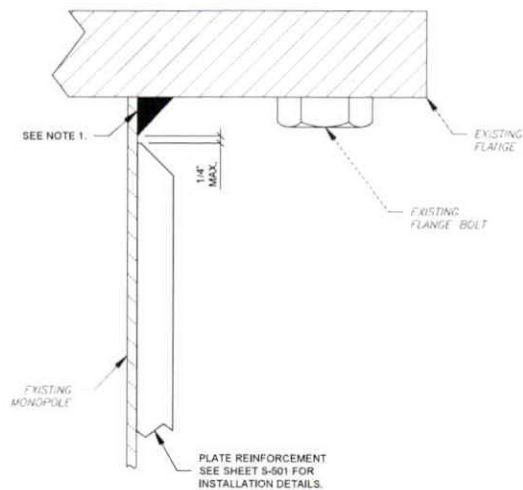


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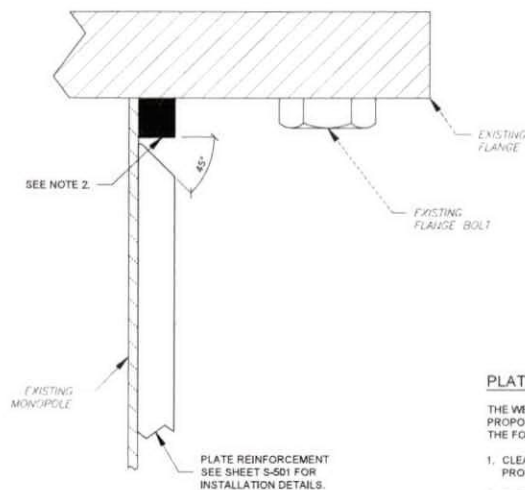
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PLATE REINFORCEMENT
INSTALLATION DETAILS

SHEET NUMBER:	REVISION:
S-504	0



ELEVATION VIEW
STEP 1

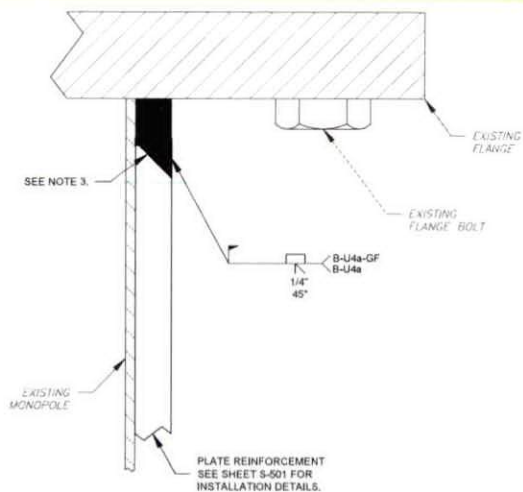


ELEVATION VIEW
STEP 2

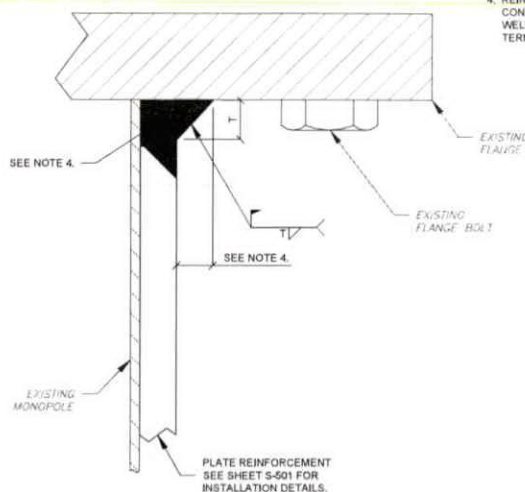
PLATE REINFORCEMENT BASE WELD PROCEDURE:

THE WELD SHOWN IS LOCATED AT THE FLANGE AT EL. 149'-1" OF EXISTING MONOPOLE WITH PROPOSED FLAT PLATE TERMINATING AT THAT LOCATION. THE WELD NEEDS TO BE INSTALLED WITH THE FOLLOWING PROCEDURE:

1. CLEAN GALVANIZING FROM EXISTING WELD AND ALL WELD CONTACT SURFACES. PLACE PROPOSED PLATE REINFORCEMENT ABOVE EXISTING WELD AS SHOWN.
2. BUILD PLATFORM WITH WELD (BUTTER) TO MATCH THE HEIGHT OF THE EXISTING FILLET WELD PER SECTION 5.22.4.3 OF AWS D1.1/D1.1M 2010. ENGINEERING APPROVAL IS PROVIDED FOR CORRECTING ROOT OPENINGS GREATER THAN THOSE PERMITTED IN SECTION 5.22.4.3 IN ACCORDANCE WITH SECTION 5.22.4.4.
3. PERFORM CJP WELD USING EXISTING MONOPOLE AS BACKING BAR.
4. REINFORCING FILLET WELD SIZED TO MATCH EXISTING FILLET WELD. PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY THAT THERE IS ADEQUATE CLEARANCE BETWEEN THE PROPOSED WELD AND THE EXISTING FLANGE BOLTS. IF INTERFERENCE OCCURS AN ALTERNATIVE PLATE TERMINATION MAY BE REQUIRED. ADDITIONAL DESIGN FEES MAY BE INCURRED.



ELEVATION VIEW
STEP 3



ELEVATION VIEW
STEP 4



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ALABAMA

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PLATE REINFORCEMENT
WELD DETAILS

SHEET NUMBER:	REVISION:
S-505	0

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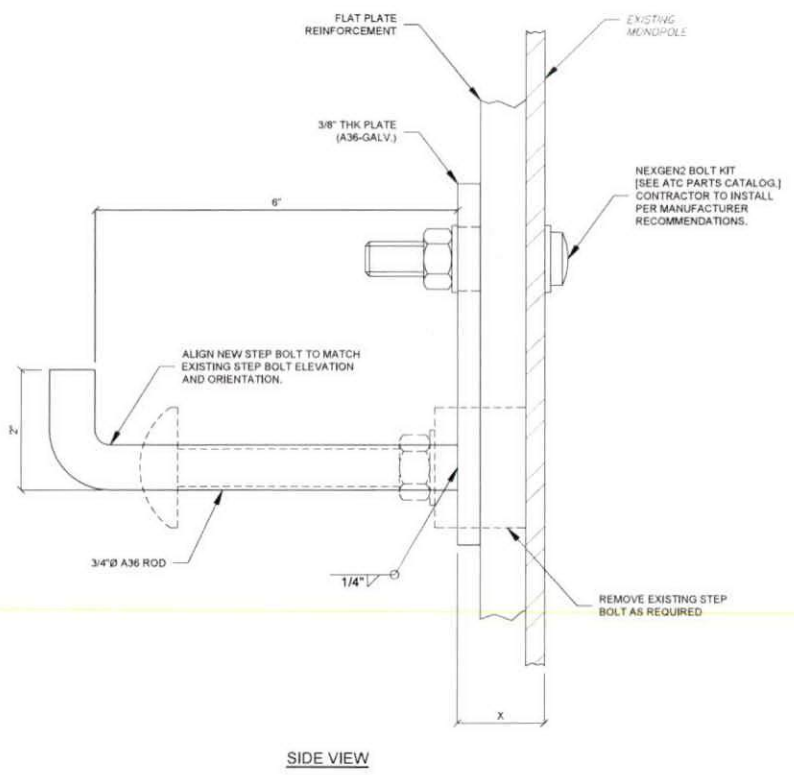
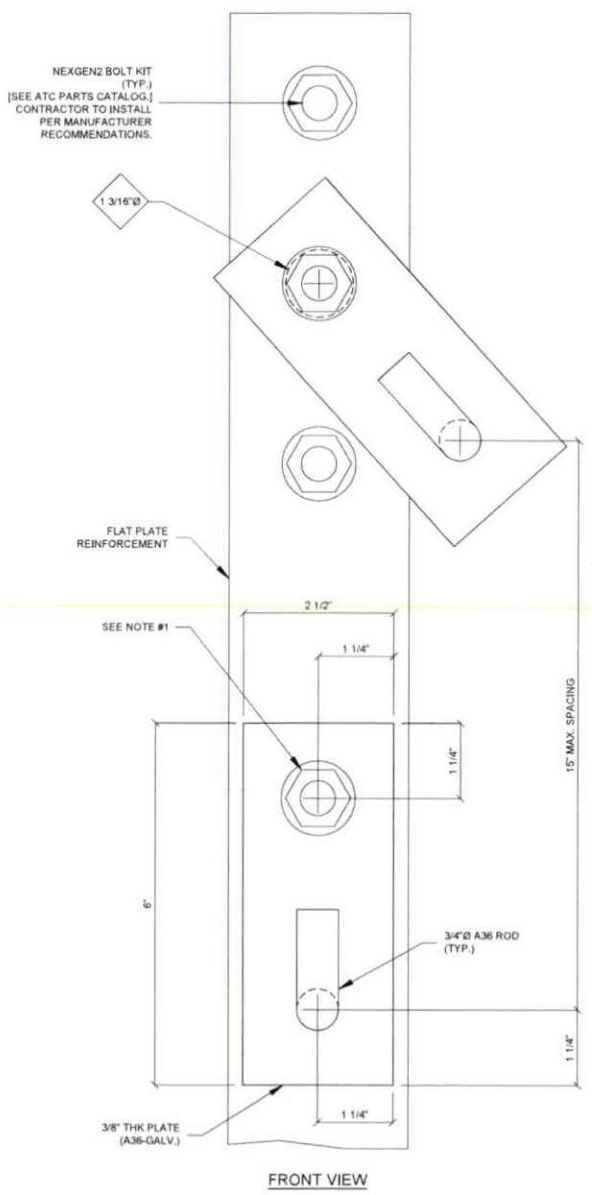
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FLAT PLATE STEP BOLT BRACKET FABRICATION & INSTALLATION DETAILS	
SHEET NUMBER: S-506	REVISION: 0



SIDE VIEW

NEXGEN2 BLIND BOLTS (A490)		
ATC KIT NUMBER	ALLFASTENER	RANGE (IN)
NG-0625-0875-A490	2NG2060	0.825-0.875
NG-0938-1438-A490	2NG2036	0.9375-1.4375
NG-1438-1875-A490	2NG2048	1.4375-1.875
NG-1875-2250-A490	2NG2057	1.875-2.25
NG-2250-2688-A490	2NG2068	2.25-2.6875
NG-2688-3750-A490	2NG2096	2.6875-3.75
NG-3750-5000-A490	2NG2127	3.75-5
NG-5000-8313-A490	2NG2212	5-8.3125

- NOTES:
1. BLIND BOLT LENGTHS TO BE VERIFIED PRIOR TO FLAT PLATE AND STEP BOLT INSTALLATION. USE NEXGEN2 BLIND BOLT CHART.
 2. STEP PEG SPACING IS NOT TO EXCEED 16" MAX, STAGGERED OR 10" MAX. ON ANY SINGLE SIDE OF THE FLAT PLATE.



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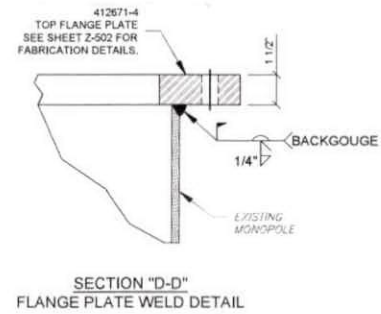
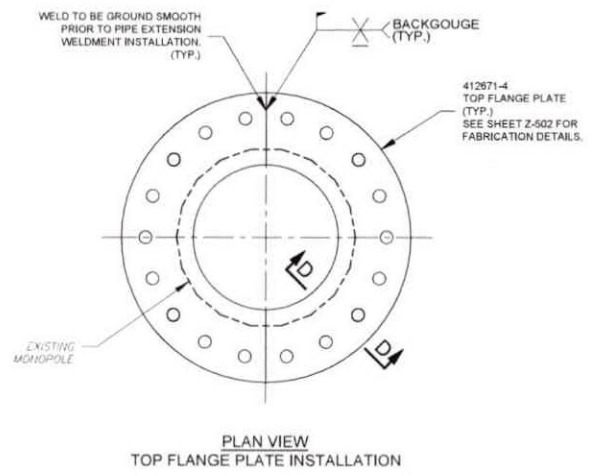
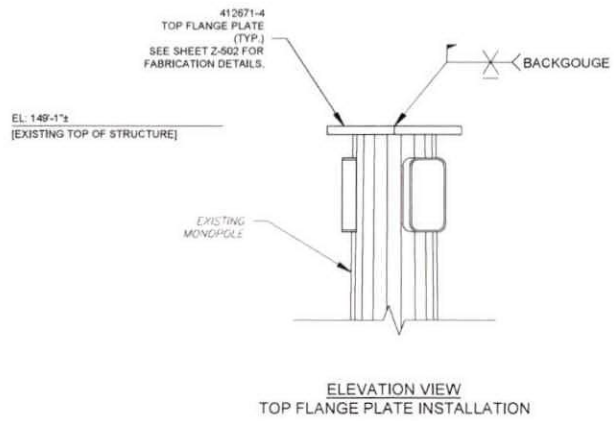
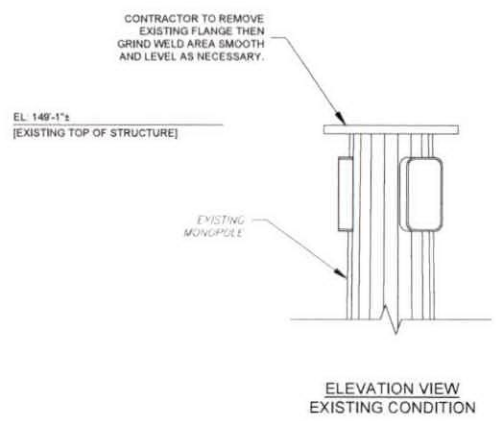
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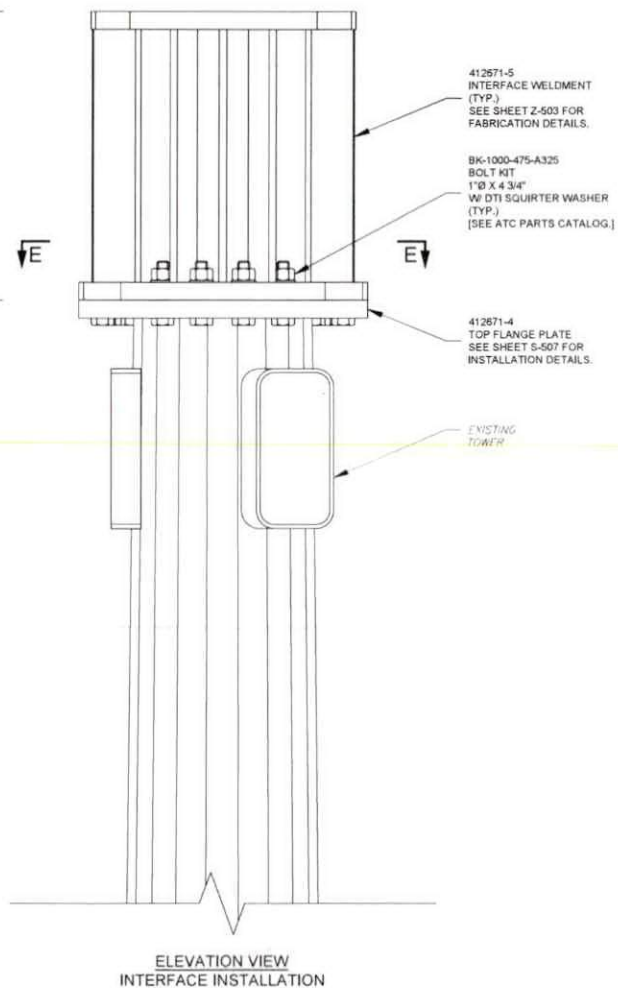
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TOP FLANGE PLATE INSTALLATION DETAILS	
SHEET NUMBER:	REVISION:
S-507	0

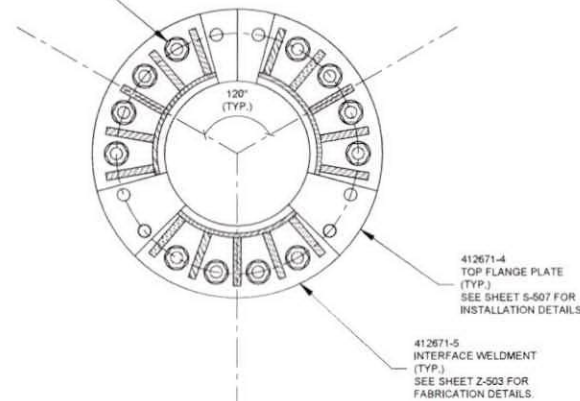


EL. 151'-11"
(TOP OF INTERFACE)

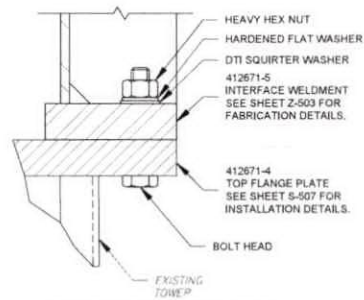
EL. 149'-11"
(EXISTING TOP OF STRUCTURE)



BK-1000-475-A325
BOLT KIT
1"Ø X 4 3/4"
W/ DTI SQUIRTER WASHER
(TYP.)
[SEE ATC PARTS CATALOG.]



SECTION "E-E"
TYPICAL DETAIL



FLANGE BOLT INSTALLATION
TYPICAL DETAIL

1. ALL FLANGE BOLTS SHALL BE TIGHTENED USING DTI SQUIRTER WASHERS FOR TENSION VERIFICATION. SEE SHEET G-002 FOR DETAILS.
2. PROPER TORQUE GENERATING EQUIPMENT, WHICH MAY INCLUDE IMPACT WRENCHES, IS REQUIRED IN ORDER TO ACHIEVE DTI COMPRESSION WITH SQUIRT INDICATION. MANUFACTURER GUIDELINES FOR DTI INSTALLATION ARE TO BE FOLLOWED.



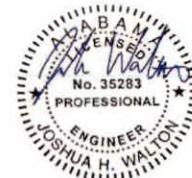
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REV.	DESCRIPTION	BY	DATE
1	FIRST ISSUE	RFL	02/25/25
2			
3			
4			

ATC SITE NUMBER:

ATC SITE NAME:
OLD SHELL ROAD
ALABAMA

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36608



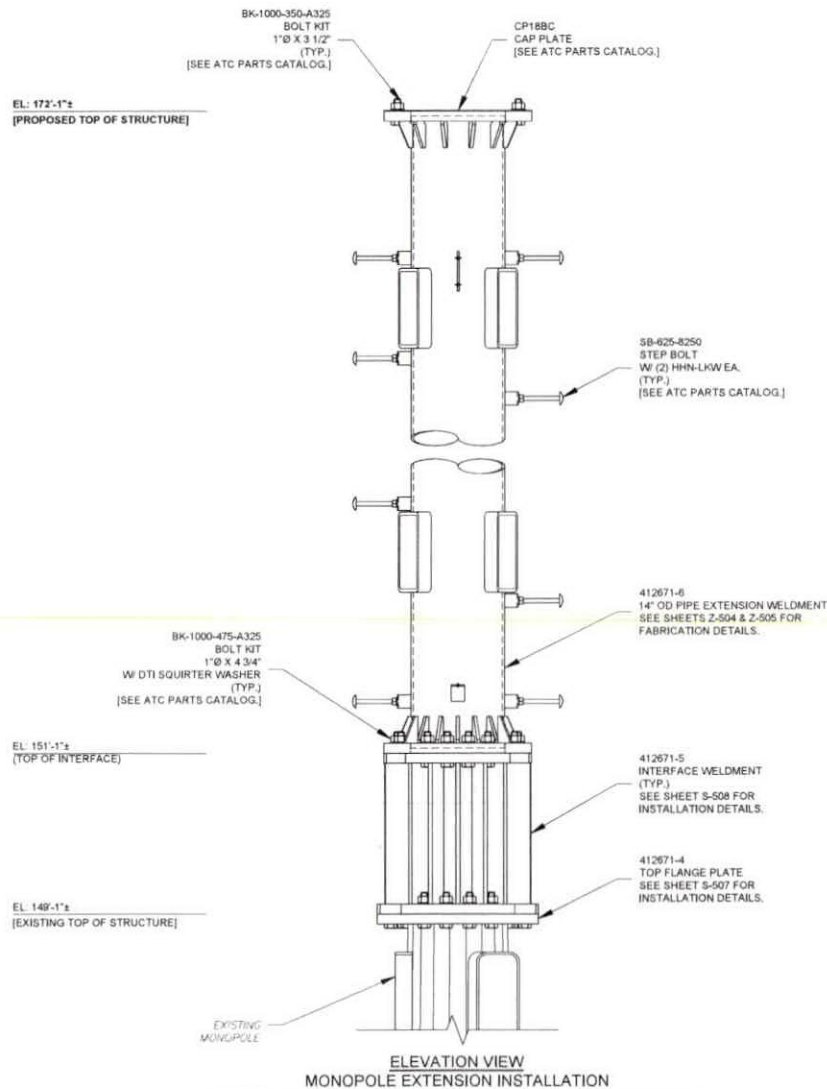
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DRAWN BY:	RFL
APPROVED BY:	MER
DATE DRAWN:	02/25/25
ATC JOB NO:	14110659_C0_07

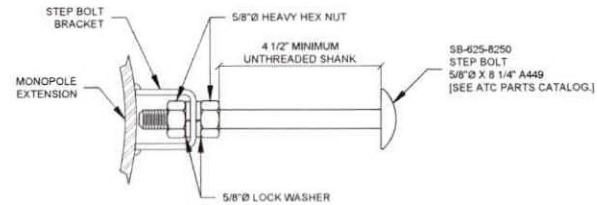
INTERFACE WELDMENT
INSTALLATION DETAILS

SHEET NUMBER:
S-508

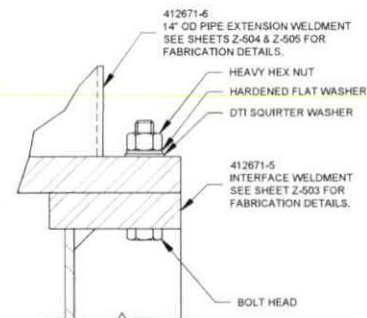
REVISION:
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- NOTES:**
1. ALIGN NEW EXTENSION WELDMENT SAFETY CLIMB BRACKETS TO MATCH EXISTING SAFETY CLIMB SYSTEM AND CLIMBING PATH.
 2. REMOVE EXISTING SAFETY CLIMB CABLE AND ASSOCIATED HARDWARE / MOUNTS. INSTALL NEW ATC-APPROVED SAFETY CLIMB SYSTEM WITH NEW 3/8"Ø SAFETY CLIMB CABLE. ENSURE 100% TIE-OFF IS MAINTAINED AND CABLE IS FREE OF ALL OBSTRUCTIONS. CONTRACTOR SHALL INSTALL THE PROVIDED SAFETY CLIMB IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



**STEP BOLT INSTALLATION
TYPICAL DETAIL**



**FLANGE BOLT INSTALLATION
TYPICAL DETAIL**

1. ALL FLANGE BOLTS SHALL BE TIGHTENED USING DTI SQUIRTER WASHERS FOR TENSION VERIFICATION. SEE SHEET G-002 FOR DETAILS.
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1	FIRST ISSUE	RFL	02/25/25
2			
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5			

ATC SITE NUMBER:

ATC SITE NAME:
OLD SHELL ROAD
ALABAMA

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36608

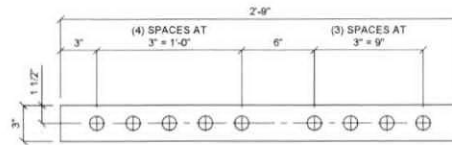


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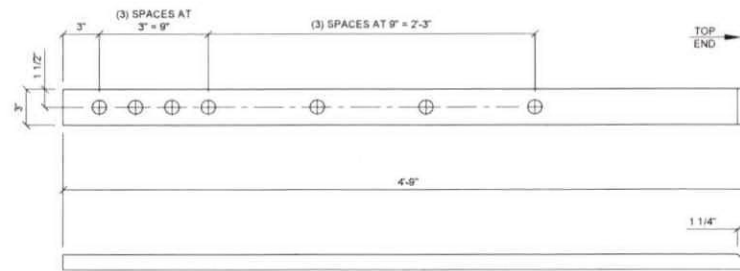
DRAWN BY:	RFL
APPROVED BY:	MER
DATE DRAWN:	02/25/25
ATC JOB NO:	14110659_C6_07

**MONOPOLE EXTENSION
INSTALLATION DETAILS**

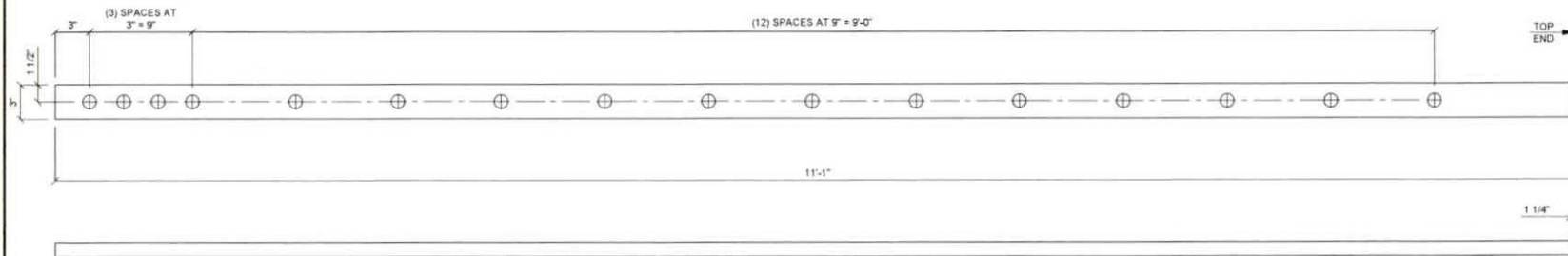
SHEET NUMBER:	REVISION:
S-509	0



412671-3
SPLICE PLATE



412671-2
PLATE REINFORCEMENT



412671-1
PLATE REINFORCEMENT

412671-3	PL 1 1/4" X 3"	2'-9"		35.1#	36.8#
412671-2	PL 1 1/4" X 3"	4'-9"		60.8#	63.6#
412671-1	PL 1 1/4" X 3"	11'-1"		141.4#	148.5#
PART NO.	DESCRIPTION	LENGTH	NOTES	BLK WT	GALV WT
MATERIAL: A572 GR. 65		FINISH: GALVANIZED		HOLES: 1-3/16"	
TOLERANCE NOTE: TOLERANCES ON DIMENSIONS ARE ±0.030" FOR MACHINING AND ±0.060" FOR STRUCTURAL, U.N.O.					



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OLD SHELL ROAD
ALABAMA

SITE ADDRESS
6710 OLD SHELL ROAD
MOBILE, AL 36608

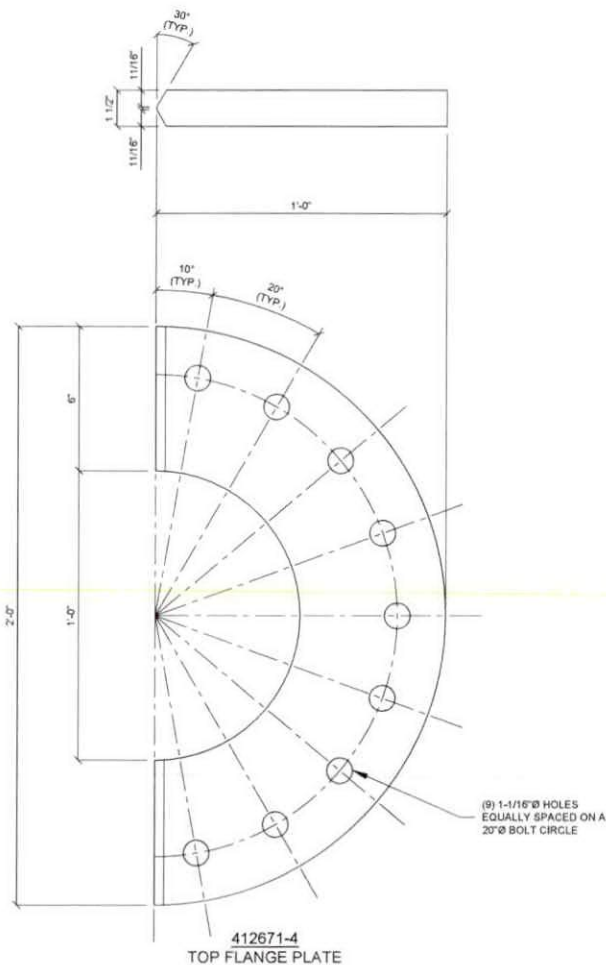


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DRAWN BY:	RFL
APPROVED BY:	MER
DATE DRAWN:	02/25/25
ATC JOB NO:	14110659_C6_07

PLATE REINFORCEMENT
FABRICATION DETAILS

SHEET NUMBER:	REVISION:
Z-501	0



412671-4	PL 1 1/2" X 12"	2'-0"	A572 GR. 50 / ROUND	72.2#	75.8#
PART NO.	DESCRIPTION	LENGTH	NOTES	BLK WT	GALV WT
MATERIAL: A36 U.N.O.		FINISH: GALVANIZED		HOLES: AS NOTED	
TOLERANCE NOTE: TOLERANCES ON DIMENSIONS ARE ±0.030" FOR MACHINING AND ±0.060" FOR STRUCTURAL, U.N.O.					



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OLD SHELL ROAD
ALABAMA

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36608

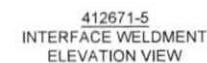
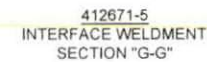
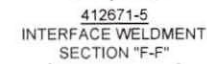
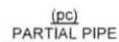
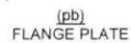
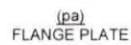


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DRAWN BY:	RFL
APPROVED BY:	MER
DATE DRAWN:	02/25/25
ATC JOB NO:	14110659_C6_07

TOP FLANGE PLATE
FABRICATION DETAILS

SHEET NUMBER	REVISION
Z-502	0



(pd)	5	PL 5/8" X 4"	1'-9"	A53 GR. B	74.2#
(pc)	1	14" OD X 0.375 PARTIAL PIPE	1'-9"	A53 GR. B	23.9#
(pb)	1	PL 1 1/2" X 6 3/4"	1'-3 9/16"	SHAPE	28.4#
(pa)	1	PL 1 1/2" X 7 3/4"	1'-5"	SHAPE	36.1#
412671-5	1	INTERFACE WELDMENT	2'-0"		162.6#
PART NO.	QTY	DESCRIPTION	LENGTH	NOTES	BLK WT
MATERIAL: A572 GR. 50		FINISH: GALVANIZED	HOLES: 1-1/16"Ø		GALV WT: 170.7#
TOLERANCE NOTE: TOLERANCES ON DIMENSIONS ARE ±0.030" FOR MACHINING AND ±0.060" FOR STRUCTURAL, U.N.O.					



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: 2488-E

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ATC SITE NUMBER:

ATC SITE NAME:
OLD SHELL ROAD
ALABAMA

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36608

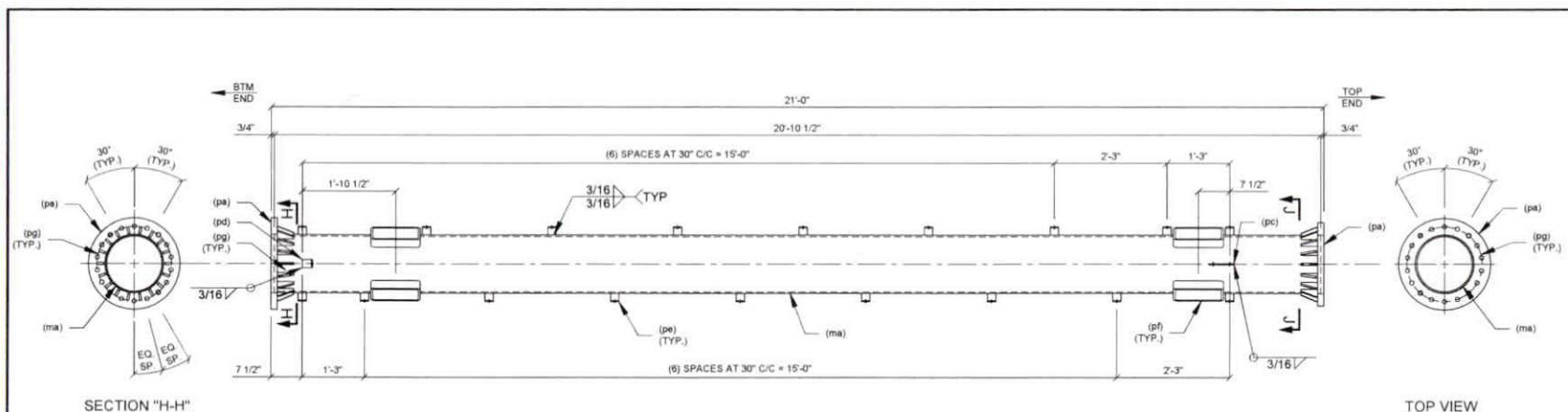


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DRAWN BY:	RFL
APPROVED BY:	MER
DATE DRAWN:	02/25/25
ATC JOB NO:	14110659_C6_07

INTERFACE WELDMENT FABRICATION DETAILS

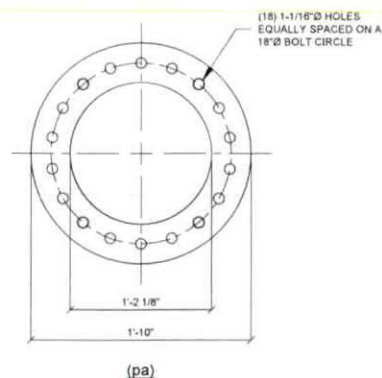
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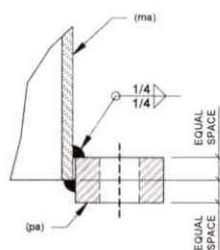
SECTION "H-H"

TOP VIEW

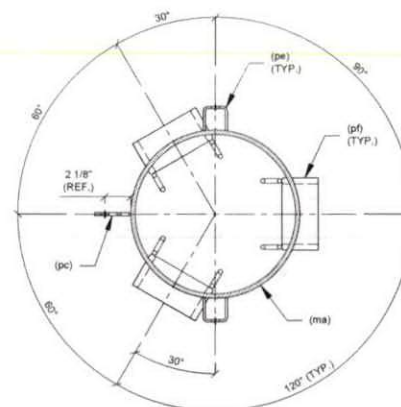
412671-6
14" OD PIPE EXTENSION WELDMENT



(pa)



FLANGE PLATE WELD DETAIL
TYPICAL DETAIL BOTH ENDS



SECTION "J-J"

(pg)	24	PL 1/2" X 2"	0'-4"	A572 GR. 50 / SHAPE	Z-505	17.9#
(pf)	6	PORTHOLE WELDMENT	0'-3"		Z-505	85.2#
(pe)	18	STEP BOLT BRACKET	0'-2"		Z-505	10.8#
(pd)	1	L 3" X 2 1/2" X 1/4"	0'-2"		Z-505	0.8#
(pc)	1	PL 1/4" X 3"	0'-6"		Z-505	1.3#
(pa)	2	PL 1 1/2" X 22"	1'-10"	A572 GR. 50 / ROUND	Z-504	190.1#
(ma)	1	14" OD X 0.375" PIPE	20'-10 1/2"	A53 GR. B / SC2E	Z-504	1140.2#
412671-6	1	14" OD PIPE EXTENSION WELDMENT	21'-0"		Z-504	1446.2#
PART NO.	QTY	DESCRIPTION	LENGTH	NOTES	SHEET	BLK WT
MATERIAL: A36 U.N.O.		FINISH: GALVANIZED		HOLES: AS NOTED		GALV WT: 1518.5#
TOLERANCE NOTE: TOLERANCES ON DIMENSIONS ARE ±0.030" FOR MACHINING AND ±0.060" FOR STRUCTURAL, U.N.O.						



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3			

ATC SITE NUMBER:
412671
ATC SITE NAME:
OLD SHELL ROAD
ALABAMA

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36606

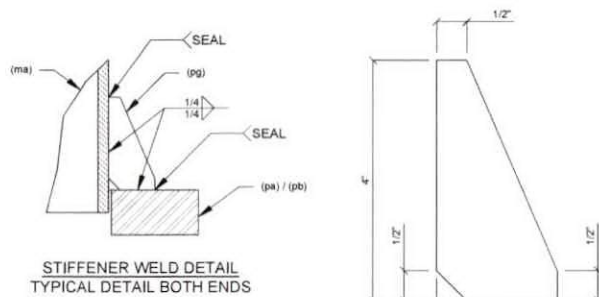


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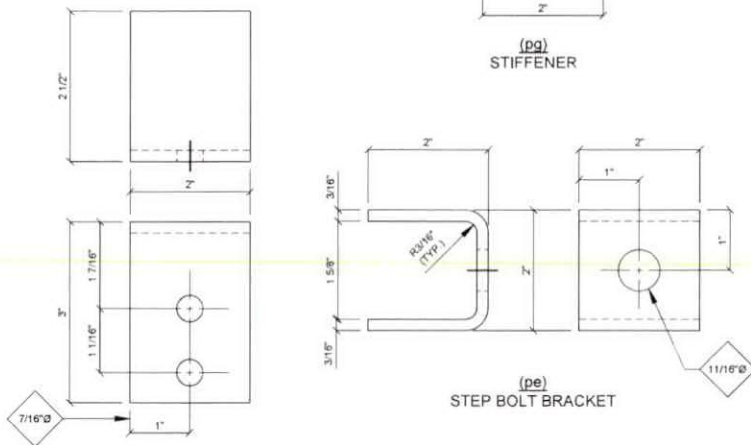
DRAWN BY:	RFL
APPROVED BY:	MER
DATE DRAWN:	02/25/25
ATC JOB NO:	14110659_C6_07

MONOPOLE EXTENSION
WELDMENT
FABRICATION DETAILS

SHEET NUMBER:	REVISION:
Z-504	0

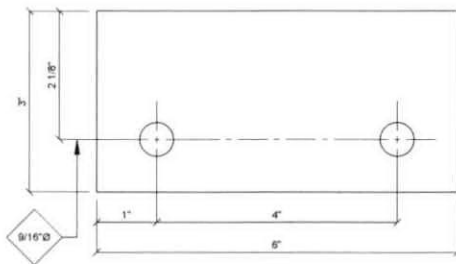


(pg)
STIFFENER

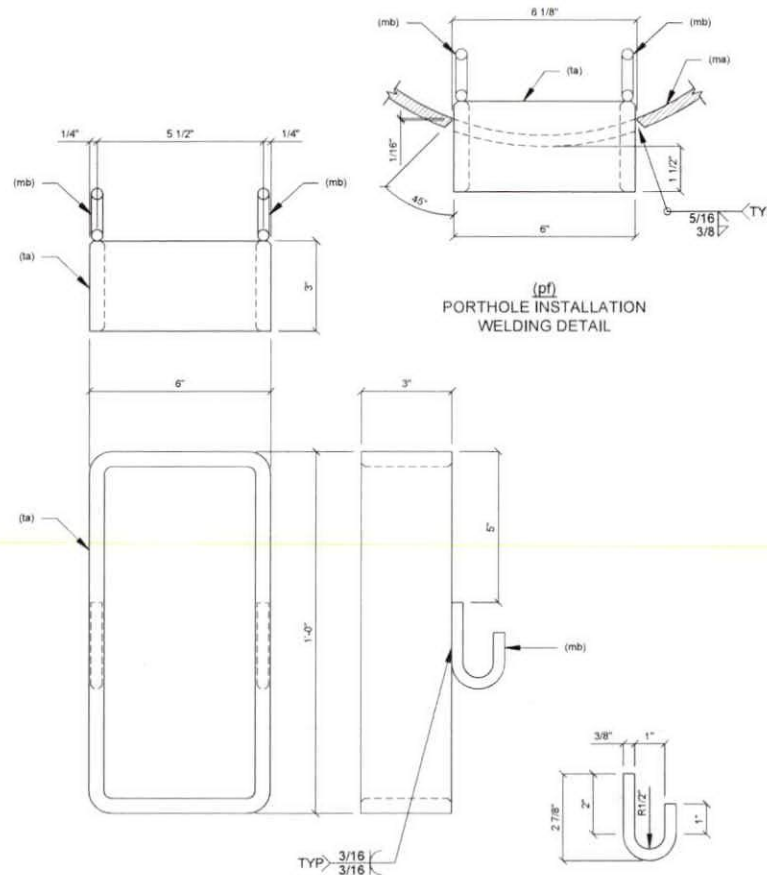


(pe)
STEP BOLT BRACKET

(pd)
SAFETY CLIMB STANDOFF BRACKET

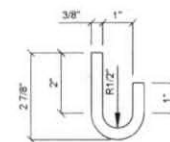


(pc)
SAFETY CLIMB TOP BRACKET



(pf)
PORTHOLE INSTALLATION
WELDING DETAIL

(pf)
PORTHOLE DETAIL
NOTE: CHAMFER ALL
INSIDE EDGES 1/8" (TYP.)



(mb)
KELLUM HOOK

(mb)	2	3/8"Ø SR	0'-5 1/16"		0.3#
(la)	1	HSS 12" X 6" X 0.500"	0'-3"	A500 GR. B	13.9#
(pf)	1	PORTHOLE WELDMENT	0'-3"		14.2#
PART NO.	QTY	DESCRIPTION	LENGTH	NOTES	BLK WT
MATERIAL: A36 U.N.O.		FINISH: GALVANIZED		HOLES: N/A	GALV WT: N/A
TOLERANCE NOTE: TOLERANCES ON DIMENSIONS ARE ±0.030" FOR MACHINING AND ±0.060" FOR STRUCTURAL, U.N.O.					



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ATC SITE NUMBER:
412671
ATC SITE NAME:
OLD SHELL ROAD
ALABAMA

SITE ADDRESS:
6710 OLD SHELL ROAD
MOBILE, AL 36608



Digitally Signed: 2025-03-03

DRAWN BY:	RFL
APPROVED BY:	MER
DATE DRAWN:	02/25/25
ATC JOB NO:	14110650_C6_07

MONOPOLE EXTENSION
SUB-WELDMENT
FABRICATION DETAILS

SHEET NUMBER:	REVISION:
Z-505	0



Agenda Item # 7 MOD-003487-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Planning Approval Modification](#)

DETAILS

Location:

6710 Old Shell Road

Applicant / Agent:

American Tower Corporation (Amanda Novas,
TruNorthe, LLC, Agent)

Property Owner:

DAC Properties, Inc.

Current Zoning:

B-2, Neighborhood Business Suburban District

Future Land Use:

Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Immediately following all approvals

Proposal:

- Modification of a previously approved Planning Approval.

Considerations:

1. Modification of a previously approved Planning Approval with eight (8) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Commission Considerations	5
Exhibits	7

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 7 DATE November 20, 2025
 APPLICANT American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)
 REQUEST PA Modificaion



SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the site was assigned an R-1, Single-Family Residential District zoning classification.

In September 1993, the Planning Commission considered a request for Rezoning from R-1 to B-2, Neighborhood Business District, but recommended denial of the request. The City Council ultimately approved the Rezoning.

In October 1993, the site was made a legal lot of record with the approval and recording of the three (3)-lot Nolfe Commercial Subdivision.

In October 1994, a Planned Unit Development (PUD) was approved by the Planning Commission to allow retail and storage warehouses on the site.

In August 1996, the Planning Commission approved a Planning Approval to allow a 150-foot-tall steel monopole communications tower on the site.

In October 1996, the Board of Zoning Adjustment approved Tower Height and Setback Variances to allow a 150-foot-tall steel monopole communications tower in a B-2 District, with a reduced setback from the property lines less than the tower height.

In October 2000, the Board approved a Use Variance to allow a boat and RV storage facility in a B-2 District for the site.

On October 6, 2025, the Board was scheduled to hear Height and Setback Variances for the subject site to amend the Tower Height and Setback Variances approved in October 1996 to allow a 172.1-foot tall telecommunications tower. However, that application was heldover to the November 3, 2025 Board meeting to allow the applicant to have a representative present. That application was subsequently heldover from the November meeting to the December 1st meeting due to a staff determination that a Residential Buffer Variance would also be necessary due to the fact that there is now a residential apartment complex with buildings within the 200-foot (or 150% of the tower height) separation requirement from the tower.

STAFF COMMENTS

Engineering Comments:

ADD THE FOLLOWING NOTES TO THE SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of

Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

No comments.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the *International Fire Code (IFC)*.

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in *Appendices B and C* of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the *International Residential Code (IRC)* functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the *International Fire Code*, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant proposes to extend the height of the existing telecommunications tower on the subject site from the 150 feet approved by the August 1996 Planning Approval, to 172.1 feet. As Planning Approvals are site-plan- and use-specific, a Major Modification is now required by the Unified Development Code (UDC) to modify any aspects of the previous approval.

The subject site is zoned B-2, Neighborhood Business Suburban District, in which a Special Exception is now required by the Unified Development Code (UDC) through the Board of Zoning Adjustment for Telecommunications Facilities which require a Class 4 permit. The Zoning Ordinance required a Planning Approval for telecommunications facilities in a B-2 District at the time of the tower's original approval in 1996. The UDC now requires that approval to be modified via a Major Modification; hence this application. A detailed project description, along with all associated application materials, is available through the link provided on Page 1 of this report.

As previously noted, the Board of Zoning Adjustment (BOA) was scheduled to hear Tower Height and Setback Variances at its November 3, 2025 meeting to allow the increased tower height and reduced property line setbacks in a B-2, Neighborhood Business Suburban District. However, prior to that meeting, staff also determined that, due to the recently constructed Ivy Row at South apartment complex, a Residential Buffer Variance would also be required, as buildings within that complex are within the required 200-foot (or 150% of the tower height) required separation. If this Modification is approved, it should be subject to the approval of Tower Height, Tower Setback and Tower Residential Buffer Variances being reviewed by the Board of Zoning Adjustment.

Modification of the previously approved Planned Unit Development (PUD) is not necessary at this time since no changes to the site configuration are proposed with this request. However, any future development or redevelopment may require additional PUD and Planning Approval modifications to be approved by the Planning Commission and City Council. A note stating this should be placed on the final Planning Approval site plan.

If approved, a revised Modified Planning Approval site plan (hard copy and PDF) must be submitted to and approved by Planning and Zoning prior to recording with Probate Court, per Section 64-5-8-B.2(f) of the UDC.

PLANNING APPROVAL MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and

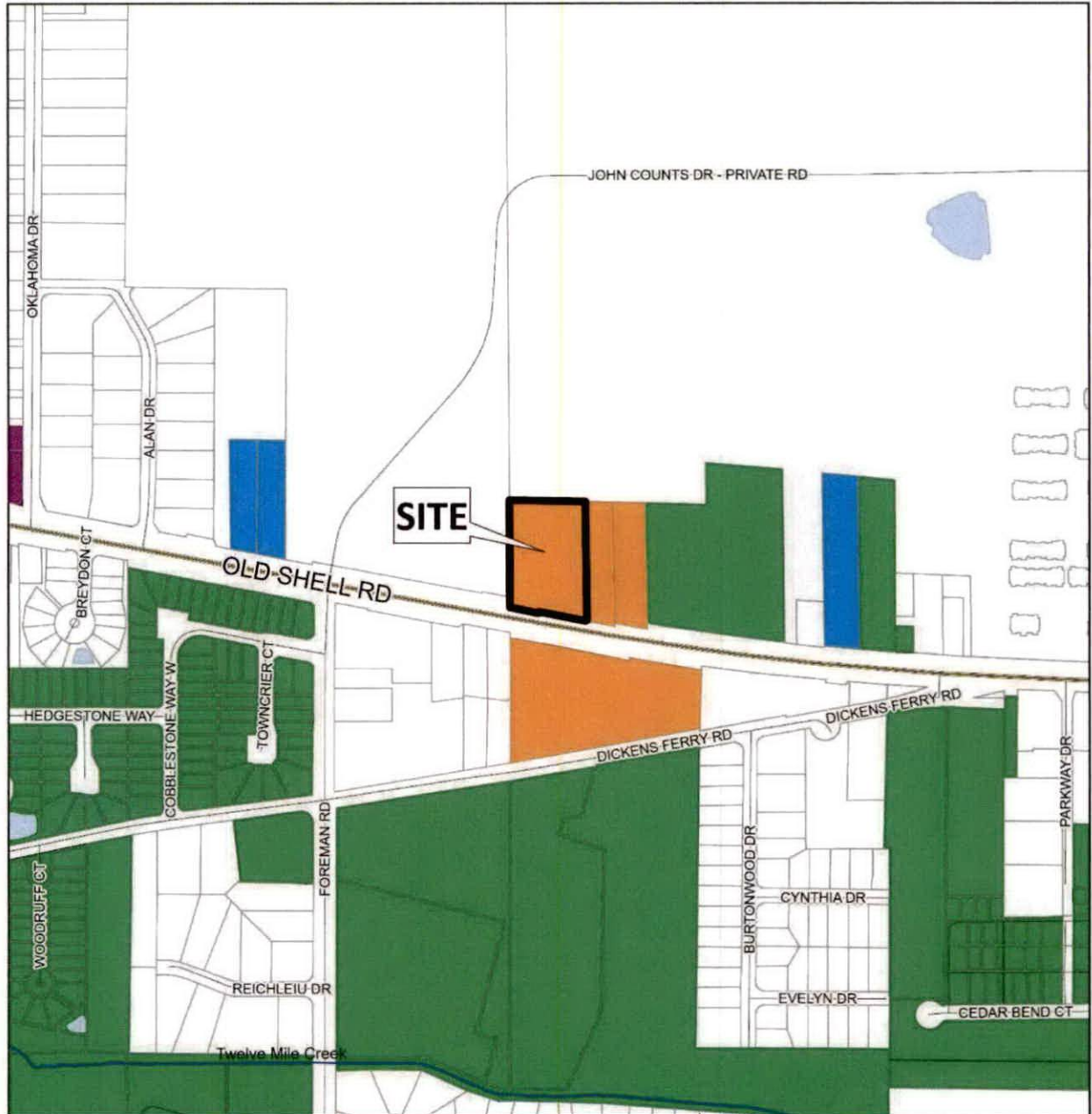
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers approval of the request, the following conditions could apply:

1. Approval of Tower Height, Tower Setback and Tower Residential Buffer Variances by the Board of Zoning Adjustment;
2. Placement of a note on the revised site plan stating that any future development or re-development of the site may require additional PUD and Planning Approval modifications, subject to approval by the Planning Commission and City Council;
3. Compliance with all Engineering comments noted in this staff report;
4. Placement of a note on the revised site plan stating all Traffic Engineering comments noted in this staff report;
5. Compliance with all Urban Forestry comments noted in this staff report;
6. Compliance with all Fire Department comments noted in this staff report;
7. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
8. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



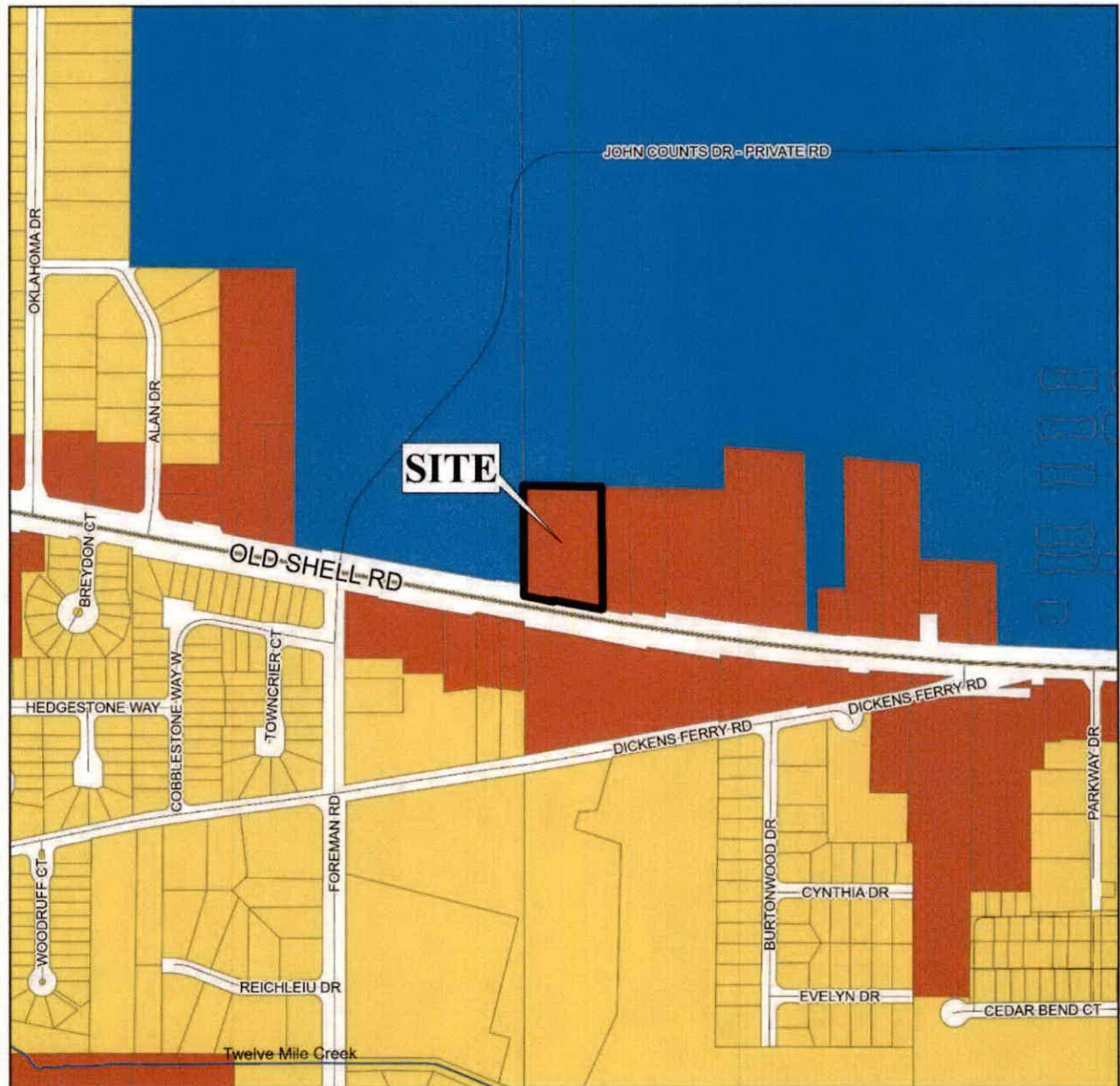
APPLICATION NUMBER 7 DATE November 20, 2025

APPLICANT American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)

REQUEST PA Modificaion



FLUM LOCATOR MAP



APPLICATION NUMBER 7 DATE November 20, 2025

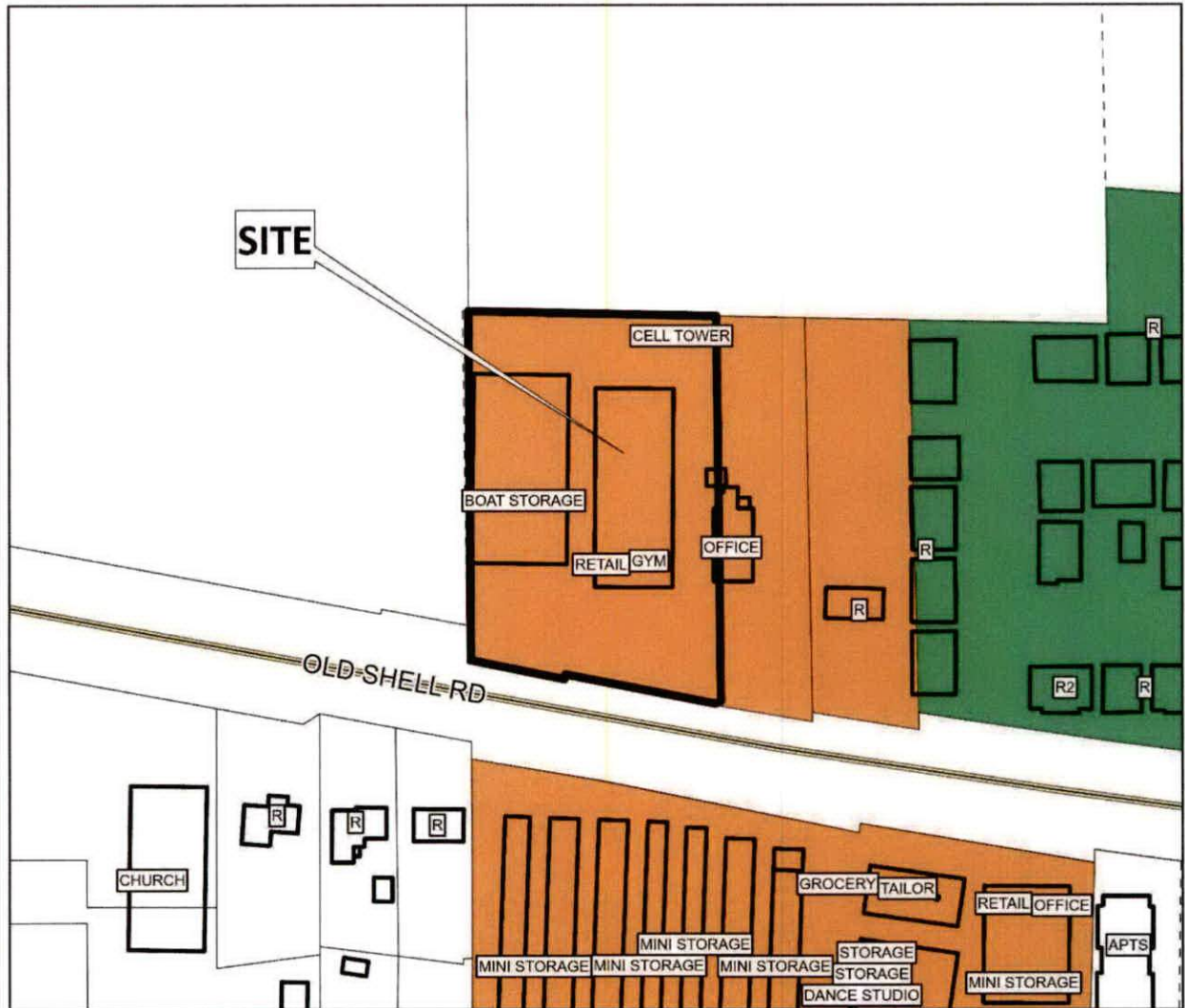
APPLICANT American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)

REQUEST PA Modificaion

- | | | | |
|---|--|---|---|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

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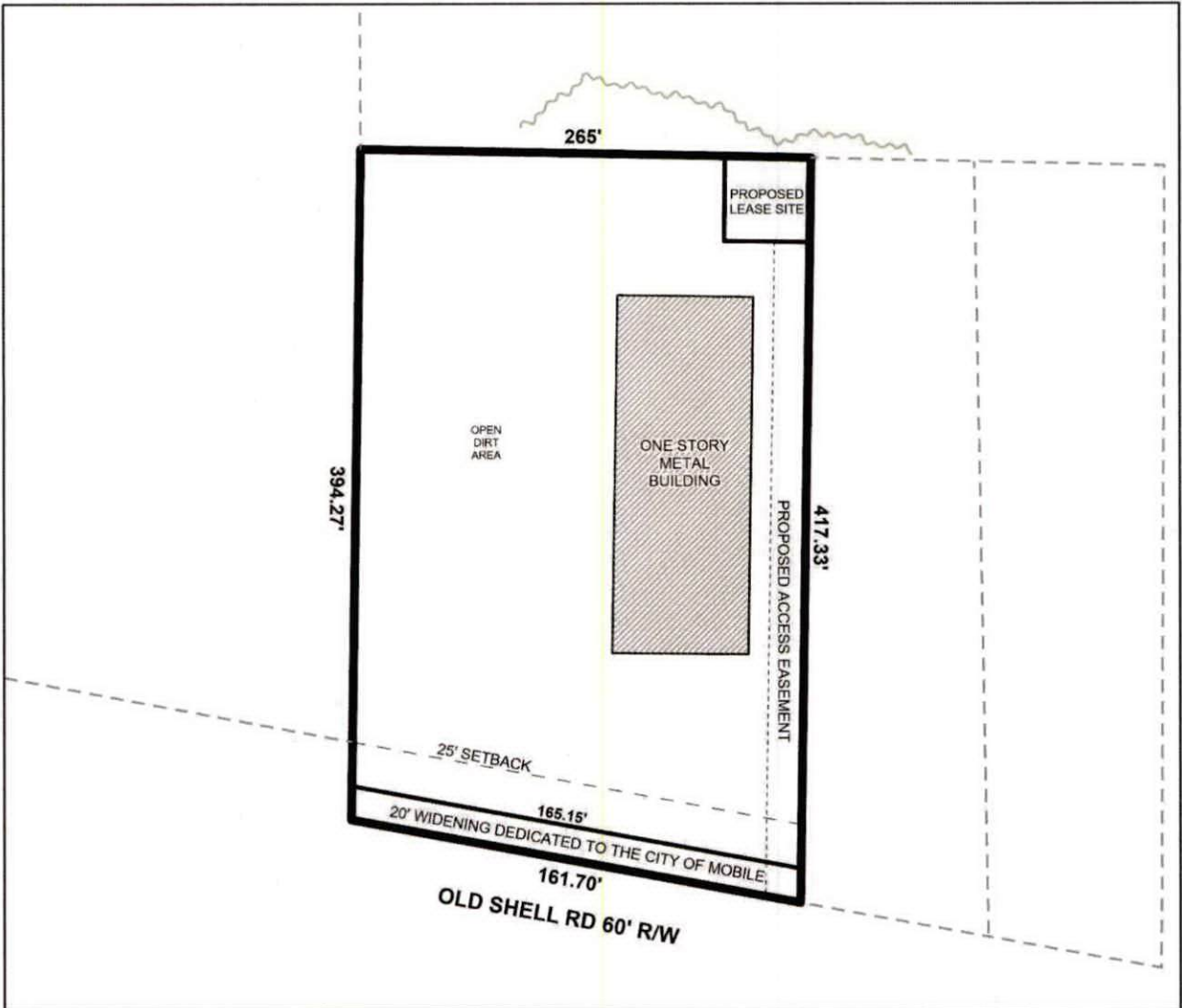
APPLICANT American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)

REQUEST PA Modificaion

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN



The site plan illustrates existing buildings, proposed tower placement, and setbacks.

APPLICATION NUMBER 7 DATE November 20, 2025
 APPLICANT American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)
 REQUEST PA Modificaion



DETAIL SITE PLAN

T-MOBILE
EL: 171.0' [PROPOSED]

EL: 172.1'
[PROPOSED TOP OF STRUCTURE]

SECTION 6

EL: 149.1'
[EXISTING TOP OF STRUCTURE]

SECTION 5

EL: 125.8'

SECTION 4

EL: 96.5'

SECTION 3

EL: 68.0'

SECTION 2

EL: 40.0'

SECTION 1

EL: 0.0'
[BOTTOM OF STRUCTURE]

TOWER ELEVATION VIEW

INSTALL 23 FT EXTENSION
[14"Ø X 0.437" PIPE W/
2'-0" INTERFACE]
FROM EL: 149.1' TO 172.1'. SEE SHEETS
S-506 TO S-508 FOR INSTALLATION DETAILS.

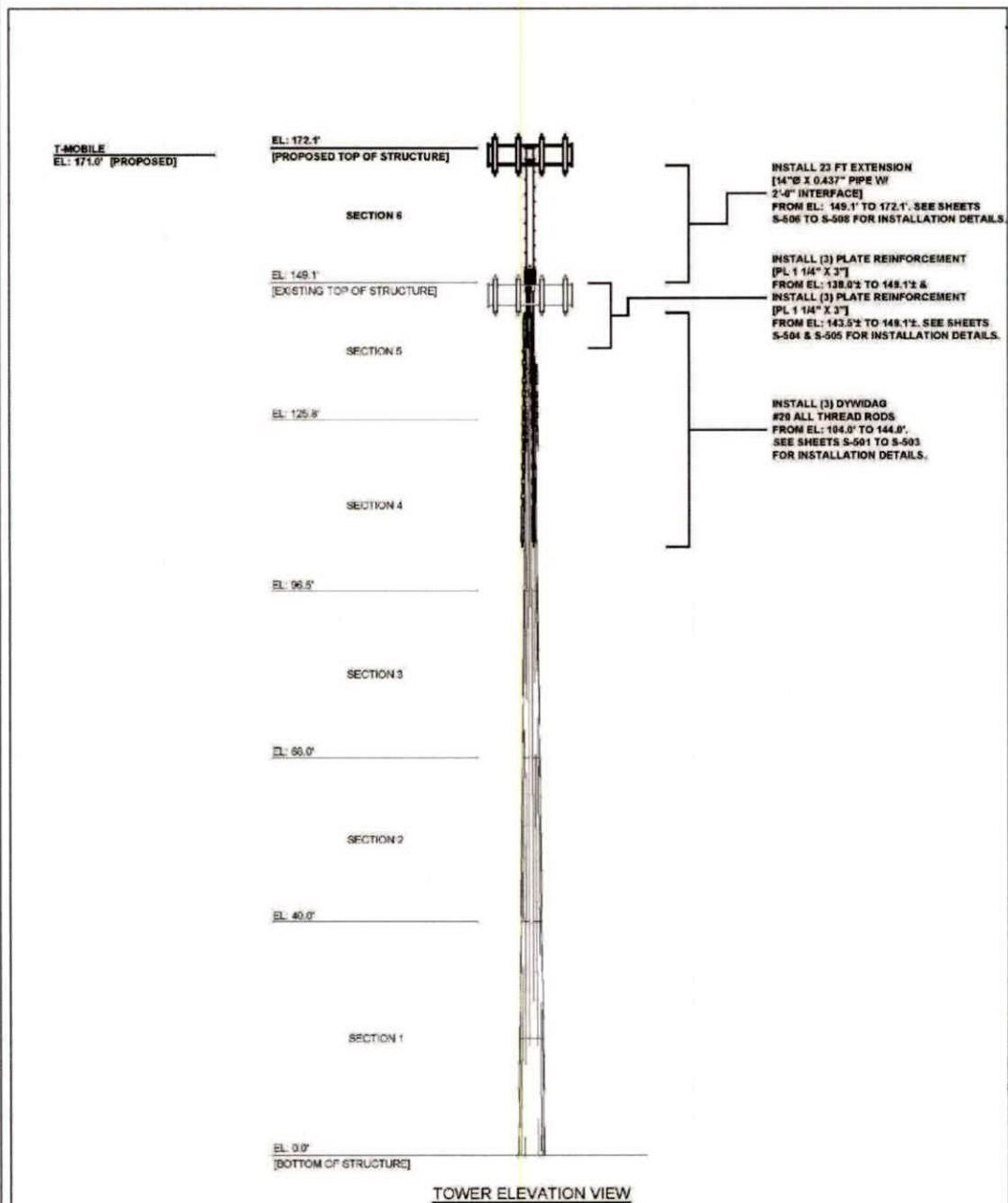
INSTALL (3) PLATE REINFORCEMENT
[PL 1 1/4" X 3"]
FROM EL: 138.0' TO 149.1' &
INSTALL (3) PLATE REINFORCEMENT
[PL 1 1/4" X 3"]
FROM EL: 143.5' TO 149.1'. SEE SHEETS
S-504 & S-505 FOR INSTALLATION DETAILS.

INSTALL (3) DYWIDAG
#20 ALL THREAD RODS
FROM EL: 104.0' TO 144.0'.
SEE SHEETS S-501 TO S-503
FOR INSTALLATION DETAILS.

APPLICATION NUMBER	7	DATE	November 20, 2025
APPLICANT	American Tower Corporation (Amanda Novas, TruNorthe, LLC, Agent)		
REQUEST	PA Modificaion		

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NTS

DETAIL SITE PLAN



APPLICATION NUMBER _____ DATE _____

APPLICANT _____

REQUEST _____



FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

[illegible]

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example

