AGENDA
Mobile City Council

Auditorium
Government Plaza
205 Government Street
Mobile, AL 36644

Tuesday, September 8, 2026, 10:30 AM

1. **CALL TO ORDER**

2. **INVOCATION**

   Aarif Bradley, Public Safety Chaplain

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **STATEMENT OF RULES BY COUNCIL PRESIDENT**

6. **APPROVAL OF MINUTES**

   September 1, 2026

7. **COMMUNICATIONS FROM THE MAYOR**

8. **ADOPTION OF THE AGENDA**

9. **APPEALS**

   Request of Roy Clark for a waiver of the Noise Ordinance at 113 Dauphin Street on September 20, 2026, from 4:00 p.m. - 9:00 p.m. (District 2).

Request of Matthew LeMond for a waiver of the Noise Ordinance at 518 Dauphin Street on September 12, 2026, from 2:00 p.m. - 11:00 p.m. (District 2).

10. PUBLIC HEARINGS

Public hearing to consider the proposed rezoning of property located at 320 and 330 Western Drive from B-3 and I-1 to I-1 (District 1).

Public hearing to consider the proposed rezoning of property located at 255 Church Street from T-5.2 to T-6 (District 2).

Public hearing to consider the proposed rezoning of property located at 2665 Government Boulevard and 604 and 610 Mandrell Street from R-1 and B-2 to R-1 and B-3 (District 2).

Public hearing to consider the proposed rezoning of property located at 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue from R-1, B-1, and B-2 to B-3 (District 2).

Public hearing to consider the rezoning of property located at 4460 Dauphin Island Parkway from R-1 to ML (District 3).

Public hearing to consider the proposed rezoning of property located at 4213 and 4221 Spring Valley Drive South from R-1 and R-3 to R-1 (District 4).

Public hearing to consider the proposed rezoning of property located at the NW corner of Bear Fork Road and Moffett Road from R-1 to B-3 (District 7).

Public hearing to consider adoption of the 2026-2027 General Fund and Capital Improvement Fund Budgets.

11. PRESENTATION OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

Robert Clopton - comments regarding the cutting of funding to the HBCU football game.

Reggie Hill - request for various investigations, municipal enforcement, and FY 27 budget.

Apostle Valenia Green - serving the disabled and handicapped, and racism in the black community.

12. ORDINANCES HELD OVER

64-034 Consider the proposed rezoning of property located at 1509 Navco Road from B-2 to B-3 (Councilmember Small).

64-036 Consider the proposed rezoning of property located at 97 Center Drive from R-1 to R-3 (Councilmember Fleming).

13. RESOLUTIONS HELD OVER

01-954 Authorize Agreement with Richard Cuny to provide Tennis Teaching Pro services for Parks and Recreation Department; NTE $80,000.00 per year (sponsored by Mayor Cheriogotis) (submitted by Shonnda Smith, Public Works Dept.).

08-956 Approve purchase order to Kone, Inc. to rebuild Convention Center Exhibit Hall escalators; $354,397.20 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-957 Approve purchase order to Thompson Tractor Company, Inc. for 5,000 pound diesel forklift for MFRD; $57,304.28 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-958 Approve purchase order to MCCI, Inc. for annual renewal of Laserfiche document management software for MIT; $44,151.98 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

21-959 Authorize Contract renewal with Southern Earth Sciences, Inc. for annual landfill sampling requirements for Bates C&D Landfill and Hickory Street Landfill; $68,745.00 (sponsored by Mayor Cheriogotis and Councilmembers Ingram and Gregory) (submitted by John Forrester, Engineering Dept.).

14. ORDINANCES BEING INTRODUCED

64-037 Consider the proposed rezoning of property located at 320 and 330 Western Drive from B-3 and I-1 to I-1 (Councilmember Penn).

64-038 Consider the proposed rezoning of property located at 255 Church Street from T-5.2 to T-6 (Councilmember Ingram).

64-039 Consider the proposed rezoning of property located at 2665 Government Boulevard and 604 and 610 Mandrell Street from R-1 and B-2 to R-1 and B-3 (Councilmember Ingram).

64-040 Consider the proposed rezoning of property located at 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue from R-1, B-1, and B-2 to B-3 (Councilmember Ingram).

64-041 Consider the proposed rezoning of property located at 4460 Dauphin Island Parkway from R-1 to ML (Councilmember Small).

64-042 Consider the proposed rezoning of property located at 4213 and 4221 Spring Valley Drive South from R-1 and R-3 to R-1 (Councilmember Reynolds).

64-043 Consider the proposed rezoning of property located at the NW corner of Bear Fork Road and Moffett Road from R-1 to B-3 (Councilmember Gregory).

15. CONSENT RESOLUTIONS BEING INTRODUCED

37-964 Recommend approval to the ABC Board for issuance of a Special Events Retail License to MOBTOWNS Picnic Pop Up, 251 Chatham Street (sponsored by Councilmember Ingram).

60-965 Determine an appropriation to The Child Advocacy, Inc. serves a public purpose and approve payment (sponsored by Councilmember Ingram) (submitted by Logan Gewin, Finance Dept.).

16. RESOLUTIONS BEING INTRODUCED

01-966 Authorize Agreement with Wesley Fontaine to provide racquet stringer services for Parks and Recreation Department; NTE $80,000.00 per year (sponsored by Mayor Cheriogotis) (submitted by Shonnda Smith, Public Works Dept.)

01-967 Authorize Agreement with the Board of School Commissioners of Mobile County for 4 Community Safety Team prevention positions (sponsored by Mayor Cheriogotis) (submitted by Robert Shreve, City Attorney).

01-968 Authorize Memorandum of Agreement with the Alabama Law Enforcement Agency and the Gulf Coast High Intensity Drug Trafficking Area for the FY 26 HIDTA Program; $30,555.00 (sponsored by Mayor Cheriogotis) (submitted by Jennifer Greene, Programs & Project Mgmt. and Curtis Graves, Public Safety).

08-969 Approve purchase order to A & D Cromwell Concrete & Construction, LLC for storm drainage vegetation and debris removal, 2512 Woodland Road to West Road; $29,413.94 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-970 Approve purchase order to Butler Complete Services, LLC for storm drainage vegetation and debris removal, 4213 to 4325 Shan Drive E.; $24,409.98 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-971 Approve purchase order to Thomas A. Galloway for storm drainage vegetation and debris removal, Timberlane Drive to 2275 East Road;$28,640.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-972 Approve purchase order to Graybar Electric Company, Inc. for traffic-signal and pedestrian signal light poles for Traffic Engineering; $123,213.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-973 Approve purchase order to Traffic and Parking Control Company, LLC for six traffic data collectors for Traffic Engineering; $18,778.86 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-974 Approve purchase order to Burwell Material Handling, LLC for 2 Bobcat forklifts for Regions Mobile Arena; $72,519.54 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-975 Approve purchase order to Kamo Manufacturing Company, Inc. for floor cleaning equipment for Regions Mobile Arena; $99,595.00 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

08-976 Approve purchase order to Graybar Electric Company, Inc. for decorative street light poles with top mounts and LED fixtures for Traffic Engineering; $40,672.60 (sponsored by Mayor Cheriogotis) (submitted by John Paine, Purchasing Dept.).

09-977 Approve stipend to Captain Matthew James for expenses accrued while attending the FBI National Academy; $3,650.00 (sponsored by Mayor Cheriogotis) (submitted by Chief Jackson, MPD).

09-978 Allocate funds from FY 2026-27 CDBG Census Tract Restricted Capital Funds to the Taylor Landing Affordable Housing Development; $1,950,000.00 (sponsored by Mayor Cheriogotis) (submitted by James Roberts, Community & Housing Development).

09-979 Consider adoption of the 2026-2027 General Fund and Capital Improvement Fund Budgets (sponsored by Mayor Cheriogotis).

31-980 Authorize the Mayor to apply, accept, and receive a grant from the Federal Transit Administration for five new trolley-style buses; $1,360,000.00 ($320,000.00 local match) (sponsored by Mayor Cheriogotis) (submitted by Jennifer Greene, Programs & Project Mgmt.).

17. ANNOUNCEMENTS

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 320 and 330 Western Drive

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 320 and 330 Western Drive from B-3, Community Business Suburban District, to I-1, Light Industry 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:

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH 44°18'35" WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH 84°34'50" WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH 33°45'37" EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET) TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1), 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 I-1, 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 I-1, until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **320 & 330 Western Drive.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1).** 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 **I-1** 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 **I-1** districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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:

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH 44°18'35" WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH 84°34'50" WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH 33°45'37" EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET) TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1),** 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 **I-1,** 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 **I-1,** until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire

Department comments noted in the staff report; and, 3. 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

Byrd Surveying, Inc.
Aiden Properties, LLC
320 & 330 Western Drive
Council District 1
Cory Penn

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.,** for a change in zoning **from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1),** for the property located at **320 & 330 Western Drive**.

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

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Byrd Surveying
Kari Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 320 & 330 Western Drive
ZON-UDC-003786-2026
Aiden Property Subdivision
Byrd Surveying, Inc.
District 1
Rezoning from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **I-1, Light Industry District**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **I-1, Light Industry District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **$335.54**. 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.

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

[redacted]

Stephen Guthrie
Deputy Director of Planning and Zoning

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
- ☐ **Terminating a Previously approved Planned Unit Development** — Checklist E

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

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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)
Address:	2609 HALLS MILL ROAD	
Email:	[redacted]	
Phone:		
Email:		
Name:		

[redacted]

	Owner	Design Professional
Name:	CHRIS HOLMES	
Firm:	AIDEN PROPERTIES, LLC	
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY [redacted] brief description of the property location, parcel number, and legal description.

320 & 330 WESTERN DRIVE
Property Address

2.406 ACRES
Property Area (acres or square feet)

KEY #00841806 & #02043700
Parcel Number(s) or Key Number(s)

I-1 & B-3
Present Zoning or Transect District

I-1
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

[redacted]

6/11/26
Date

6/10/26
Date

UBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
my property, which is under consideration for Planning Commission/City Council approval, a sign
stand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

6/10/26
Date

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ■ Boundary Plan
- ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

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A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THE MAP FOR MOBILE SHOWS THIS PROPERTY WITHIN AN INDUSTRIAL AREA.

LIGHT INDUSTRY
Future Land Use Map (FLUM) Designation

I-1
Requested Zoning

2. Was there a mistake or error in the original zoning map? ■ Yes ☐ No
If yes, describe the error
THE SOUTH PORTION OF THE PROPERTY IS ZONED B-3 AND THE REMAINDER OF THE PROPERTY IS ZONED I-1. IT APPEARS THAT THE PROPERTY FRONTING MOFFETT ROAD WAS INTENDED TO BE B-3 AND ALL PROPERTIES TO THE NORTH INTENDED TO BE I-1.

3. Describe how this proposal promotes the community's health, safety, and welfare.
THE OWNER HAS CLEARED THE PROPERTY TO ELIMINATE THE POSSIBILITY OF A HOMELESS ENCAMPMENT.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
THIS PROPOSAL IS TO CORRECT THE ZONING TO CONFORM TO THE NEIGHBORING BUSINESSES.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   ALL NEW AND EXISTING BUSINESSES IN THIS AREA ARE INDUSTRIAL IN NATURE.

2. Describe the surrounding land uses.
   A HVAC SALES WAREHOUSE, AIR CONDITIONING SYSTEM SUPPLIER TO THE NORTH, RESIDENCES AND A CHURCH ADJOIN ON THE EAST, A BRAKE REPAIR SHOP AND BOUTIQUE AND A SIGN SHOP ADJOIN ON THE SOUTH.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   THERE WILL BE NO ADVERSE AFFECT.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   INFRASTRUCTURE IS IN PLACE.

5. 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.
   THIS PROPOSAL IS TO CORRECT THE CITY'S MISTAKE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.



City of Mobile ▫ Planning & Zoning

Corporate Letter of Authorization

I, CHRIS HOLMES, 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 AIDEN PROPERTIES, LLC, a corporation for the property located within the city limits of Mobile, Alabama at 320 & 330 WESTERN DRIVE.

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.

BYRD SURVEYING
Designee (1)

[redacted]

byrd@byrdsurveying.biz
Email

holmesconstruction98@gmail.com
Email

251-476-5010
[redacted]

251-591-2383
Phone Number

6/11/26
Date

[redacted]

Outlook

Byrd Surveying, Inc. (ZON-UDC-003786-2026)

[redacted]

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, July 1, 2026**.
   Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

2. **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 Aamoth** has been copied on this message.

If the application fees are paid **by noon on June 17, 2026**, the case will be scheduled for the **July 16, 2026, 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 - PLEASE READ

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 immediate[redacted]

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,

[redacted]

DESCRIPTION AND JUSTIFICATION FOR THE REZONING OF
AIDEN PROPERTIES, LLC

THE PURPOSE OF THIS REZONING APPLICATION IS TO CORRECT AN ERROR IN THE ZONING ORDINANCE. THE SOUTH 50' OF THE PROPERTY IS ZONED B-3 AND THE REMAINDER IS ZONED I-1. THE I-1 ZONING IS THE PREDOMINATE CLASSIFICATION IN THIS AREA AS IT EXTENDS WESTWARDLY, NORTHWARDLY, AND EASTWARDLY FROM WESTERN DRIVE. IT APPEARS THE B-3 ZONING WAS INTENDED FOR THE PROPERTIES FACING MOFFETT ROAD.

[redacted]

Dear Neighbor,

The owner of the property at 320 Western Drive is submitting a rezoning application to the City of Mobile to correct a mistake in the zoning classification.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: New Shiloh Baptist Church Senior Center
164 New Shiloh Avenue
(Next door to the Post Office)
Date: June 25, 2026
Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email [redacted]

Sincerely,

Gerald D. Byrd
GDB/kpg


Neighborhood Meeting
for Zoning Change
[redacted]
June 25, 2026
164 New Shiloh Ave. 5:00 pm
Senior Ctr.-New Shiloh Baptist Church
Live effect
Remaster

[redacted]

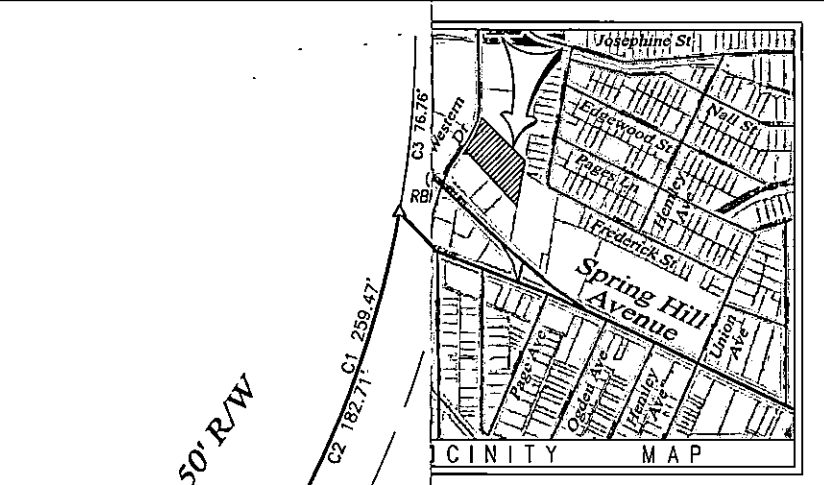


[redacted]

Add tag


Neighborhood Meeting
for Zoning Change
[redacted]
June 25, 2025
164 New Shiloh Ave. 5:00 pm
Senior Dr. New Shiloh Baptist Church


Neighborhood Meeting
for Zoning Change
[redacted]June 25, 2026
164 New Shiloh Ave. 5:00 pm
Senior Ctr.-New Shiloh Baptist Church



OW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY
TION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF
ENT (208-6070) AND MUST COMPLY WITH THE CITY OF MOBILE
STRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VIII).

SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY
CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE,
ON SYSTEMS AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND
BE SUBMITTED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE

ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW
Y CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL;
UN MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION AND
R RUNOFF CONTROL.

CILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED.
ON FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A
ED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS
RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING
A FINAL CERTIFICATE OF OCCUPANCY.

AL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF,
WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE
NSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.

Y WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY

LL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION
ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW ON-SITE
S, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3,
DEVELOPMENT CODE.

CE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION
ATE PROPERTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57 AND
RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE
S FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.

MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE
NAL FIRE CODE).

& B-3 TO I-1

TY SUBDIVISION

LEGAL DESCRIPTION

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WE
ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST
THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR;
FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS
SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (
FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE
SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C.
THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF
CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET)

ATES OF MOBILE, D.B.A.
RVEYING
MOBILE , ALABAMA
BYRD@BYRDSURVEYING.BIZ

JUNE 10, 2026

LEGAL DESCRITPION

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH 44°18'35" WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH 84°34'50" WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH 33°45'37" EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET) TO THE POINT OF BEGINNING.



Agenda Item # 30

SUB-003785-2026 & ZON-UDC-003786-2026

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:
320 & 330 Western Drive

Subdivision Name:
Aiden Property Subdivision

Applicant / Agent:
Byrd Surveying, Inc.

Property Owner(s):
Chris Holmes, Aiden Properties, LLC

Current Zoning:
B-3, Community Business Suburban District &
I-1, Light Industry District

Future Land Use:
Light Industry

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 25, 2026, at 5:00 p.m. at 164 New Shiloh Avenue.

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.
- Rezoning B-3 Suburban and I-1 to I-1.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

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Site History 3
Staff Comments 3
Commission Considerations 7
Exhibits 9

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

N

NTS

SITE HISTORY

The subject site was annexed into the corporate limits of the City of Mobile in 1945. Upon annexation, the northern portion of the property was assigned an industrial zoning classification, while the southern portion was assigned a community business zoning classification. These zoning designations have remained in effect through the adoption of the 1951 Zoning Ordinance, the 1967 Zoning Ordinance, and the Unified Development Code (UDC) in 2023.

The property was subsequently included within the one-lot *Western Drive Commercial Park Subdivision*, the plat of which was approved by the Planning Commission in May 1987 and later recorded in the Mobile County Probate Court.

The 1987 subdivision created a single lot that was split-zoned between the B-3 (Community Business District) and I-1 (Light Industry) zoning districts.

Subsequent subdivisions recorded in 1989 and 1995 further divided the 1987 lot. On both plats, the subject property is identified as a future development area and is described by metes-and-bounds legal descriptions. The resulting parcels have remained split-zoned between the B-3 (Community Business District) and I-1 (Light Industry) zoning districts and have never been developed.

Aside from the subdivision approvals described above, there are no additional Planning Commission or Board of Zoning Adjustment cases associated with the subject 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. Retain NOTES 1 - 5 and 7.
C. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review a[redacted]ing any signatures. No signatures are

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 subdivision request is to create two (2) legal lots of record from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lots front Western Drive, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way. Sufficient right-of-way is depicted on the preliminary plat making additional dedication unnecessary.

Proposed Lot 1 and Proposed Lot 2 exceed the minimum lot area requirements of Article 2, Section 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer within the B-3 (Community Business Suburban) zoning district. While the I-1 (Light Industry) zoning district does not establish a minimum lot area, the area of each proposed lot is provided on the preliminary plat in both square feet and acres. If approved, this information should be retained on the Final Plat; alternatively, a table containing the same information may be provided.

Proposed Lot 1 exceeds the minimum lot width requirement of Section 6.C.2.(b)(4) of the Subdivision Regulations for commercial and industrially zoned lots.

Proposed Lot 2 is designed as a flag lot, with a 40-foot-wide access strip providing frontage along Western Drive. Section 6.C.9. of the Subdivision Regulations generally discourages flag lot configurations except where unusual circumstances exist or where such lot designs are common within the surrounding area. The Planning Commission has previously approved similarly configured lots in the vicinity of the subject site, suggesting that the proposed design may be appropriate. However, approval of the subdivision will require a waiver of Section 6.C.9. of the Subdivision Regulations.

A 25-foot front yard setback is depicted along Western Drive where each lot is at least 60 feet in width, consistent with Section 6.C.8. of the Subdivision Regulations and the applicable requirements of the UDC. If approved, the depicted setbacks should be retained on the Final Plat.

As proposed, each lot would remain split-zoned between the B-3 (Community Business Suburban) and I-1 (Light Industry) zoning districts. Accordingly, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the associated subdivision application would result in the proposed lots remaining split-zoned between the B-3 (Community Business Suburban) and I-1 (Light Industry) zoning districts. To eliminate this split-zoning condition, the applicant requests that the entire site be rezoned to I-1 (Light Industry).

In support of the request, the applicant contends that the existing B-3 zoning is the result of a mapping error and that I-1 is the predominant zoning classification in the surrounding area. The applicant's complete narrative and justification are available through the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) because the request seeks a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 25, 2026, at 5:00 p.m. at 164 New Shiloh Avenue. According to the submitted sign-in sheet, one (1) member of the public attended. The meeting summary indicates that the attendee had questions regarding the potential impacts of the rezoning on nearby property but did not express opposition to the request. The meeting remained open until 6:00 p.m., satisfying the minimum one-hour requirement. The applicant timely submitted all required Neighborhood Meeting documentation, including the executed checklist certifying the completeness and accuracy of the materials.

The subject site is located within an area characterized by a mix of commercial, industrial, institutional, and residential development. Properties to the north and west are zoned I-1 and are developed with commercial and light industrial uses, including wholesale and HVAC equipment sales and service, minor warehousing, storage and distribution facilities of less than 40,000 square feet, and a convenience store with gasoline sales. Properties to the south are zoned B-3 and developed with commercial uses including a sign installation company, general retail sales, fast-food restaurants, and a religious facility. Properties to the east are zoned R-1 and developed with single-family residences and a religious facility.

No development or redevelopment plans were submitted with this application. Any future development of the property will be subject to compliance with all applicable provisions of the Unified Development Code.

The area was originally assigned its commercial and industrial zoning classifications upon annexation into the City of Mobile in 1945. Those zoning designations were subsequently carried forward through the adoption of the 1951 Zoning Ordinance, the 1967 Zoning Ordinance, and the UDC in 2023. The current split-zoning of the subject property is not the result of a mapping error, but rather of subsequent subdivisions of the original parent tract that created parcels crossing the longstanding zoning district boundary. Accordingly, the historical zoning record does not support the applicant's assertion that the existing B-3 zoning resulted from an error in the Official Zoning Map.

The Unified Development Code and Official Zoning Map are founded upon long-range comprehensive planning principles intended to promote orderly growth, compatible land use patterns, and the public health, safety, and welfare. Consequently, amendments to the Official Zoning Map should be supported by evidence demonstrating that the proposed change is warranted. In evaluating rezoning requests, the Planning Commission considers:

- Consistency with the Comprehensive Plan;
- Whether the existing zoning resulted from a mistake or error;
- Compatibility with the surrounding neighborhood;
- Promotion of the public health, safety, and welfare;
- Availability of adequate public infrastructure; and
- The presence of changed or changing conditions warranting the amendment.

While eliminating the split-zoning condition is appropriate, the evidence does not demonstrate that rezoning the property to I-1 is necessary to accomplish that objective. Rezoning the property to B-3 would likewise eliminate the split-zoning while maintaining the longstanding commercial-industrial transition established for this portion of the corridor. Although several nearby properties are zoned I-1, many of the existing surrounding uses—including wholesale establishments, minor warehousing, storage and distribution facilities of less than 40,000 square feet, retail businesses, and service commercial uses—are permitted within the B-3 zoning district. Moreover, no redevelopment proposal has been submitted demonstrating a need for the broader range of industrial uses

permitted in the I-1 district. In the absence of changed conditions or a specific development proposal requiring industrial zoning, extending the I-1 district to encompass the entire site does not appear justified. Rezoning the property to B-3 would eliminate the split-zoning while remaining consistent with the historical zoning pattern and providing an appropriate transition between the adjacent industrial properties and the residential neighborhood to the east.

If approved, the rezoning should be completed prior to the signing of the Final Plat associated with the companion subdivision application.

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.9. of the Subdivision Regulations will be required (for lot design) and the following conditions could apply:

1. Retention of the 50-foot-wide right-of-way along Western Drive on the Final Plat;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback line along Western Drive where each lot is at least 60 feet in width, in compliance with Section 6.C.8. of the Subdivision Regulations;
4. Completion of the Rezoning process prior to signing the Final Plat;
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.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- 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.

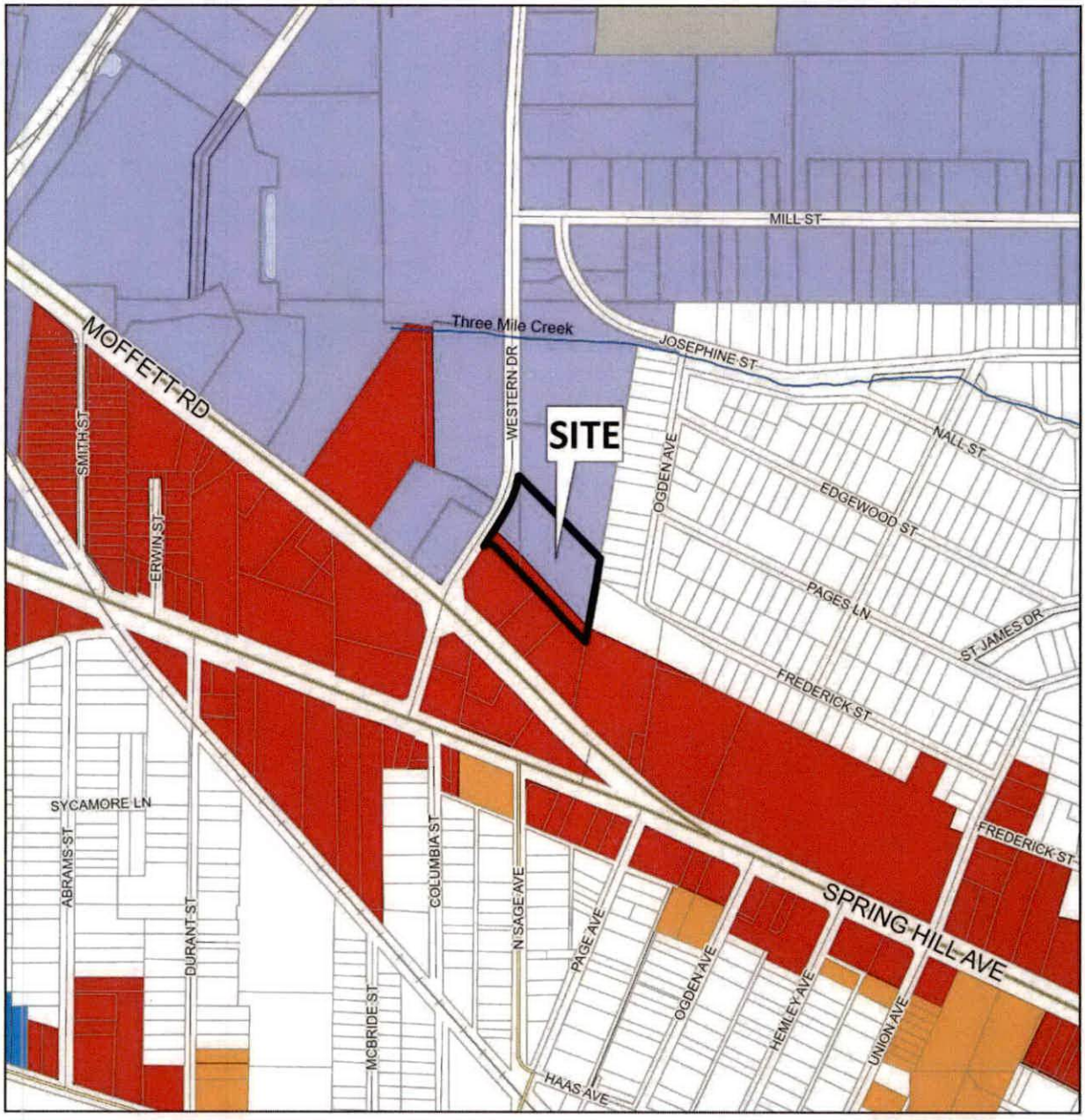
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezoning the site to either B-3 or I-1, the following conditions could apply:

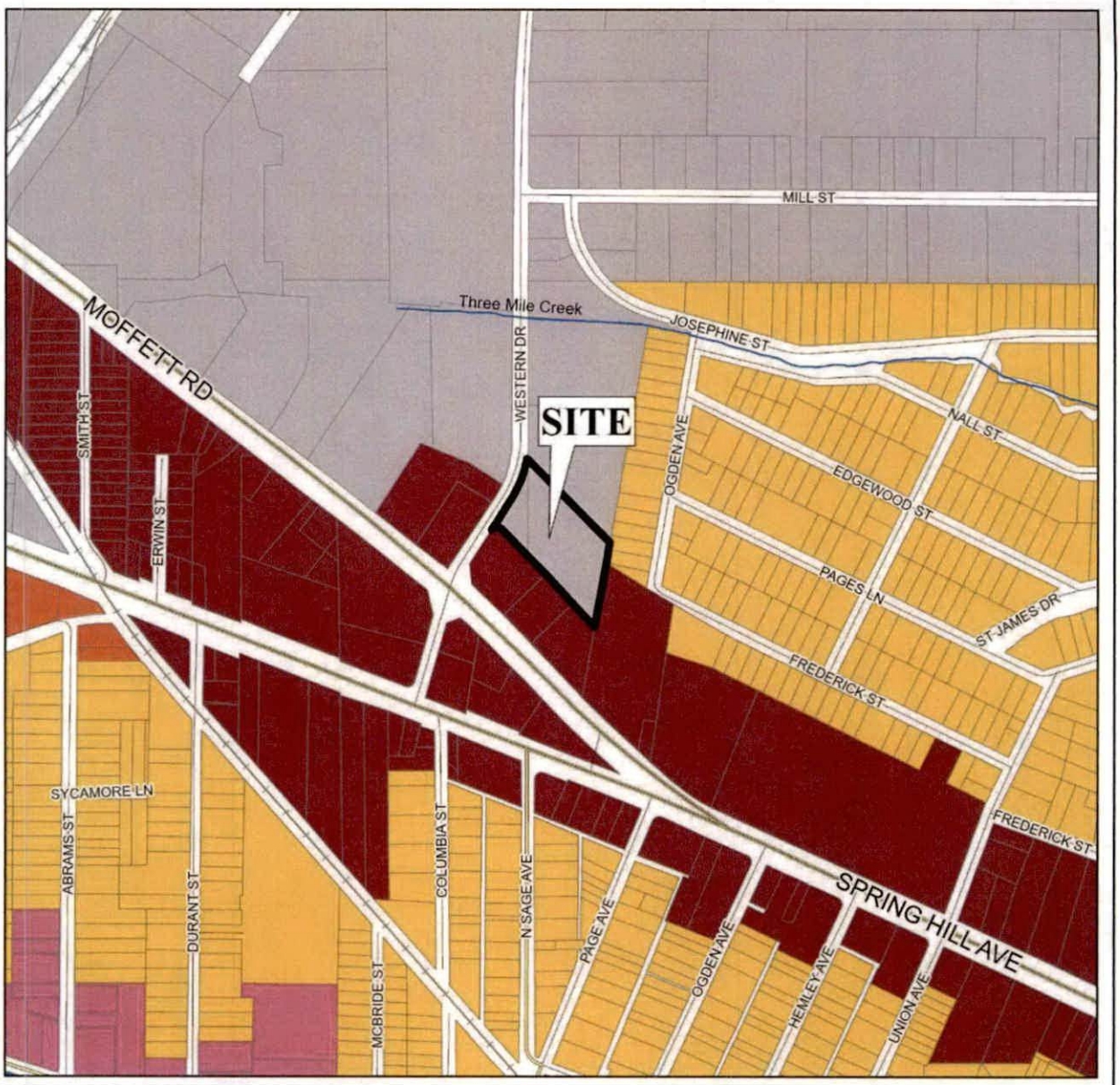
1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 30 DATE July 16, 2026	N
APPLICANT Aiden Property Subdivision	
REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1	NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

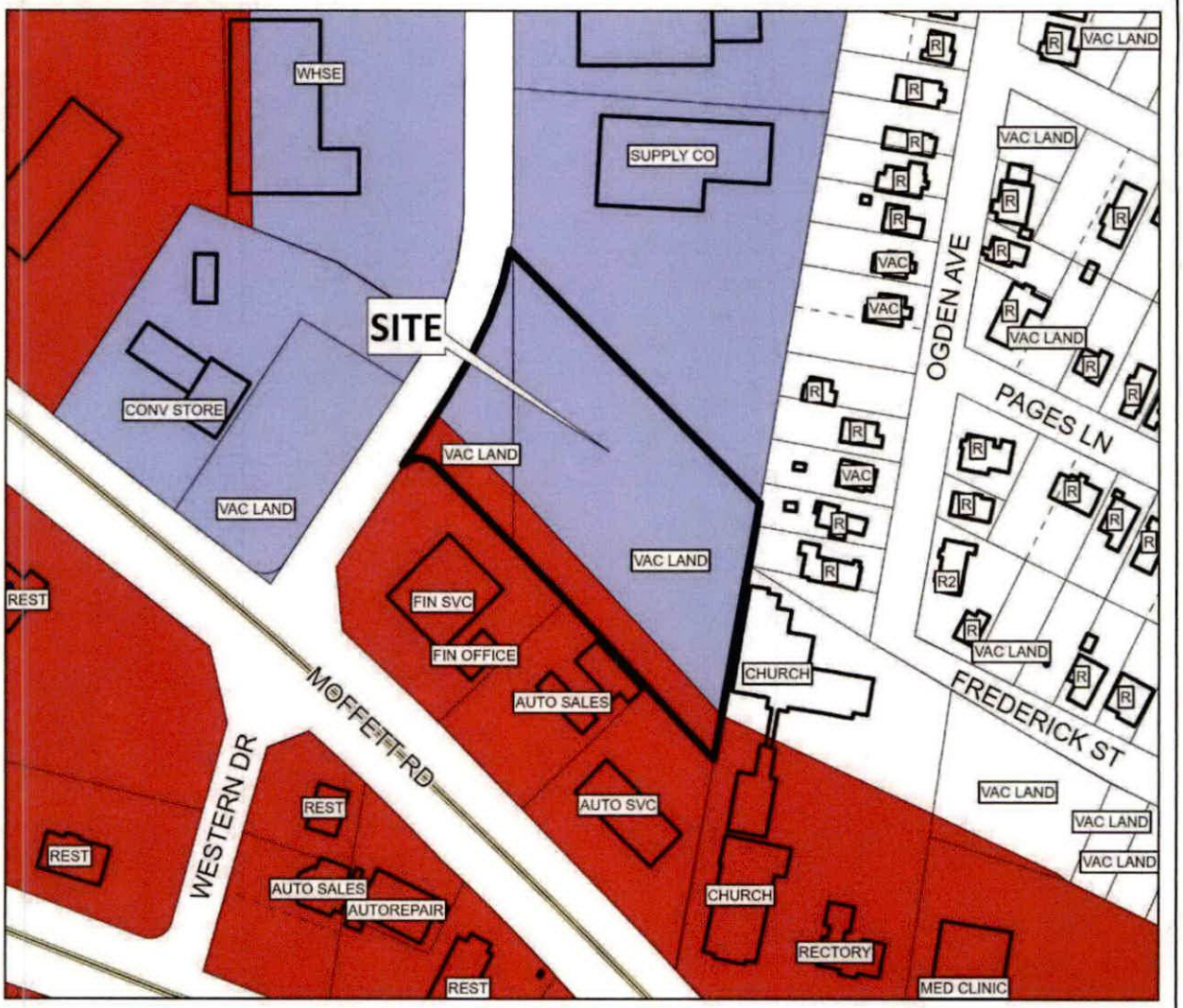
REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

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	

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

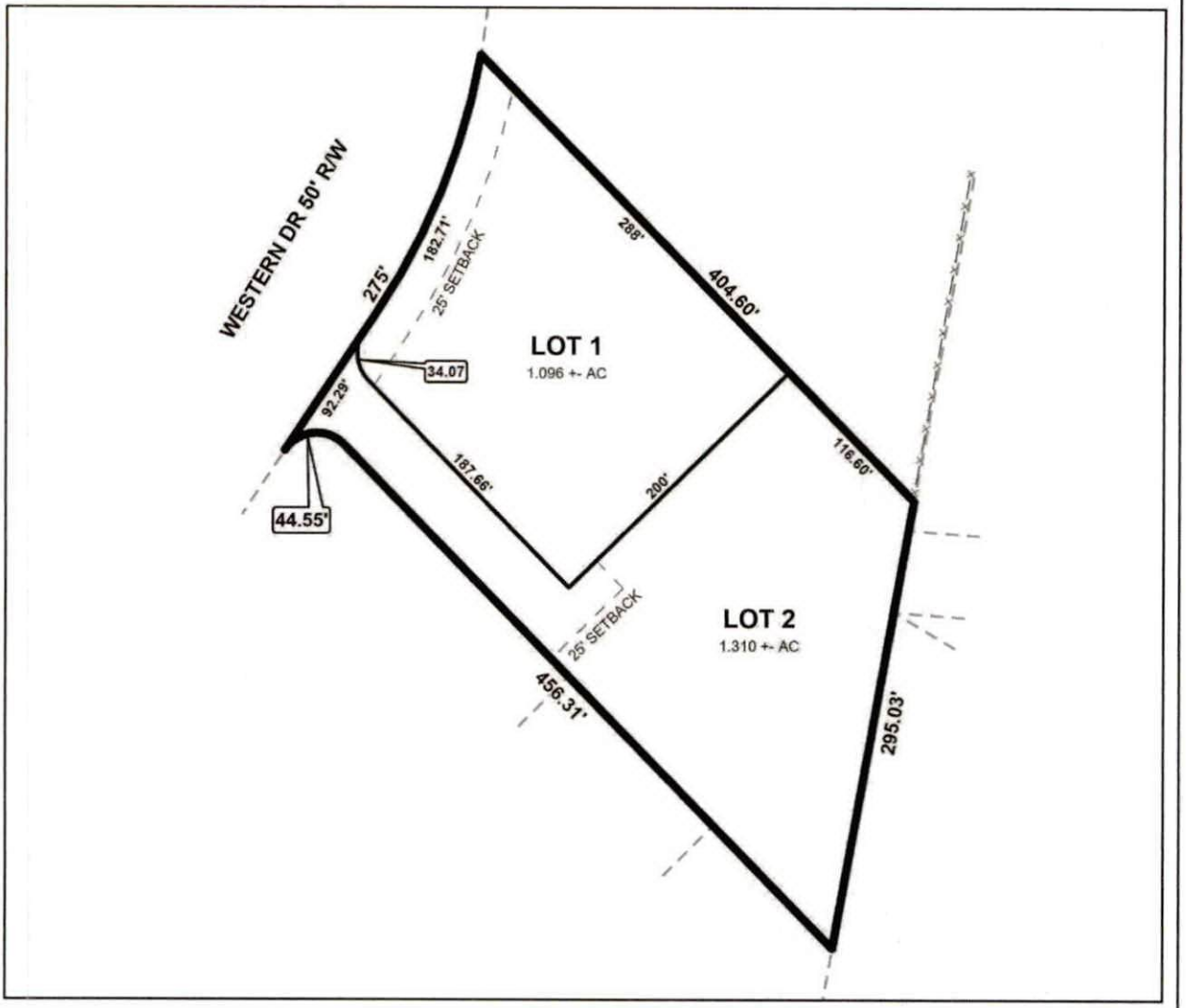
REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

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	

N

NTS

SITE PLAN



The site plan illustrates proposed lots and setbacks.

APPLICATION NUMBER 30 DATE July 16, 2026	N
APPLICANT Aiden Property Subdivision	
REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1	NTS

DETAIL SITE PLAN



APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S		○								○															○
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	U	○	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	■	S	■	■	S	■	S	S	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)												■	■	■	■			■										○	○
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○				○											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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 an Amendment to the
Downtown Development District Regulating Plan to Consider the Proposed
Rezoning of Property Located at 255 Church Street from T-5.2 to T-6

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026,** a public hearing will be held on the **8th** day of **September,** 2026 at 10:30 a.m., to consider adoption of an ordinance to amend the Downtown Development District Regulating Plan to consider the proposed rezoning of property located at 255 Church Street from T-5.2 to T-6..

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 ORDINANCEAMENDING 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:

BEGINNING AT THE SOUTHWEST CORNER OF CHURCH AND JOACHIM STREETS; MOBILE, ALABAMA, RUN THEN SOUTHWARDLY ALONG THE WEST LINE OF JOACHIM STREET, 207.29 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 39 MINUTES RUN SOUTHWESTWARDLY ALONG NEW RIGHT OF WAY LINE, 140.65 FEET TO A POINT ON THE NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 38 MINUTES RUN WESTWARDLY 111.05 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 92 DEGREES 43 MINUTES NORTHWARDLY ALONG EAST LINE OF JACKSON STREET 308.58 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 87 DEGREES 02 MINUTES RUN EASTWARDLY ALONG SOUTH LINE OF CHURCH STREET, 221.86 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

ALSO:

FROM THE SOUTHEAST CORNER OF CHURCH AND JACKSON STREETS, MOBILE, ALABAMA, RUN THENCE SOUTHWARDLY ALONG EAST LINE OF JACKSON STREET,

308.58 FEET TO A POINT, SAID POINT BEING THE NORTHEAST INTERSECTION OF JACKSON STREET AND MONROE STREET (NOW VACANT) FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY; THENCE CONTINUE SOUTHWARDLY ALONG THE EAST LINE OF JACKSON STREET, 107.44 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 47 DEGREES 21 MINUTES RUN NORTHEASTWARDLY ALONG NEW RIGHT OF WAY LINE OF JOACHIM STREET, 150.82 FEET TO A POINT OF INTERSECTION WITH THE ORIGINAL NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 45 DEGREES 22 MINUTES RUN WESTWARDLY ALONG SAID ORIGINAL NORTH LINE OF MONROE STREET, 111.05 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

The classification of said property is hereby changed from T-5.2 to T-6, 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 T-6, 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 T-6, until 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 5th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **255 Church Street.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from T-5.2 to T-6.** 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 **T-6** 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 **T-6** 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 ORDINANCEAMENDING 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:

BEGINNING AT THE SOUTHWEST CORNER OF CHURCH AND JOACHIM STREETS; MOBILE, ALABAMA, RUN THEN SOUTHWARDLY ALONG THE WEST LINE OF JOACHIM STREET, 207.29 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 39 MINUTES RUN SOUTHWESTWARDLY ALONG NEW RIGHT OF WAY LINE, 140.65 FEET TO A POINT ON THE NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 38 MINUTES RUN WESTWARDLY 111.05 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 92 DEGREES 43 MINUTES NORTHWARDLY ALONG EAST LINE OF JACKSON STREET 308.58 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 87 DEGREES 02 MINUTES RUN EASTWARDLY ALONG SOUTH LINE OF CHURCH STREET, 221.86 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

ALSO:

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BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

The classification of said property is hereby changed **from T-5.2 to T-6,** 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 **T-6,** 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 **T-6,** until 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

James F. Watkins, Maynard Nexsen, PC
255 Church Street
Council District 2
Samantha Ingram

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **James F. Watkins, Maynard Nexsen, PC,** for an **Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.2 to T-6,** for the property located at **255 Church Street**.

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,

[redacted]

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

James F. Watkins
11 North Water Street, Suite 24290
Mobile, AL 36602

Re: 255 Church Street
ZON-UDC-003777-2026
James F. Watkins, Maynard Nexsen, PC
District 2
Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.2 to T-6

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **T-6**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **T-6**, 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 and is **$352.64**. 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.

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

[redacted]

Deputy Director of Planning and Zoning

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

☐ **Terminating a Previously approved Planned Unit Development**
Checklist E

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)
Address:	11 North Water Street, Suite 24290 Mobile, AL 36602	11 North Water St., Suite 24290, Mobile, AL 36602
Email:	[redacted]	
Phone:		
Email:		
Name:		

[redacted]

	Owner	Design Professional
Name:	Shree Krishna Hospitality, LLC	
Firm:		
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

255 Church Street, Mobile, AL 36602 — Property Address

68,244Sq.Ft/1.567 Acres — Property Area (acres or square feet)

2906400011165.000 — Parcel Number(s) or Key Number(s)

T 5 2 — Present Zoning or Transect District

T 6 — 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).

[redacted] pplicant whose name is signed hereto that all of the above facts are

6/9/2026
Date

6/10/26
Date

TICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
erty, which is under consideration for Planning Commission/City Council approval, a sign
t the City of Mobile will erect and maintain said sign for the prescribed period of time.

6/10/26
Date

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☐ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ☐ Boundary Plan
- ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

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A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

The site is located in the Downtown Development Area under the Map for Mobile, In that district, infill development that promotes and compliments the existing character of the district and promotes the pedestrian friendly environment is encouraged. Focus is on mixed use retail, office, restuarant, and residential uses are encouraged. Owner's ultimate use is as a mixed use hotel, retail and residential complex to replace the existing motel, all of which will promte the development directives of the Map for Mobile.

Downtown	T 6
Future Land Use Map (FLUM) Designation	Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ■ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.

Initially, the demolishion of the existing motel will improve the look and feel of the surrounding areas. It is dated and of a style which is not favored by tourists coming into downtown. Redevelopment of the site as a mixed use hotel/retail/residential facility will provide much needed hotel space to support the new Regiosn Arena as well as the downtown airport and increasing cruise terminal traffic. Residential , retail, and restuarant offering associated with the project will provide quality of life improvements to the surrounding neighborhoods.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

The City's redevelopment of the former Civic Center site, the re location of the airport, and the increased cruise traffic are all changes that support the need for additional hotel space. Tourists and business travelers want hotels with interior opening doors for security making the current motel use obsolete. Increased interest in downtown living together with growth in downtown employment at Austal, AirBus and Port related operations have increased the demand for residential offerings in the downtown area.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   Recently the areas around the subject property have seen several significant re development and new development projects. The City's demolishion fo the Civic Center and the construction of the Regions Arena, as well as the Corps of Engineers building have focused new attention on this area of downtown. There aree several new restaurants, bars and breweries that have opened south of Government Street.

2. Describe the surrounding land uses.
   Uses around the site include Government Plaza, which houses adminstration and judicial functions for the City, hotels, commercial office space, churches, and museums. Mardi Gras Park and Fort Conde Welcome Center in near by.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   Given the proximity to other hotels, Government Plaza, and commercial offices the usual concerns about traffic, noise and lighting that come with development near residential uses are not as significant, Stormwater run off and drainage is always a concern but the re development of the site will comply with all City ordinances in that regard and, given the age of the existing facilities, likely will be improved as a part ofthe new project.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   There appears to be adaquate infrastructure in place to support the development.

5. 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.
   As the development of areas around the Downtown DIstrict continues (airport, arena, cruise lines, manufacturing and logistics) the need for additional hotel and residential offerings in downtown will be needed to accommodate the increased demands.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

The site in in the Downtown Development District and also the Church Street East Historic District. Development of the site will require complaince with the form based codes and architectural standards of those regulating bodies.

[redacted]

City of Mobile · Planning & Zoning

Plan Submission Contact Information

Name of Project Quality Inn Redevelopment

Address 255 Church Street, Mobile, Alabama 36602

Owner Shree Krishna Hospitality, LLC

Add [redacted]

Pho [redacted]

Authorized Agent James F. Watkins

Address Maynard Nexsen PC 11 North Water Street, Suite 24290, Mobile,AL Zip Code 36602

Ph [redacted]

Contractor _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Submitted by:

James F. Watkins

Signature Print

6 10 2026 Agent

Date Affiliation to project/Organization

[redacted]

REZONING JUSTIFICATIONS

The subject site at 255 Church Street is currently used as a Quality Inn Motel. The structure is an older design which has rooms opening onto a parking lot. The building is dated and does not have amenities sought after by business or leisure travelers. The owner desires to redevelop the site into an upscale mixed use project with hotel, residential, retail and restaurant uses. It is anticipated that the structures to be built on the site will exceed the height limits established for the existing T-5-2 zoning classification. The owner is requesting a re-zoning of the property to the T-6 classification.

Changing conditions in the nearby area, as well a changes in Mobile, generally, support the owner's request. In the surrounding area the City of Mobile has recently demolished the Civic Center and Theatre to replace it with the new Regions Arena. The U.S. Corps of Engineers recently completed its new headquarters building bringing hundreds of employees to the area. As a part of each of these projects, the City of Mobile has constructed a large, multi-story parking garage a few blocks from the site. Each of these facilities has changed to landscape of the surrounding area and the scope and scale of these projects supports a change in the zoning of the site to allow for a larger, multi-story hotel and residential facility.

Further away from the site, Mobile is close to completing the relocation of its airport to Brookley Field. This will increase demand for downtown hotel rooms. New, year round cruise schedules from the Mobile Cruise Terminal, which is within walking distance to the site, also indicate additional hotel rooms will be needed. In recent years, there has been an increased demand for downtown residential opportunities where years earlier, there was limited interest in downtown residences. Increased manufacturing and growth at the Port of Mobile is brining additional business travelers to the city, further increasing demand for hotel and meeting space.

Last, within blocks of the site it should be noted that both the City/County complex and other hotel properties are built to heights exceeding that is allowed in the T-5-2 zoning designation. Though each of these facilities we in place before the Downtown Development District ordinance was adopted, allowing a taller facility to be built on the site would not be out of character with the site's immediate surroundings.

LAND TITLE SURVEY OF
ITY INN MOBILE

SITUATED IN SECTION ----,
WNSHIP 4 SOUTH, RANGE 1 WEST,
MOBILE COUNTY, ALABAMA

NOTES:

1. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIC MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SI HERON.
3. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WE LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUAR/ THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHE SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGRO UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILIT NOT PHYSICALLY LOCATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTE AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01073C0261J, EFFECTIVE DATE MARC 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN".
6. SURVEY PREPARED FOR: SHREE KRISHNA HOSPITALITY, L.L.C..
7. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
8. ELEVATIONS SHOWN ARE BASED ON USGS DATUM NAVD 88.

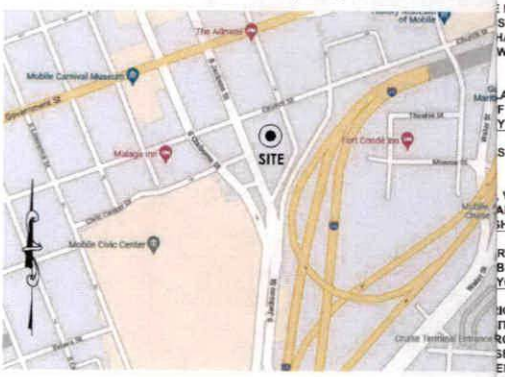


GRAPHIC SCALE
15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

	UTILITY POLE
	LIGHT POLE
	GUY WIRE
	ELECTRIC BOX
	WATER VALVE
	TELEPHONE MANHOLE
	GAS METER
	STORM MANHOLE
	GRATE INLET
	SANITARY MANHOLE
	CLEANOUT
	SIGN
	BOLLARD
	TREE
P	OVERHEAD ELECTRIC
UP	UNDERGROUND ELECTRIC
x	FENCE
	ASPHALT
	BRICK
	CONCRETE

VICINITY MAP (N.T.S.)



TITLE COMMITMENT

BER 16, 2022 PREPARED BY FIRST AMERICAN TITLE COMPANY
THE TITLE COMMITMENT)

S OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY

WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE

S OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY
LE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED

VERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN
ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE
E B, PART I-REQUIREMENTS ARE MET. NOT ADDRESSED BY SURVEYOR.

AR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. NOT

NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING
SESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B)
HAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH
WN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. NOT

AIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD
F THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF
YOR.

S, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD. AS SHOWN

VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE
AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT
HOWN ON SURVEY.

RVICES, LABOR OR MATERIALS IN CONNECTION WITH IMPROVEMENTS,
BEFORE, ON OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC
YOR.

IGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT
ITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON,
ROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE,
SERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES,
EMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER
CEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN
VEYOR.

TEL/MEMPHIS, INC. RECORDED IN REAL PROPERTY BOOK 6127, PAGE 335.

ID7 CAPITAL THREE, LLC RECORDED IN REAL PROPERTY BOOK 6622, PAGE

TITLE PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOBILE, STATE OF ALABA
DESCRIBED AS FOLLOWS:
PARCEL A:
BEGINNING AT THE SOUTHWEST CORNER OF CHURCH AND JOACHIM STREETS, MOBILE, ALABAMA, SOUTHWARDLY ALONG THE WEST LINE OF JOACHIM STREET, 207.29 FEET TO A POINT; THENCE WIT OF 134 DEGREES 39 MINUTES RUN SOUTHWESTWARDLY ALONG NEW RIGHT OF WAY LINE, 140.65 F THE NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 38 MIN WESTWARDLY 111.05 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 92 DEGREES 43 MINU ALONG EAST LINE OF JACKSON STREET 308.58 FEET TO A POINT; THENCE WITH AN INTERIOR ANGL MINUTES RUN EASTWARDLY ALONG SOUTH LINE OF CHURCH STREET, 221.86 FEET TO THE POINT O KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.
PARCEL B:
FROM THE SOUTHEAST CORNER OF CHURCH AND JACKSON STREETS, MOBILE, ALABAMA, RUN THE ALONG EAST LINE OF JACKSON STREET, 308.58 FEET TO A POINT, SAID POINT BEING THE NORTHEA JACKSON STREET AND MONROE STREET (NOW VACANT) FOR THE POINT OF BEGINNING OF HEREIN PROPERTY; THENCE CONTINUE SOUTHWARDLY ALONG THE EAST LINE OF JACKSON STREET, 107.4 THENCE WITH AN INTERIOR ANGLE OF 47 DEGREES 21 MINUTES RUN NORTHEASTWARDLY ALONG N LINE OF JOACHIM STREET, 150.82 FEET TO A POINT OF INTERSECTION WITH THE ORIGINAL NORTH L STREET; THENCE WITH AN INTERIOR ANGLE OF 45 DEGREES 22 MINUTES RUN WESTWARDLY ALON NORTH LINE OF MONROE STREET, 111.05 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 MOBILE, ALABAMA 36602.

Y, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, ANDERS, BOYETT, BRADY & SMITH P.C.

T AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
S FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
(b), 7(b)(1), 8, 9, 11(a), 13, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED
N SITE WAS PERFORMED AFTER SEPTEMBER 22, 2022.

DATE: MAR. 3, 2023

ALABAMA LICENSED No. 23004 PROFESSIONAL LAND SURVEYOR B.C. JOHNSON

DATE	REVISIONS

T:\V_ARC00021 - Quality Inn Mobile\Survey\Civil Dwg\V_ARC00021 QUALITY INN MOBILE.dwg

DRAWN BY: JAT
CHECKED BY: RKC
PROJECT No.: F_ARC00021
DATE: March 3, 2023
SCALE: 1" = 30'

PROJECT: QUALITY INN MOBILE
TITLE: ALTA/NSPS LAND TITLE SURVEY

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL 36535
(251) 943-8960

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158 (251) 943-8960

SHEET NO.
1 OF 1

[redacted]

MAYNARDNEXSEN

June 25, 2026

HAND DELIVERY

Mr. Logan Anderson
City of Mobile Planning & Zoning
Government Plaza, Third Floor, South Tower
205 Government Street
Mobile, AL 36644

Re: Re-Zoning of 255 Church Street

Dear Logan:

Logan, enclosed is the Neighborhood Meeting packet for the above-referenced matter. Please note that photographs of notice signs were emailed previously.

Please give me a call if you have any questions or need anything further.

[redacted]

JFW/lbr

Enclosure

[redacted]

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: June 25, 2026

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):

Re-zoning of 255 Church Street from T-5-2 to T-6

Neighborhood Meeting Date: June 24, 2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: Re-zoning of 255 Church Street, Mobile, AL 36602

Christ Church Cathedral - Parish Hall

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 of referenced at the meeting
- ___ Additional documents (Describe: _____)

[redacted]kins - Maynard Nexsen PC

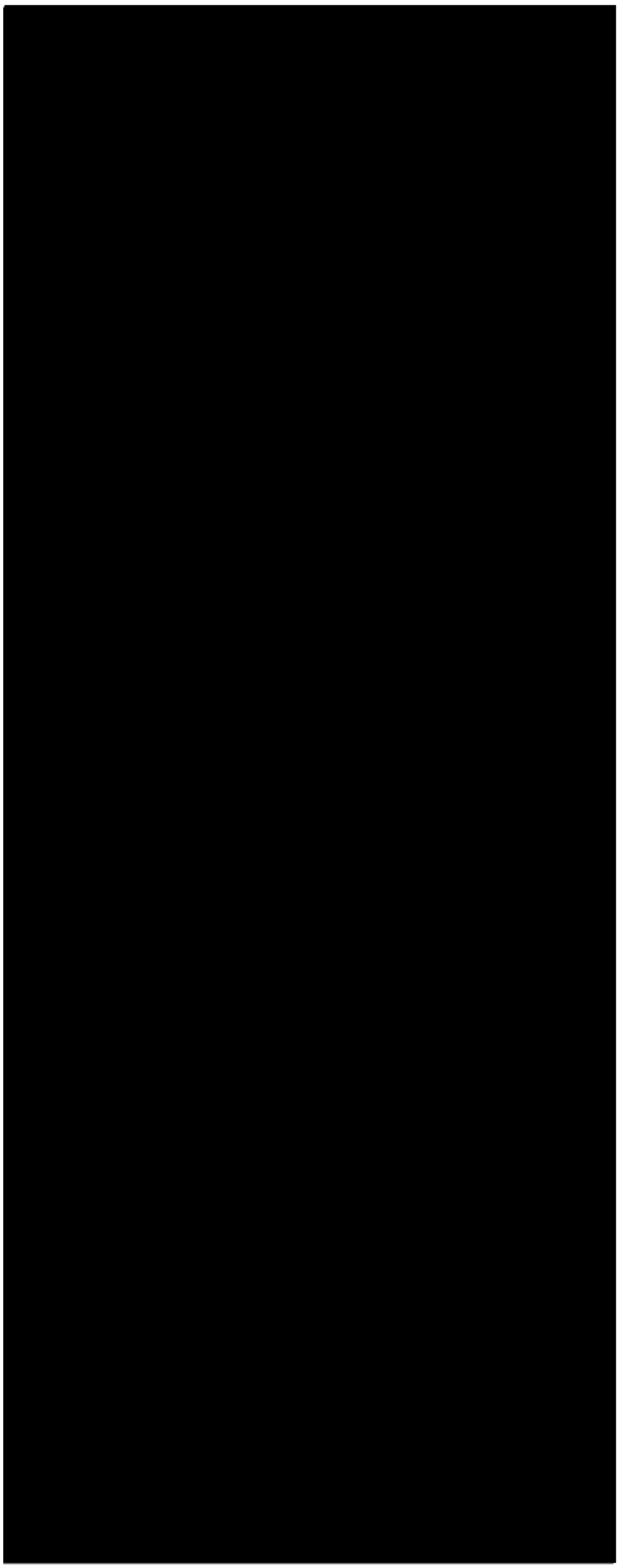
(First Name & Last Name)

to the accuracy of the documentation provided:

Date: June 25, 2026

must be submitted to the Planning and Zoning Department not less than 15 Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

Page 1





Notice of Neighborhood Meeting

June 4, 2026

Dear Property Owner(s):

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the application that Shree Krishna Hospitality, LLC, or its assigns, will be submitting to the Mobile City Planning Commission:

> Application for Re-zoning for property located at 255 Church Street, Mobile, Alabama 36602 from T-5.2 to T-6.

The neighborhood Meeting will be held at the following time, date and location:

June 24, 2026
5:00 p.m
Christ Church Cathedral Chapter House
115 S. Conception Street
Mobile, Alabama 36602

You are receiving this notice because your property is located within 300 feet of 255 Church Street, Mobile, Alabama, in compliance with the notification requirements of Article 5 of the City of Mobile Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application, ask

[redacted]

206795095.v1

Neighborhood Meeting

Date: June 24, 2026

Time: 5:00 pm

Location of Neighborhood Meeting: 115 S. Conception St. Mobile – Christ Church Cathedral Chapter House

Project Location: 255 Church St. Mobile, AL

Project/Application (e.g. Rezoning from R-1 to B-1): Re-Zoning from T-5-2 to T-6

[redacted] ing to the Accuracy of This Sheet:

[redacted] Date: 6/24/26

Please Sign In:

[redacted]

Neighborhood Meeting Sign-In Sheet

Date: _____ **Meeting Location:** _____

Applicant: _____ **Application(s):** _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: June 24, 2026

Meeting Time: 5:00 PM

Meeting Location:
115 S. Concerption St., Mobile, AL 36602

Below is a summary of the proposed project presented at the Neighborhood Meeting:

Re-zoning of 255 Church Street from T-5-2 to T-6

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

An aerial and street view massing model showing scale of possible hotel and condominium/apartment buildings that could be develolped on the site

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):

Mr. Jeff Dean was the only person who appeared at the meeting. He revised the massing depictions and asked about construction practices with respect to how piles would be placed. He was concerned about construction noise and possible damage to his property.

No other people attended the meeting and there were no other questions.

Neighborhood Meeting Summary

Date: _____ Meeting Location: _____

Applicant: _____ Application: _____

(Meeting summary, continued)

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neig[redacted]llowing time: 6:00 pm

Applican[redacted]acy of this summary:

X[redacted] Date: 6/25/26

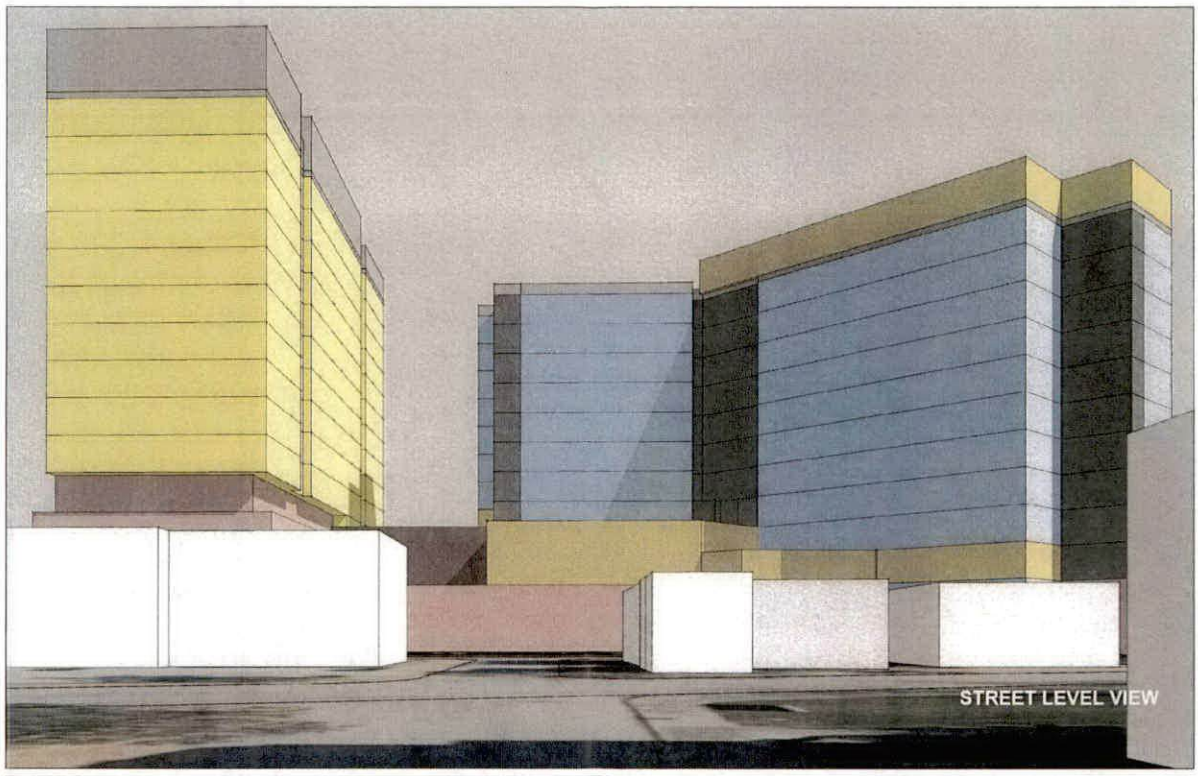
Page 25



CHURCH STREET MIXED-USE

MOBILE, ALABAMA

ELEVATE architecture studio



CHURCH STREET MIXED-USE

MOBILE, ALABAMA

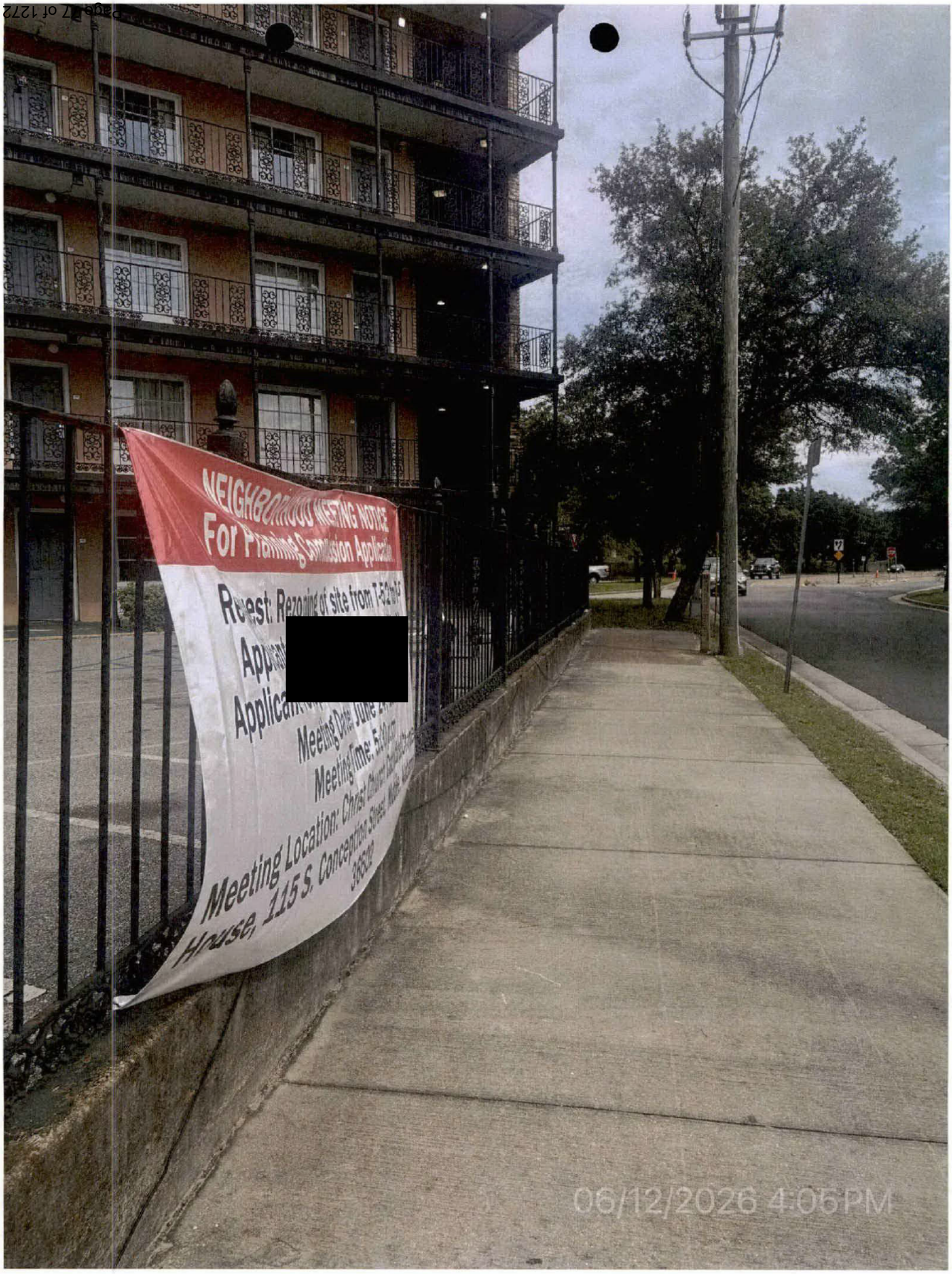
ELEVATE | architecture studio


NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Request: Rezoning of site from T-5.2 to T-6
Applicant: Shree Krishna Hospitality, LLC
Applicant Telephone Nu
Meeting Date: Ju
Meeting Time: 5:00 p.m.
Meeting Location: Christ Church Cathedral Chapter House, 115 S. Conception Street, Mobile, Alabama
06/12/2026 3:00 PM


CLEARANCE 10 FT.
NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Request: Rezoning of site from T-5.2 to T-6
Applicant: Shree Krishna Hospitality, LLC
Applicant Telephone Number: [redacted]
Meeting Date: June 2
Meeting Time: 5:00 p.m.
Meeting Location: Christ Church Cathedral Chapter House, 115 S. Conception Street, Mobile, Alabama 36602
06/12/2026 3:08 PM

06/12/2026 3:38 PM
NEIGHBORHOOD MEETING NOTICE
For Planning
Request: Rezoning of site from
Applicant:
Applicant
Meeting Date: June 24, 2026
Meeting Time: 5:00 p.m.
Meeting Location: Christ Church Lutheran Church
House, 115 S. Conception Street, Mobile, Alabama
36602


Commission Application
LLC
Meeting Date: June 24, 2026
Meeting Time: 5:00 p.m.
Christ Church Cathedral Chapter
115 S. Conception Street, Mobile, Alabama
36602
S Jackson St
06/12/2026 4:05 PM


NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Meeting Date: June
Meeting Time: 5:00 pm
Meeting Location: Christ Church
House, 115 S. Conception Street, Mobile
36602
06/12/2026 4:06PM

June 9, 2026

Urban Development Department

Planning Section

P.O. Box 1827

Mobile, AL 36633

RE: Application for Re-Zoning
255 Church Street, Mobile, Alabama 36602

Ladies and Gentlemen,

Please accept this letter as consent and approval of the filing of an Applicatioln for Re-Zoning of the property located at 255 Church Street, Mobile, Alabama 36602. Additionally, I appoint and authorize James F. Watkins of Maynard Nexsen, PC, as authorized agent, for the purposes of submitting an application for the re-zoning of said property from T-5-2 to T-6.

Thank you,

[redacted] limited liability company

[redacted]

PARCEL A:

Beginning at the Southwest corner of Church and Joachim Streets; Mobile, Alabama, run then Southwardly along the West line of Joachim Street, 207.29 feet to a point; thence with an interior angle of 134 degrees 39 minutes run Southwestwardly along new right of way line, 140.65 feet to a point on the North line of Monroe Street; thence with an interior angle of 134 degrees 38 minutes run Westwardly 111.05 feet to a point; thence with an interior angle of 92 degrees 43 minutes Northwardly along East line of Jackson Street 308.58 feet to a point; thence with an interior angle of 87 degrees 02 minutes run Eastwardly along South line of Church Street, 221.86 feet to the point of beginning, also known as 255 Church Street, Mobile, Alabama 36602.

PARCEL B:

From the Southeast corner of Church and Jackson Streets, Mobile, Alabama, run thence Southwardly along East line of Jackson Street, 308.58 feet to a point, said point being the Northeast intersection of Jackson Street and Monroe Street (now vacant) for the point of beginning of herein described property; thence continue Southwardly along the East line of Jackson Street, 107.44 feet to a point; thence with an interior angle of 47 degrees 21 minutes run Northeastwardly along new right of way line of Joachim Street, 150.82 feet to a point of intersection with the original North line of Monroe Street; thence with an interior angle of 45 degrees 22 minutes run Westwardly along said original North line of Monroe Street, 111.05 feet to the point of beginning, also known as 255 Church Street, Mobile, Alabama 36602.

Outlook

James F. Watkins, Maynard Nexsen, PC (ZON-UDC-003777-2026)

[redacted]

IMPORTANT - PLEASE READ
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.gov.

Good morning,

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, July 1, 2026**.
   Note: To date, no Neighborhood Meeting documents have been received.

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, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon on Monday, June 15, 2026**, the case will be scheduled for the **July 16, 2026, 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 - PLEASE READ
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 [redacted]

Important:
If the required Neighborhood Meeting documentation is not received by **July 1, 2026**, 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 assistance, please don't hesitate to reach out.

Thank You,

[redacted]

[redacted] LLC

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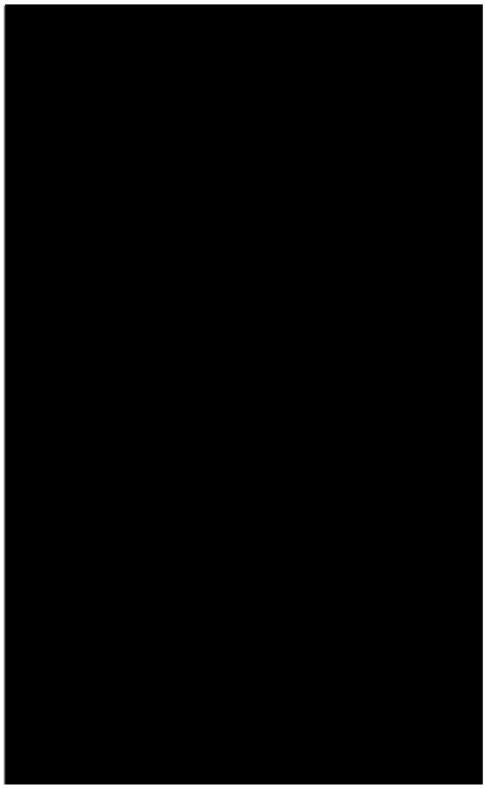


Agenda Item # 24

ZON-UDC-003777-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
255 Church Street

Applicant / Agent:
James F. Watkins, Maynard Nexsen, PC

Property Owner:
Shree Krishna Hospitality, LLC

Current Zoning:
T-5.2 Sub-District of the Downtown Development District

Proposed Zoning:
T-6 Sub-District of the Downtown Development District

Future Land Use:
Downtown

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 24, 2026, at 5:00 PM at Christ Church Cathedral – Parish Hall (115 South Conception Street)

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from T-5.2 to T-6
- **Note:**
  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.

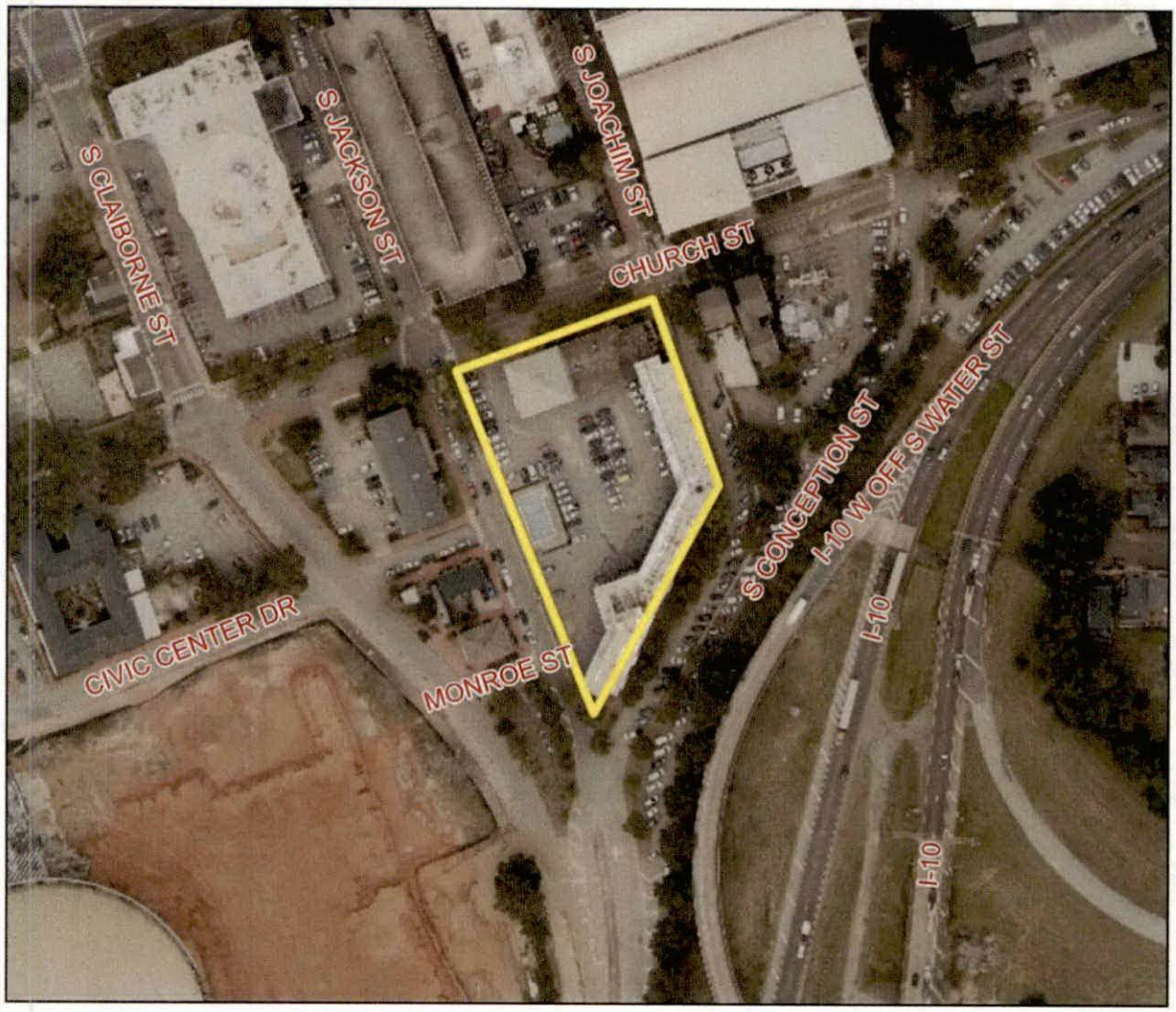
Commission Considerations:

1. Rezoning with one (1) condition.

Report Contents: **Page**

Context Map 2
Site History 3
Staff Comments 3
Rezoning Considerations 5
Exhibits 7

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER 24 DATE July 16, 2026

APPLICANT James F. Watkins, Maynard Nexsen, PC

REQUEST Rezoning from T-5.2 to T-6

N

NTS

SITE HISTORY

The site was part of a Subdivision that was recorded in 1962. In 1972, a street segment was vacated and incorporated into the subject site.

In 1972, the site was before the Board of Zoning Adjustment and was granted Use, Building Site Area, Reduced Side & Rear Yard Setback, and Height Variances to allow the construction of an addition to the existing hotel.

In 1993, the site was granted a Sign Variance by the Board of Zoning Adjustment to allow 118.56 square feet of signage, rather than the maximum allowance of 64 square feet (at that time).

In 2007, the site came back to the Board of Zoning Adjustment and was granted a Sign Variance to allow 141 square feet of signage, rather than the maximum allowance of 64 square feet (at that time).

In January 2014, the City Council rezoned the site from B-4 to T-5.2, with the adoption of the Downtown Development District.

STAFF COMMENTS

Engineering Comments:

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:

A traffic impact study will be required. 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 Appendix A, Section 9.C 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:

The applicant is requesting to rezone the subject property from the T-5.2 Sub-District of the Downtown Development District, to the T-6 Sub-District of the Downtown Development District, to allow mixed-use hotel, retail, and residential development to replace the existing motel.

A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 24, 2026, at 5:00 PM at Christ Church Cathedral – Parish Hall (115 South Conception Street). According to the sign-in sheet provided by the applicant, one (1) member of the public, not associated with the application, attended. The meeting remained open until 6:00 PM, satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe and executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is bordered by properties zoned T-5.2 Sub-District of the Downtown Development District, on all sides. The Downtown Development District (DDD) regulations state that for rezoning applications, "increases to the next higher transect sub-district provided the lot is adjacent to a lot of the higher transect sub-district for which the increase is requested."

The applicant submitted a site plan depicting the existing motel development, as well as a three-dimensional depiction of a possible redevelopment of the site. It should be noted that any redevelopment of the site must be reviewed by the Consolidated Review Committee (CRC) to determine compliance with DDD regulations, as well as the Architectural Review Board (ARB) to determine compliance with historic development guidelines.

Any proposed signage associated with future development of the property must comply with the sign regulations of the UDC and obtain separate permits through the Planning and Zoning Department.

As justification for the rezoning request, the applicant cites the redevelopment of the Civic Center site, the relocation of the airport, and increased cruise traffic.

Finally, the subject site consists of two (2) legal lots of record and a vacated street right-of-way. As such, prior to the issuance of permits to redevelop the site, a one (1) lot Subdivision must be completed.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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.

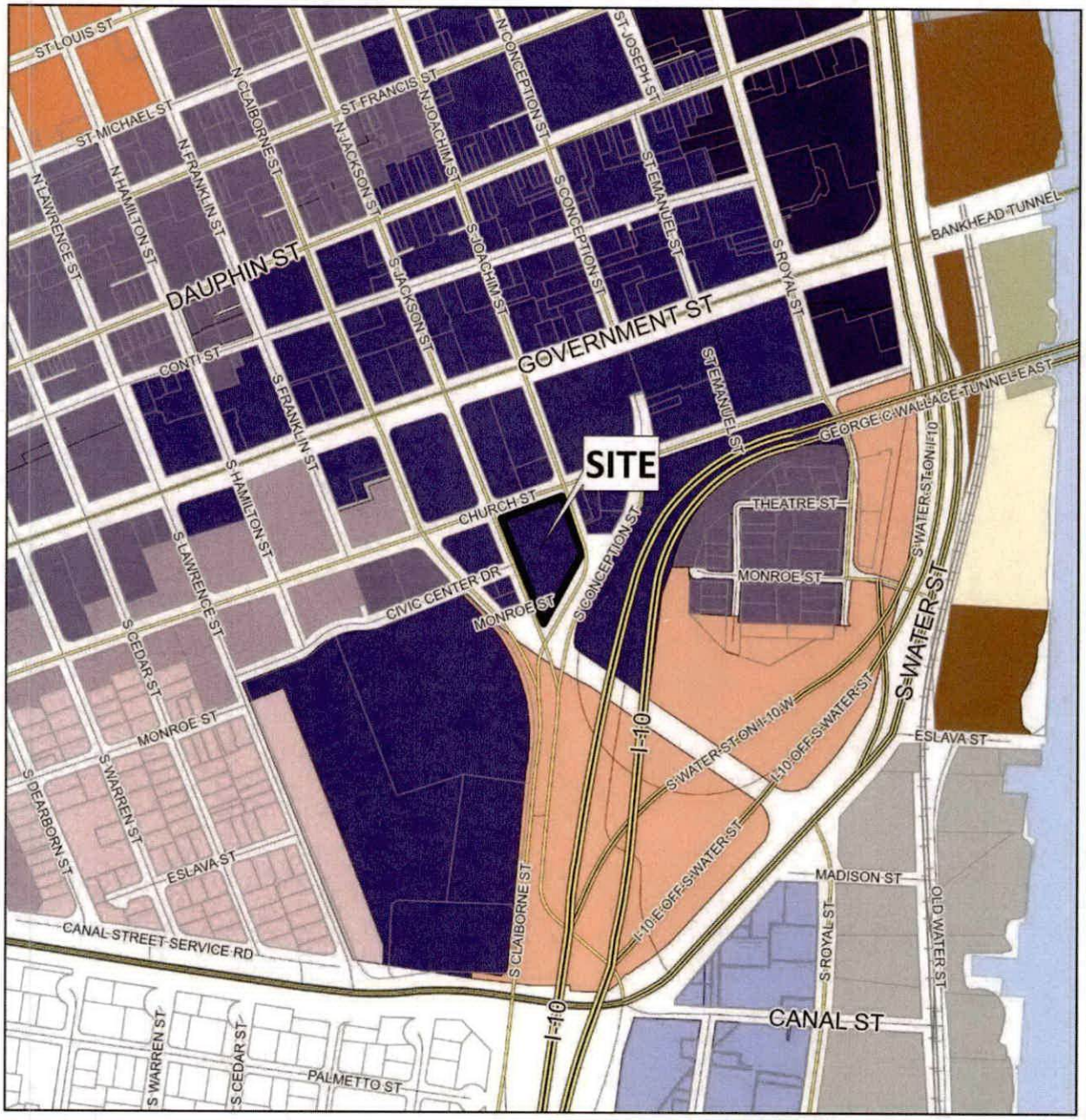
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following condition could apply:

1. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 24 DATE July 16, 2026	N
APPLICANT James F. Watkins, Maynard Nexsen, PC	
REQUEST Rezoning from T-5.2 to T-6	NTS

FLUM LOCATOR MAP



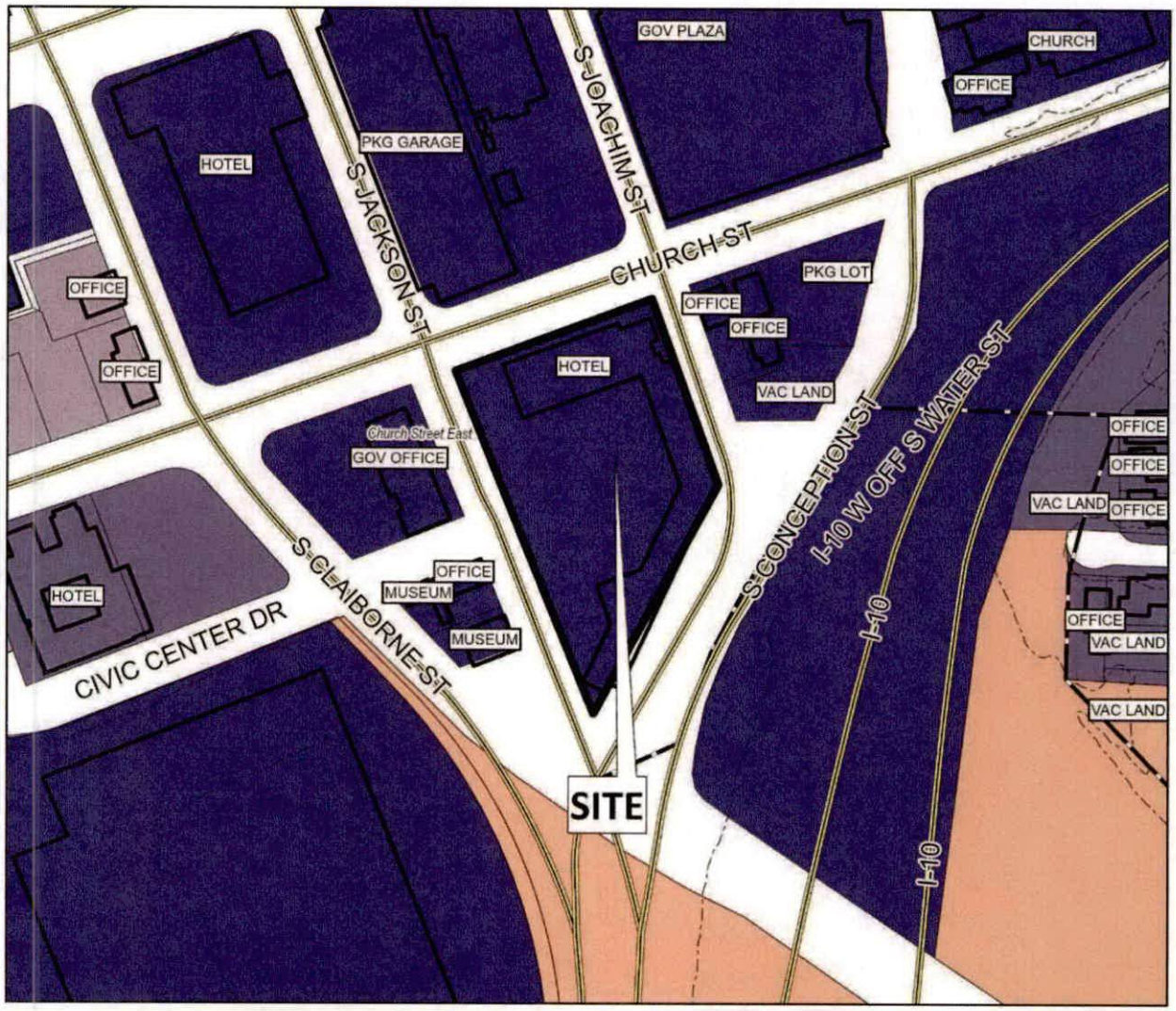
APPLICATION NUMBER	24	DATE	July 16, 2026
APPLICANT	James F. Watkins, Maynard Nexsen, PC		
REQUEST	Rezoning from T-5.2 to T-6		

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	

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 24 DATE July 16, 2026

APPLICANT James F. Watkins, Maynard Nexsen, PC

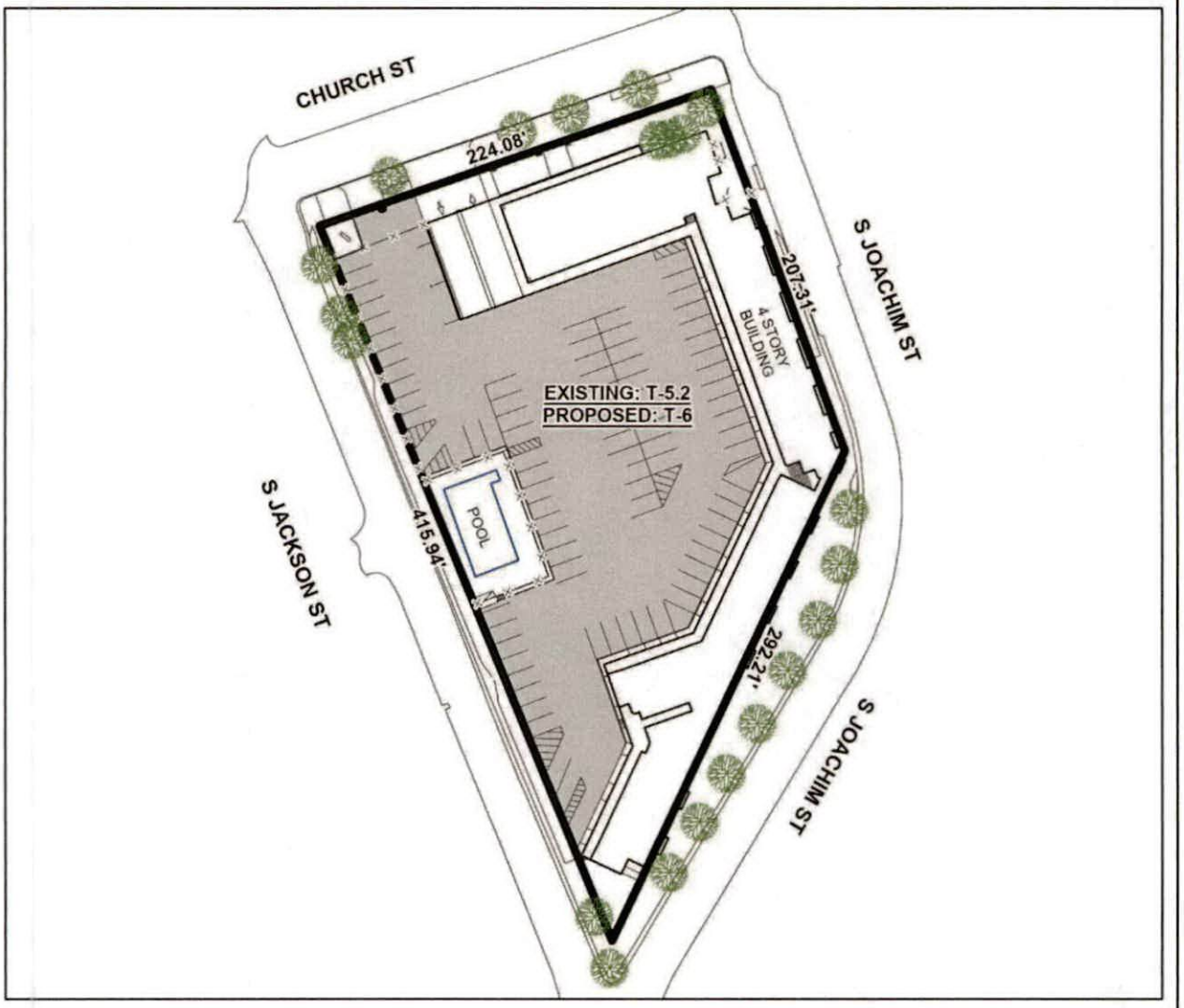
REQUEST Rezoning from T-5.2 to T-6

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	

N

NTS

SITE PLAN



The site plan illustrates proposed zoning, existing buildings, and parking.

APPLICATION NUMBER 24 DATE July 16, 2026	N
APPLICANT James F. Watkins, Maynard Nexsen, PC	
REQUEST Rezoning from T-5.2 to T-6	NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■				■															○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)							■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)															■	■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric. As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes. As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, active Downtown Mobile.

Development Intent

- Support new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable and safe public spaces, bicycle and pedestrian-friendly streets and allow for convenient access to jobs, housing, and entertainment.
- Support infill development that provides better utilization of land, reduces surface parking, and is compatible with its surroundings.
- Building siting, form, and scale will vary by context within Downtown as defined in the zoning.
- Protect and enhance the historic and cultural heritage of the City.

Land use mix

Primary Uses

- Commercial
- Office
- Civic
- Residential, Multifamily

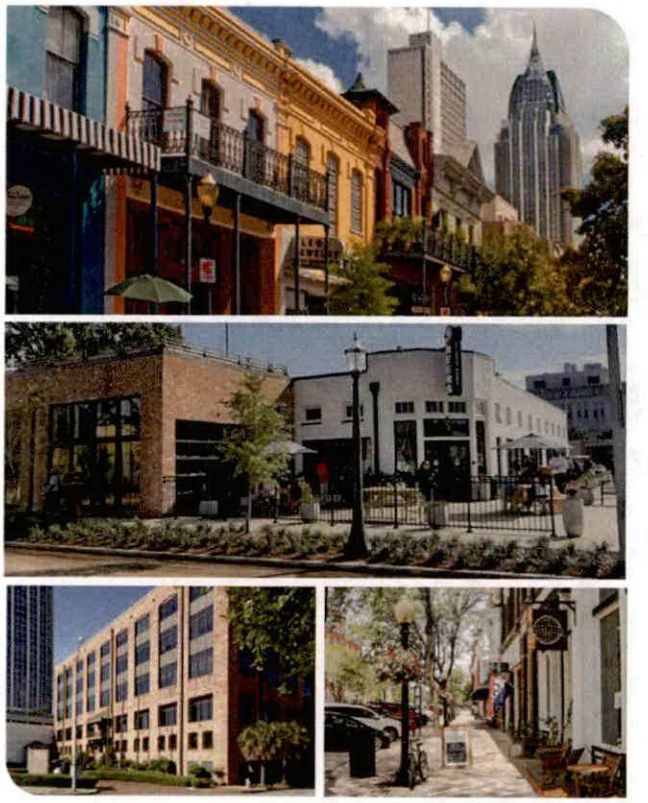
Secondary Uses

- Residential, Attached
- Residential, Single Family
- Parks

Housing mix

- Residential units above ground-floor retail
- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes
- Single family homes

Character Example





Downtown includes a wide range of building types including high-rise offices, one and two-story mixed use buildings, various civic buildings, and historic single family homes. Detailed expectations for future development vary throughout Downtown and are contained in the Downtown Development District code.

Rendering: Dover Kohl

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 2665 Government Boulevard
and 604 and 610 Mandrell Street

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 2665 Government Boulevard and 604 and 610 Mandrell Street R-1, Single-Family Residential Suburban District, and B-2, Neighborhood Business Suburban District, to R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban 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:

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3), 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 an R-1 and B-3, 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 R-1 and B-3, until all of the conditions set forth below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 5th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile,located at **2665 Government Boulevard and 604 and 610 Mandrell Street.**

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3).** 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 **R-1 and B-3** 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 **R-1 and B-3** districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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:

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3),** 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 an **R-1 and B-3**, 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 **R-1 and B-3,** until all of the conditions set forth

below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. 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

Bryant Properties (Byrd Surveying, Inc., Agent)
2665 Government Boulevard and 604 and 610 Mandrell Street
Council District 2
Samantha Ingram

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Bryant Properties (Byrd Surveying, Inc., Agent),** for a change in zoning from **Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3),** for the property located at **2665 Government Boulevard and 604 and 610 Mandrell Street**.

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,

[redacted]

Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2665 Government Boulevard and 604 and 610 Mandrell Street
ZON-UDC-003732-2026
Bryant Properties (Byrd Surveying, Inc., Agent)
District 2
Rezoning from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3).

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District** to the City Council, subject to the following conditions:

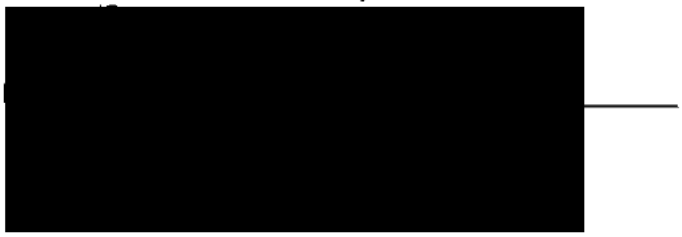
1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is $**354.92**. 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.

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



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:	KARI GIVENS	
Firm:	[redacted]	
Phone:		
Email:		
Address:		

[redacted]

	Owner	Design Professional
Name:	EUNICE B. LECURU	
Firm:	ESTATE OF ROBERT C. BRYANT, SR.	
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

2665 GOVERNMENT BLVD. & 604-610 MANDRELL ST. — Property Address

1.687 ACRES — Property Area (acres or square feet)

KEY #00873380, 00873175, 02126274, 00873184 — Parcel Number(s) or Key Number(s)

B-2 & R-1 — Present Zoning or Transect District

B-3 & R-1 — 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

[redacted]

5/8/2026
Date

5/7/2026
Date

PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
n my property, which is under consideration for Planning Commission/City Council approval, a sign
rstand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

5/7/2026
Date

[redacted]

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ■ Boundary Plan
- ■ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THE MAP FOR MOBILE ALLOWS FOR A MIXTURE OF COMMERCIAL BUSINESSES - THIS AREA HAS EXISTING BUSINESSES THAT CONFROM TO THAT CRITERIA.

MIXED COMMERCIAL CORRIDOR
Future Land Use Map (FLUM) Designation

B-3 (SUBURBAN) & R-1 (SUBURBAN)
Requested Zoning

2. Was there a mistake or error in the original zoning map? ■ Yes ☐ No
If yes, describe the error
THE WEST PORTION OF PROPERTY IS ZONED B-2 AND THE REMAINDER OF PROPERTY IS ZONED R-1. B-3 BUSINESSES HAVE BEEN LOCATED IN THE B-2 PORTION FRONTING GOVERNMENT BOULEVARD.

3. Describe how this proposal promotes the community's health, safety, and welfare.
THE OWNER DOES NOT HAVE IMMEDIATE PLANS TO CHANGE THE BUILDINGS OR THE BUSINESS USES.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
THIS PROPOSAL IS TO CORRECT THE ZONING TO CONFORM TO THE BUSINESSES AND RESIDENCES ON SITE.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

   THE BUSINESSES IN THIS AREA OF GOVERNMENT BOULEVARD HAVE BEEN STABLE FOR MANY YEARS.

2. Describe the surrounding land uses.

   AUTO DETAIL, WAL-MART, WILSON DISMUKES LAWN EQUIPMENT, TAYLOR MOTEL, DUDLEY'S LOUNGE, BOY SCOUTS OF AMERICA, SUBKING, AUTO SALES

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

   THERE WILL BE NO ADVERSE AFFECT.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

   INFRASTRUCTURE IS IN PLACE.

5. 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.

   THIS PROPOSAL IS TO CORRECT THE CITY'S MISTAKE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

[redacted]

City of Mobile • Planning & Zoning

Corporate Letter of Authorization

I, EUNICE B. LECURU, 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 ESTATE OF ROBERT C. BRYANT, SR., a corporation for the property located within the city limits of Mobile, Alabama at 2665 GOVERNMENT BLVD. & 604-610 MANDRELL STREET.

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.

BYRD SURVEYING
Designee (1)

[redacted]

Designee (2)

Email

Phone Number

5/8/2026
Date

[redacted]

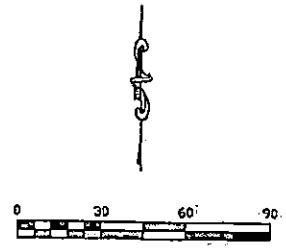
DESCRIPTION AND JUSTIFICATION FOR THE REZONING OF BRYANT PROPERTIES

THE PURPOSE OF THIS REZONING APPLICATION IS TO ASSIGN THE CORRECT ZONING CLASSIFICATION TO THE PAST AND CURRENT USE OF EACH PROPERTY.

THE ADJUSTMENTS ARE AS FOLLOWS:

1. 610 MANDRELL STREET IS ZONED R-1 (SUBURBAN) AND IT WILL REMAIN THE SAME.
2. 604 MANDRELL STREET IS ZONED B-2 (SUBURBAN) AND WE ARE PROPOSING R-1 (SUBURBAN).
3. 2665 GOVERNMENT BOULEVARD IS ZONED B-2 (SUBURBAN) AND R-1 (SUBURBAN). WE ARE PROPOSING B-3 (SUBURBAN) WHICH IS THE CORRECT ZONING CLASSIFICATION TO ALLOW AUTO SALES AND MAINTENANCE. THESE BUSINESS CLASSIFICATIONS HAVE OBTAINED CITY BUSINESS LICENSES AT THIS LOCATION IN EXCESS OF 35 YEARS.

SINCE THERE IS NOT ANY CHANGE IN THE CURRENT BUILDINGS OR USE, THE PARKING AND LANDSCAPE DATA IS OMITTED FROM THIS SITE PLAN.



Kreitner Street 50' R/W



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.

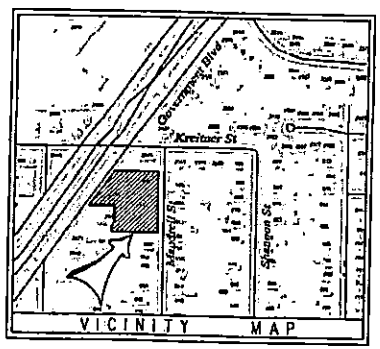
5. THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.

6. THE PROPOSED DEVELOPMENT MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY LETTERS.

7. LOT 1 IS LIMITED TO ONE CURB CUT TO GOVERNMENT BOULEVARD SERVICE ROAD AND CURB CUTS FOR LOTS 2 AND 3 WILL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW 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.

8. PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2019-116 AND CITY CODE CHAPTERS 57 AND 64). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.

9. ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE ORDINANCE. (2012 INTERNATIONAL FIRE CODE).



SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

REZONE FOR BRYANT PROPERTIES 2665 GOVERNMENT BOULEVARD AND 604 & 610 MANDRELL STREET

SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.
BYRD SURVEYING

2609 HALLS MILL ROAD
(251) 476-5010
SCALE : 1" = 30'
25BS051

MOBILE , ALABAMA
BYRD@BYRDSURVEYINGBIZ
APRIL 22, 2026

LEGAL DESCRIPTION

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

Outlook

Bryant Properties (Byrd Surveying, Inc., Agent) (ZON-UDC-003732-2026)

[redacted]

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. **Owner Authorization:** An authorization letter signed by Mike Bryant was submitted; however, we are unable to verify his affiliation with the properties, as Robert C. Bryant and Eunice M. Bryant are listed as the property owners. To satisfy this requirement, please provide one of the following:
    - A revised authorization letter issued by Robert C. Bryant and/or Eunice M. Bryant explicitly authorizing Mike Bryant to act on their behalf; or
    - Documentation confirming that Mike Bryant is the responsible party or an owner affiliated with each property.
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, June 3, 2026**.
   Note: To date, dated photos of the required signs advertising the Neighborhood Meeting have been received.
3. **Legal Description(s):** Please note that complete legal descriptions of the subject properties outlining the full boundary of each Rezoning site are required to calculate the City Council advertising fees. Following the Planning Commission's recommendation, these legal description(s) must be submitted to the Planning and Zoning Department for review before the application can proceed to the City Council for final consideration.
4. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD file** of 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, May 18, 2026**, the application will be considered **partially complete** and placed on the agenda for the **June 18, 2026,** 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 **June 3, 2026**, 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.

Thank You,
Logan Anderson



Outlook

Re: Bryant Properties (Byrd Surveying, Inc., Agent) (ZON-UDC-003732-2026)

[redacted]

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, June 3, 2026**.
   Note: To date, only dated photographs of the Neighborhood Meetings signs have been received.

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, **Tori** has been copied on this message.

If the application fees are paid **by noon on Monday, May 18, 2026**, the case will be scheduled for the **June 18, 2026, 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.gov.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,
Logan Anderson
[redacted]

[redacted]

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. **Owner Authorization:** An authorization letter signed by Mike Bryant was submitted; however, we are unable to verify his affiliation with the properties, as Robert C. Bryant and Eunice M. Bryant are listed as the property owners. To satisfy this requirement, please provide one of the following:
   - A revised authorization letter issued by Robert C. Bryant and/or Eunice M. Bryant explicitly authorizing Mike Bryant to act on their behalf; or
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   Note: To date, dated photos of the required signs advertising the Neighborhood Meeting have been received.

3. **Legal Description(s):** Please note that complete legal descriptions of the subject properties outlining the full boundary of each Rezoning site are required to calculate the City Council advertising fees. Following the Planning Commission's recommendation, these legal description(s) must be submitted to the Planning and Zoning Department for review before the application can proceed to the City Council for final consideration.

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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, May 18, 2026**, the application will be considered **partially complete** and placed on the agenda for the **June 18, 2026,** 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 **June 3, 2026**, 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.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA

IN THE MATTER OF **CASE NO. 2025-0326**

ROBERT CHARLES BRYANT SR.,

Deceased.

ORDER

Petition to probate last will and testament dated September 30, 2024 of the above named decedent is hereby **GRANTED** this date.

It is **ORDERED** that Letters Testamentary under the last will and testament of ROBERT CHARLES BRYANT SR., deceased, do forthwith issue to EUNICE B. LECURU, as prayed.

It is further **ORDERED** that the Personal Representative shall not deposit with her legal counsel, and legal counsel shall not receive, any funds or other assets of this estate which exceed the total sum/value of $10,000 without prior approval of the Court. Any estate funds appropriately held by legal counsel shall be placed in an interest account unless said funds are to be disbursed with forty-five (45) days of receipt by legal counsel.

The Personal Representative is **ORDERED** to report to the Court if any litigation involving a wrongful death or personal injury claim is commenced in another court. If same is reported, the Personal Representative shall file with this Court a petition to determine the heirs of the decedent.

The Personal Representative is **ORDERED** to notify the Alabama Medicaid Agency of their appointment as Personal Representative of this estate.

The Personal Representative is **DIRECTED** to review the information contained in the Personal Representative's Handbook relating to bank accounts that have pay-on-death beneficiary provisions, multi-party bank accounts and/or bank accounts that contain rights-of-survivorship provisions, that the decedent had an interest in at the time of death.

Any bank, credit union, or other financial institution that has an account as to which the decedent had an interest in is **AUTHORIZED** to furnish account information, including, but not limited to, customer agreements, statements for the twelve (12) months preceding the date of this Order to the Personal Representative.

The Personal Representative is **ORDERED** to publish the attached notice of their appointment in a newspaper in general circulation in Mobile County once a week for three (3) consecutive weeks and to furnish proof of same to the Court within sixty (60) days of the date of this Order.

Absent the filing of the items above, this cause is set for hearing on May 12, 2025 at 3:45 p.m., in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, Alabama.

Attendance at the above hearing(s) is **REQUIRED** unless the item(s) outlined above are filed by 12:00 p.m. on the Friday preceding the hearing. Annual reports, such as partial settlements, are due on or around the date prescribed and should not be filed too far in advance of the hearing date.

The hearing(s) shall be moot if all item(s) are timely filed.

The Clerk of the Court is **DIRECTED** to forward copies of this Order to all legal counsel of record by electronic mail and to all parties in interest by United States Mail.

Dated this 13th day of March, 2025.

[redacted]

THE STATE OF ALABAMA COURT OF PROBATE

COUNTY OF MOBILE CASE NO. 2025-0326

RE: ROBERT CHARLES BRYANT SR., DECEASED

LETTERS TESTAMENTARY

The Will of ROBERT CHARLES BRYANT SR., deceased, having been duly admitted to record in said county, Letters Testamentary are hereby granted to EUNICE B. LECURU, the Personal Representative named in said will, who has complied with the requisites of the laws and who is authorized to take upon herself the execution of such will. Except as restricted or otherwise provided by said will, the Personal Representative is authorized to administer the estate in accordance with the powers and duties set out pursuant to *Ala. Code* §§43-2-830, et seq. (1975). Unless otherwise provided by the will, the powers and duties of said Personal Representative specifically include, but are not limited to, gathering and retaining estate assets, paying taxes, fees, and expenses, including court costs, incident to the administration of the estate. Any and all financial institutions are **ORDERED** to provide the Personal Representative(s) with all information regarding any payment on death accounts in the name of the deceased. Said funds may be subject to the payment of debts and should not be expended prior to the conclusion of the applicable six-month claims period and without prior Court approval.

ORDERED this 13th day of March, 2025.



NOTICE OF ESTATE ADMINISTRATION

PROBATE COURT OF MOBILE COUNTY, ALABAMA

Estate of ROBERT CHARLES BRYANT SR., Deceased

Case No. 2025-0326

Take notice that Letters Testamentary have been granted to the below named party on the 13th day of March, 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.

EUNICE B. LECURU as Executrix under the last will and testament of ROBERT CHARLES BRYANT SR., Deceased

Attorney of Record:

Neil Chunn Johnston, Jr., Esq.
205 N Conception Street
Mobile, AL 36603

To Counsel/Petitioner: Please have the above publication notice run once a week for three (3) consecutive weeks in a newspaper in general circulation in Mobile County and file proof of the publication with the Court.

Newspaper: The above publication shall run as a Legal Notice. Mail proof of publication along with any bill for costs to the attorney of record or petitioner named above.

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 5/22/2026

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):

_____

_____

Neighborhood Meeting Date: 5/21/2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: 1400 DAUPHIN ISLAND PARKWAY FULTON HEIGHTS METHODIST CHURCH

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 of referenced at the meeting
- N/A Additional documents (Describe: _____)

Applicant's Name: GERALD D BYRD
(First Name & Last Name)

Applicant's signature verifying accuracy of the documentation provided:

[redacted]

X _____ Date: 5/22/2026

Applications must be submitted to the Planning and Zoning Department not less than 15 days prior to the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

Page 1 of 1

Neighborhood Meeting

Date: 5/21/2026

Time: 5 PM - 6 PM

Location of Neighborhood Meeting: FULTON HEIGHTS METHODIST Church 1400 DIP

Project Location: 2665 GOVERNMENT BOULEVARD 604 & 610 MANDRELL STREET

Project/Application (e.g. Rezoning from R-1 to B-1): B-2 TO B-3 AND B-2 TO R-1

Applicant's Signature Attesting to the Accuracy of This Sheet:

[redacted]

Date: 5/21/2026

Please Sign In:

Name: NO ONE ATTENDED Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: 5/21/2026

Meeting Time: 5PM TO 6PM

Meeting Location: FULTON HEIGHTS METHODIST CHURCH

Below is a summary of the proposed project presented at the Neighborhood Meeting:

NO ONE ATTENDED THE MEETING

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

N/A

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):

N/A

Neighborhood Meeting Summary
Date: 5/4/2026
Applicant: GERALD D BYRD

Meeting Location: FULTON HEIGHTS METH CHURCH
Application: _____

(Meeting summary, continued)

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6 PM

Applicant's signature attesting to the accuracy of this summary:

X [redacted] Date: 5/21/2026

[redacted]

Mailed 4/23/26

Dear Neighbor,

The owner of properties located at 2665 Government Boulevard and 604 & 610 Mandrell Street is submitting a rezoning application to the City of Mobile to assign the correct zoning classification to the past and current use of each property.

1. 610 Mandrell Street is zoned R-1 (residential) and it will remain the same.
2. 604 Mandrell Street is zoned B-2 (business) and we are proposing R-1 (residential).
3. 2665 Government Boulevard is zoned B-2 (business) and R-1 (residential). We are proposing B-3 (business), which is the correct zoning classification to allow auto sales and maintenance.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: Fulton Heights Methodist Church at 1400 Dauphin Island Parkway
(entrance on Webb Avenue)
Date: May 21, 2026
Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email [redacted]

Sincerely,

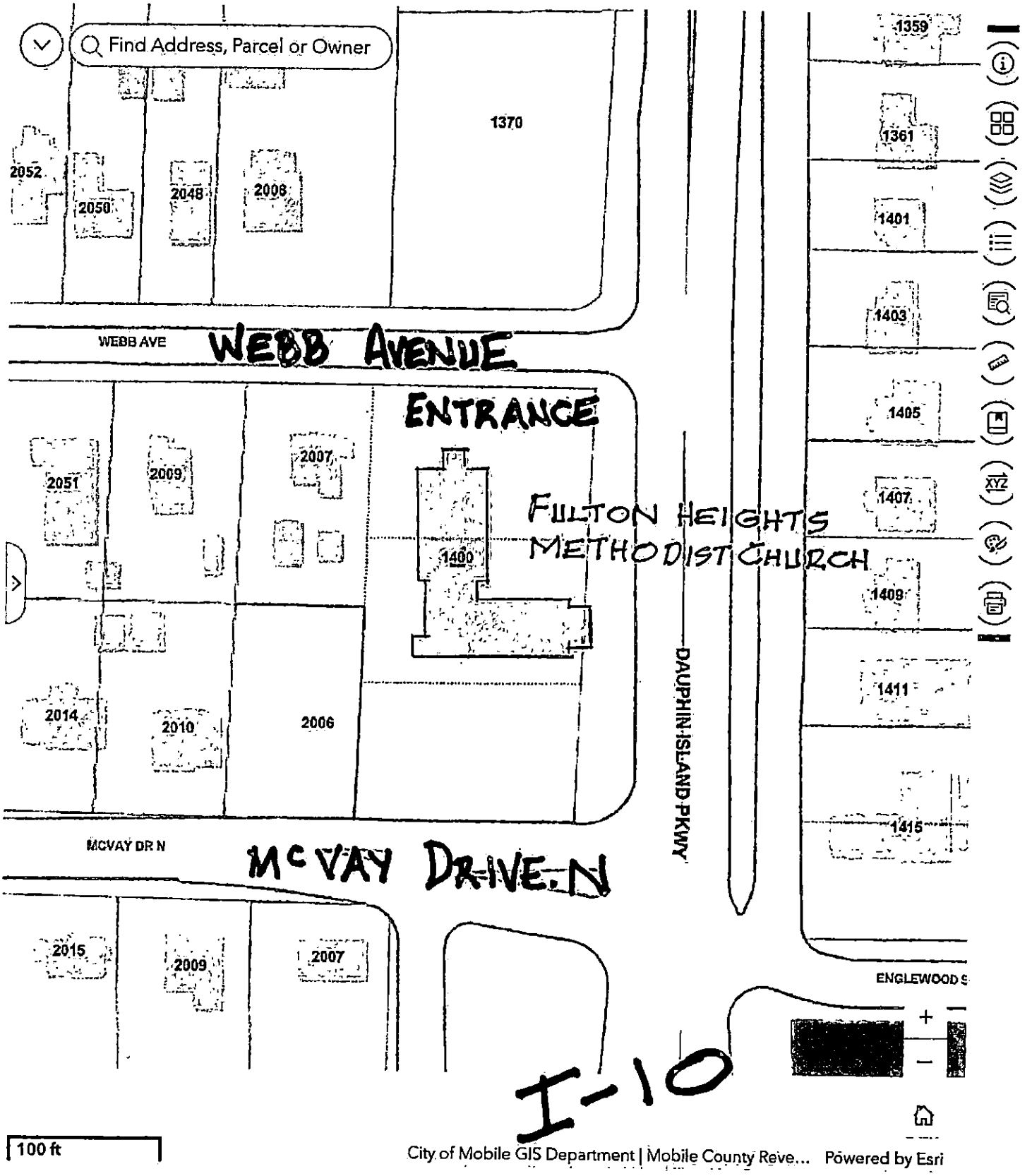
[redacted]

GDB/kpg

City Map

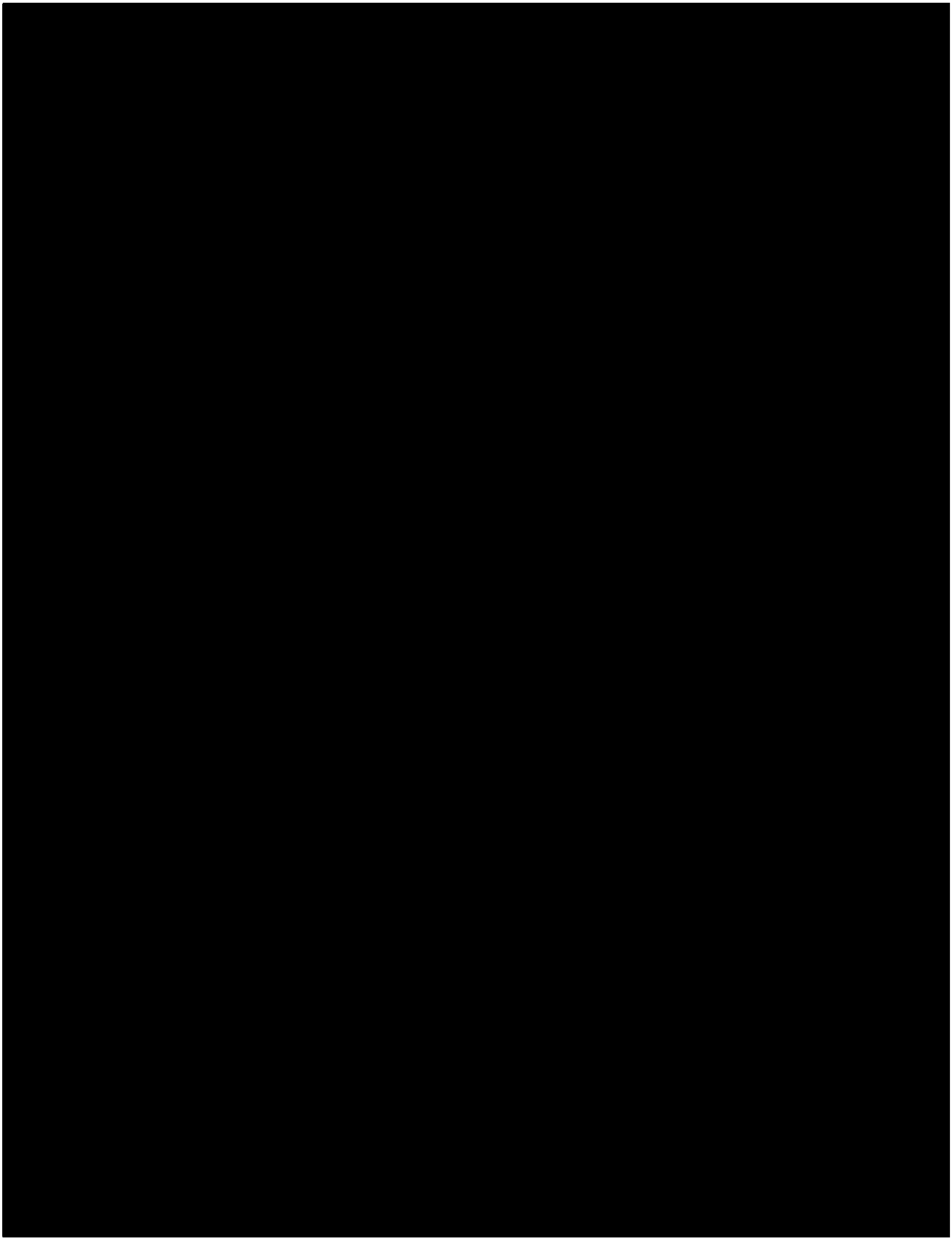
City of Mobile GIS

City of Mobile GIS Hub

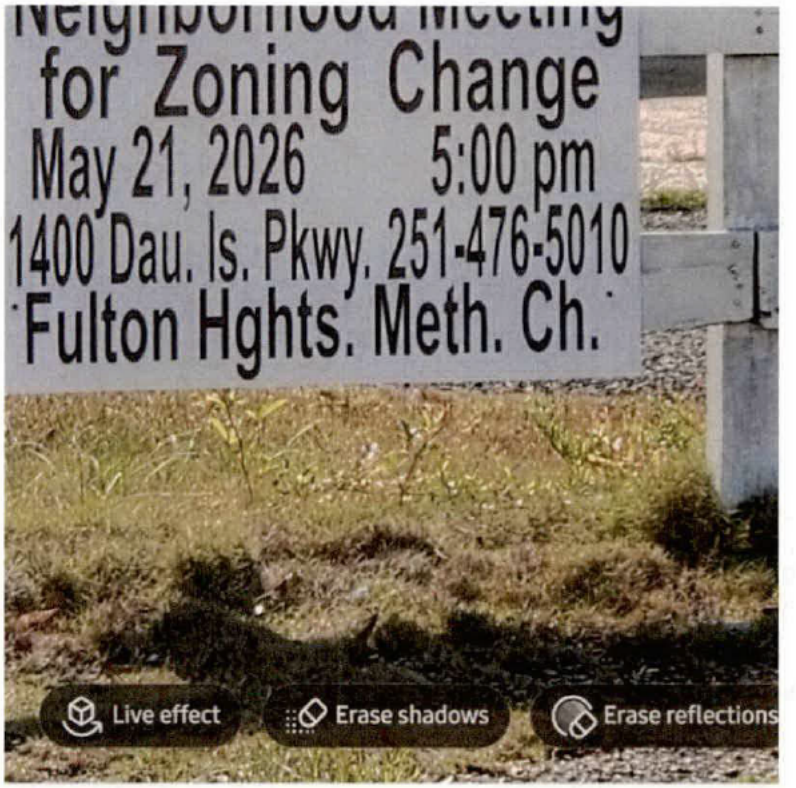


Produced by the City of Mobile GIS Department • Updated

City of Mobile Home






for Zoning Change
May 21, 2026 5:00 pm
1400 Dau. Is. Pkwy. 251-476-5010
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Live effect
Erase shadows


Neighborhood Meeting
for Zoning Change
May 21 2026 5:00 pm
1400 Dau ls Pkwy 251-476-5010
Fulton Hghts. Meth. Ch.
Live effect
Remaster




Neighborhood Meeting
for Zoning Change
May 21, 2026 5:00 pm
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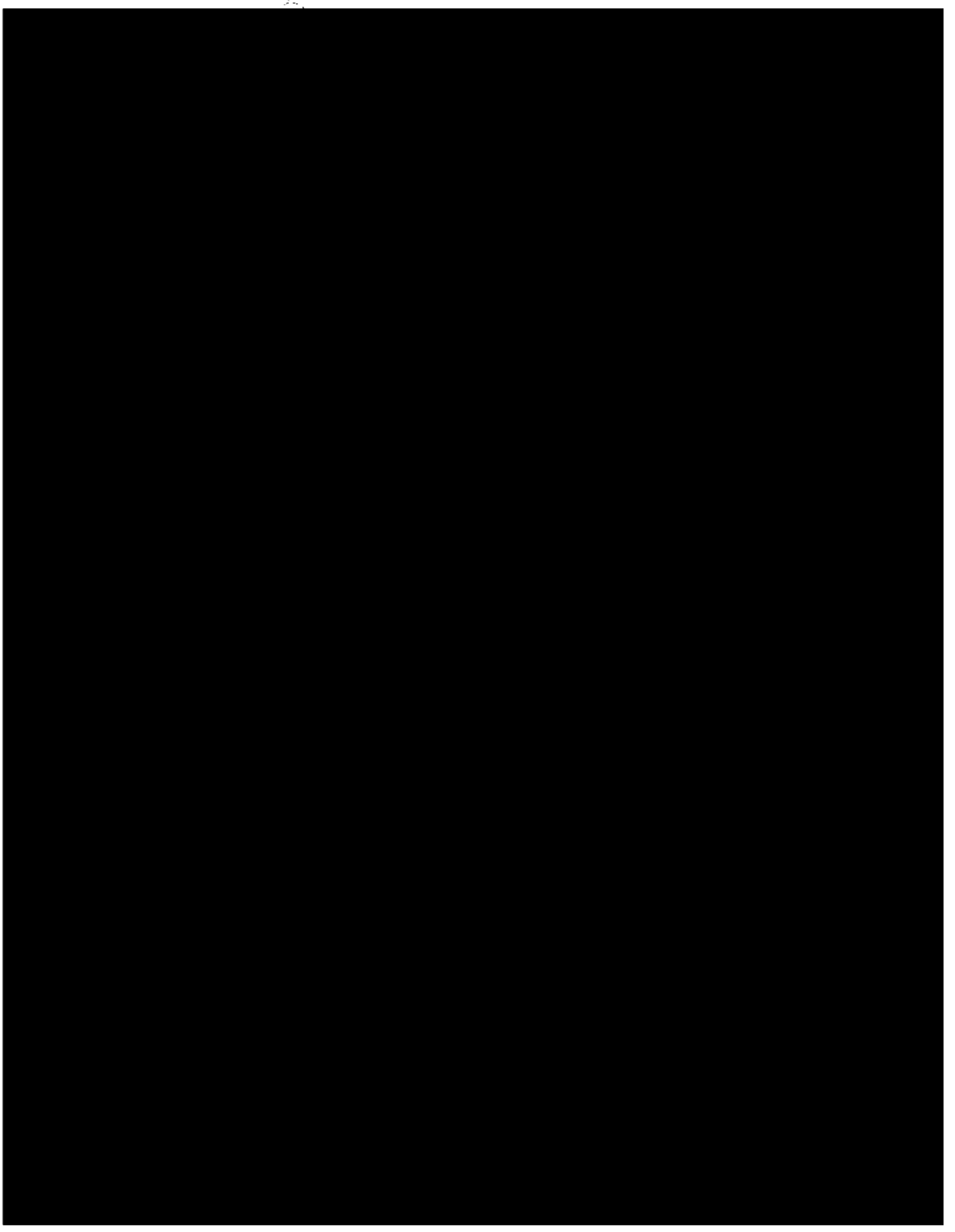

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Agenda Item # 32

SUB-003731-2026 & ZON-UDC-003732-2026

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:
2665 Government Boulevard and 604 and 610 Mandrell Street

Subdivision Name:
Sunset Estates Subdivision

Applicant / Agent:
Bryant Properties / Byrd Surveying, Inc.

Property Owner(s):
Eunice B. Lecuru

Current Zoning:
R-1, Single-Family Residential Suburban District and B-2, Neighborhood Business Suburban District

Future Land Use:
Low Density Residential & Mixed Commercial Corridor

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban and B-2 Suburban to R-1 Suburban and B-3 Suburban.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

Report Contents: **Page**

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Staff Comments 3
Commission Considerations 6
Exhibits 9

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

SITE HISTORY

The eastern portion of the site was originally included within the *Shannon Heights Subdivision*, the plat of which was recorded in the Mobile County Probate Court in early 1938. The western portion of the site was subsequently included within the *First Addition to Shannon Heights Subdivision*, recorded in March 1939.

The property was annexed into the City of Mobile in 1945 and assigned its respective Single-Family Residential and Neighborhood Business zoning classifications. These zoning designations remained in place through the adoption of the 1967 Zoning Ordinance and the 2023 Unified Development Code (UDC).

Historically, the portion of the site fronting Government Boulevard was developed for commercial purposes and has long been used as an automobile dealership. The portions of the site fronting Mandrell Street were developed for single-family residential use and each contain an existing single-family dwelling.

There are no previous 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. Revise NOTES #7 to read - As shown on the 1984 aerial photo LOTS 1 - 3 share the 14,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original residential lots as follows: LOT 1 – 11,000 sf, LOT 2 – 5,200 sf, and LOT 3 – 5,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
C. Retain NOTES #1 - 5.
D. Email a pdf [redacted]ETTER OF DECISION to the Permitting Engineering Dept. for review a[redacted] to obtaining any signatures. No signatures are required on[redacted]

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 ALDOT and 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 subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record and three (3) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Proposed Lot 1 fronts Government Boulevard, an Alabama Department of Transportation-maintained Principal Arterial Street requiring a 250-foot-wide right-of-way at this location. Proposed Lots 2 and 3 front Mandrell Street, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way.

The preliminary plat depicts Government Boulevard with a 236-foot-wide right-of-way. Therefore, if approved, the Final Plat should be revised to provide sufficient dedication to establish 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved upon recommendation of the City Engineer and Traffic Engineer. No additional right-of-way dedication is required along Mandrell Street.

All proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat, adjusted as necessary to reflect any required right-of-way dedication. A lot area table may be provided in lieu of individual lot labels.

The proposed lots also exceed the minimum lot width requirements of Sections 6.C.2.(b)(2) and 6.C.2.(b)(4) of the Subdivision Regulations for residential and commercial lots within the Suburban sub-district.

A 25-foot front yard setback is depicted along both Government Boulevard and Mandrell Street, consistent with Section 6.C.8. of the Subdivision Regulations and the applicable requirements of the UDC. If approved, the setback should be retained on the Final Plat and adjusted as necessary to account for any required right-of-way dedication.

As submitted, approval of the subdivision would result in proposed Lot 1 being split-zoned between R-1 (Single-Family Residential Suburban District) and B-2 (Neighborhood Business Suburban District). Therefore, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the subdivision request would result in proposed Lot 1 being split-zoned R-1 and B-2. The applicant is requesting rezoning of the potentially split-zoned lot to B-3, Community Business Suburban District, and to rezone proposed Lot 2 to R-1. Proposed Lot 3 will retain its existing R-1 zoning classification.

In support of the application, the applicant states that the purpose of the request is to align the zoning classifications with the historic and existing uses of the proposed lots. The portion of the site fronting Government Boulevard has long been developed and utilized for commercial purposes, most notably as an automobile dealership, while the portions fronting Mandrell Street were developed for and continue to be used as single-family residential properties. Automobile sales and service are not permitted within the B-2 zoning district, but the property's longstanding commercial use history may establish legal non-conforming status, supporting the applicant's request to assign a zoning classification more consistent with the site's historic use.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway. According to the sign-in sheet provided by the applicant, no members of the public attended. The meeting remained open until 6:00 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is surrounded by a mix of commercial and residential development. Properties to the north and south are zoned B-2 and developed with commercial uses, including automobile sales and service businesses and a bar/lounge. Properties to the east are zoned R-1 and developed with single-family residences. Across Government Boulevard to the west, properties are zoned B-2 and developed with a variety of commercial uses, including appliance repair services and a restaurant with drive-thru service.

The site plan submitted with the rezoning application depicts the existing commercial structures and billboard on proposed Lot 1, as well as existing single-family dwellings and accessory structures on proposed Lots 2 and 3. No redevelopment plans were submitted as part of this request. Any future development or redevelopment of the properties will be subject to compliance with all applicable provisions of the Unified Development Code (UDC).

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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 this case, the proposed rezoning appears justified to eliminate the split-zoning condition that would result from the subdivision request and to better align the zoning classifications with the historic development pattern and longstanding use of the respective properties. The request may also address a potential inconsistency in the zoning map by assigning a B-3 classification to the commercial portion of the site, which has historically been used in a manner more characteristic of the B-3 district than the existing B-2 designation.

If approved, the rezoning should be completed prior to signing the Final Plat associated with the subdivision.

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, the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
2. Retention of the 50-foot-wide right-of-way along Mandrell Street on the Final Plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback line along all street frontages, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations;
5. Completion of the Rezoning process prior to signing the Final Plat;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. 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 Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and

- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- 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.

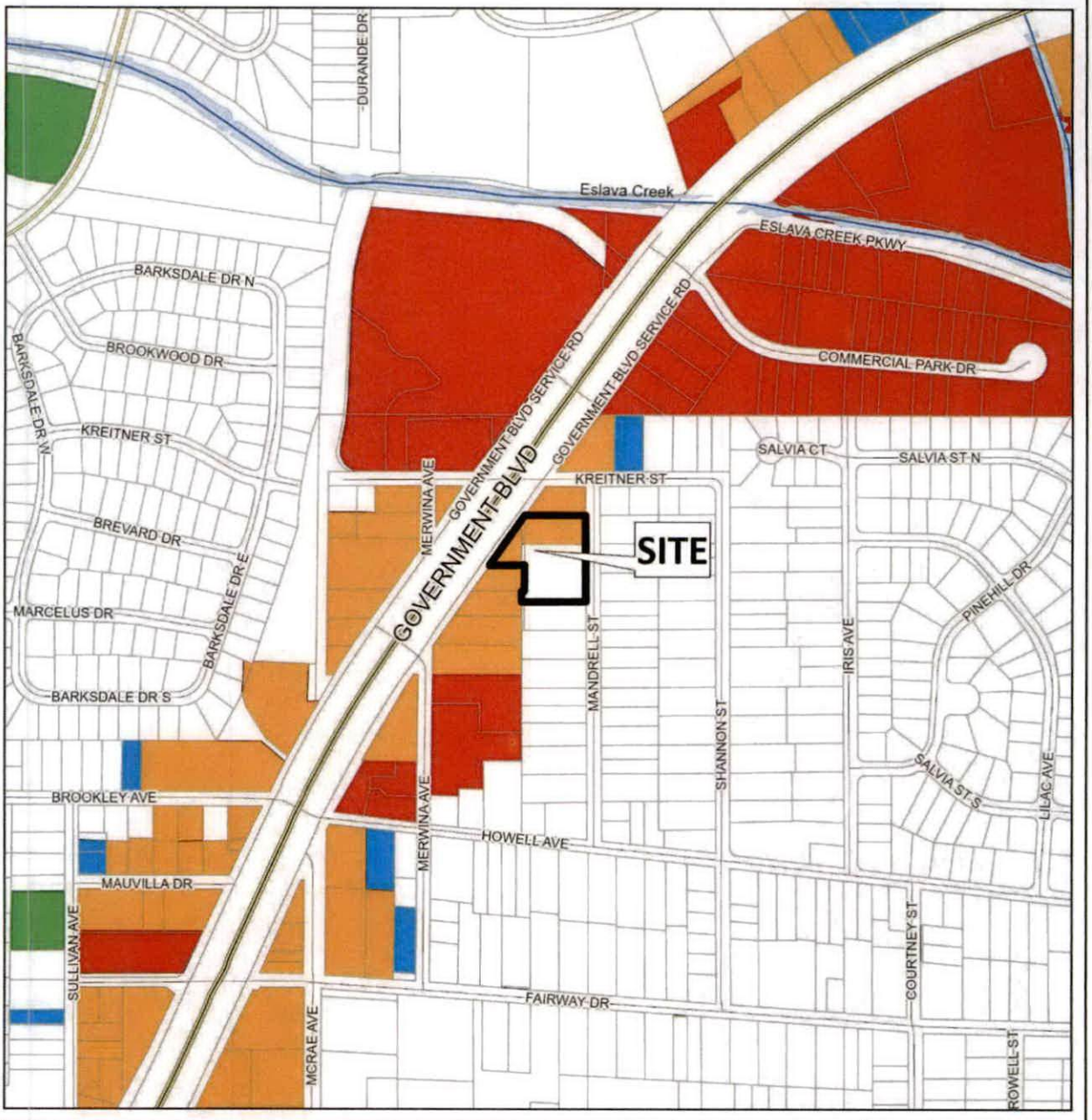
The applicant's responses to address the above criteria are available in the link on page one (1).

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 all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

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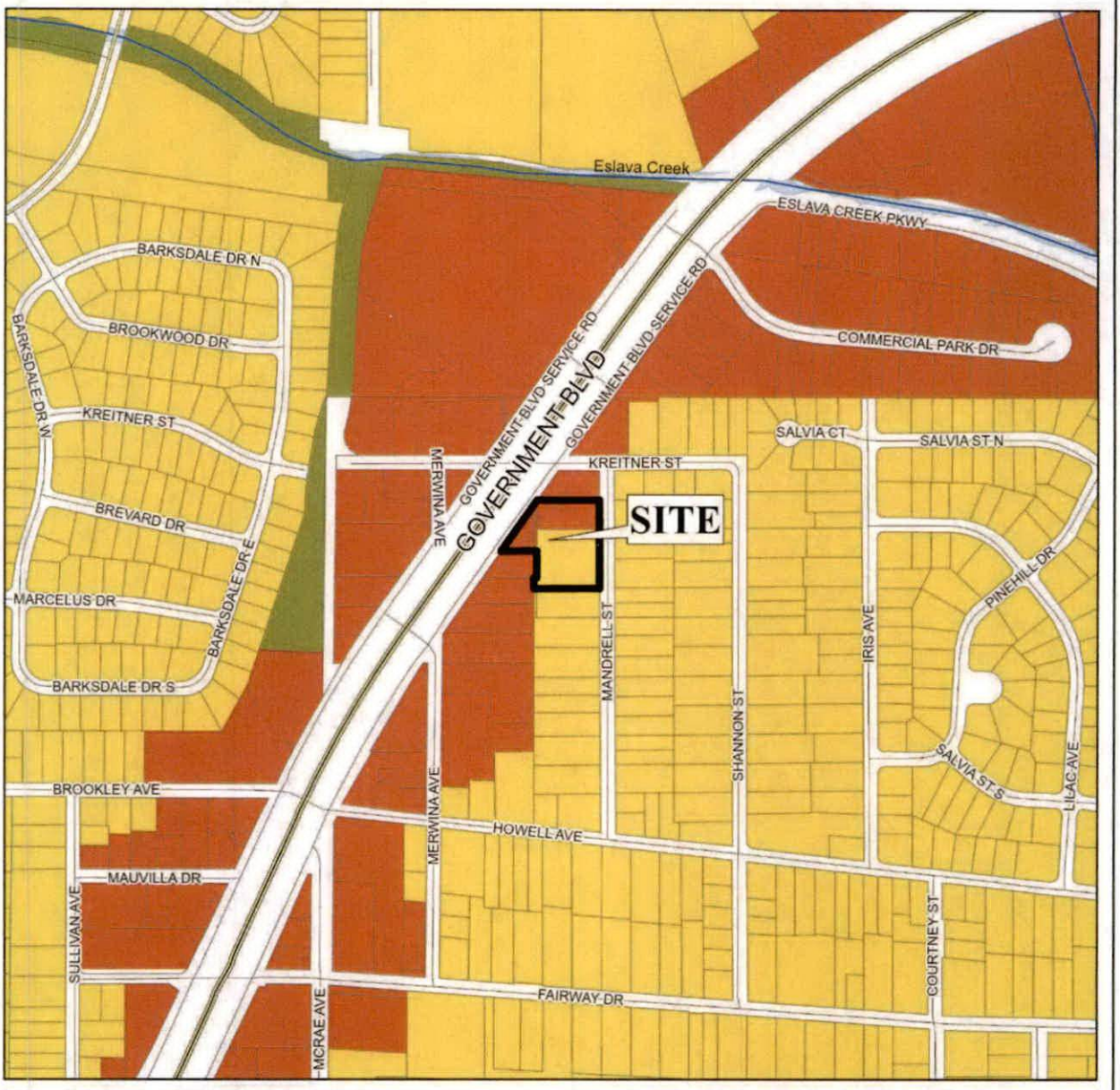
FLUM LOCATOR MAP



APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

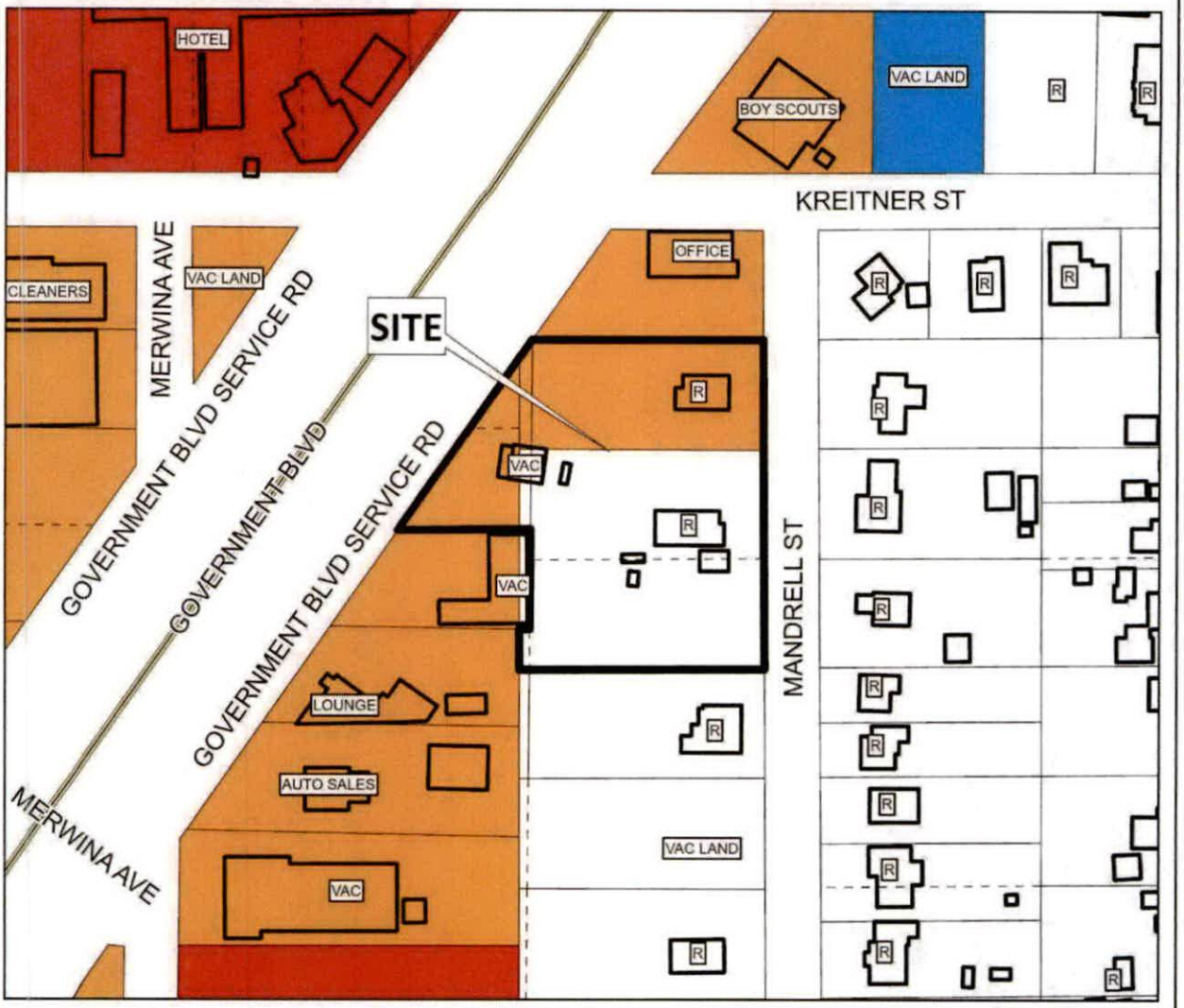
REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

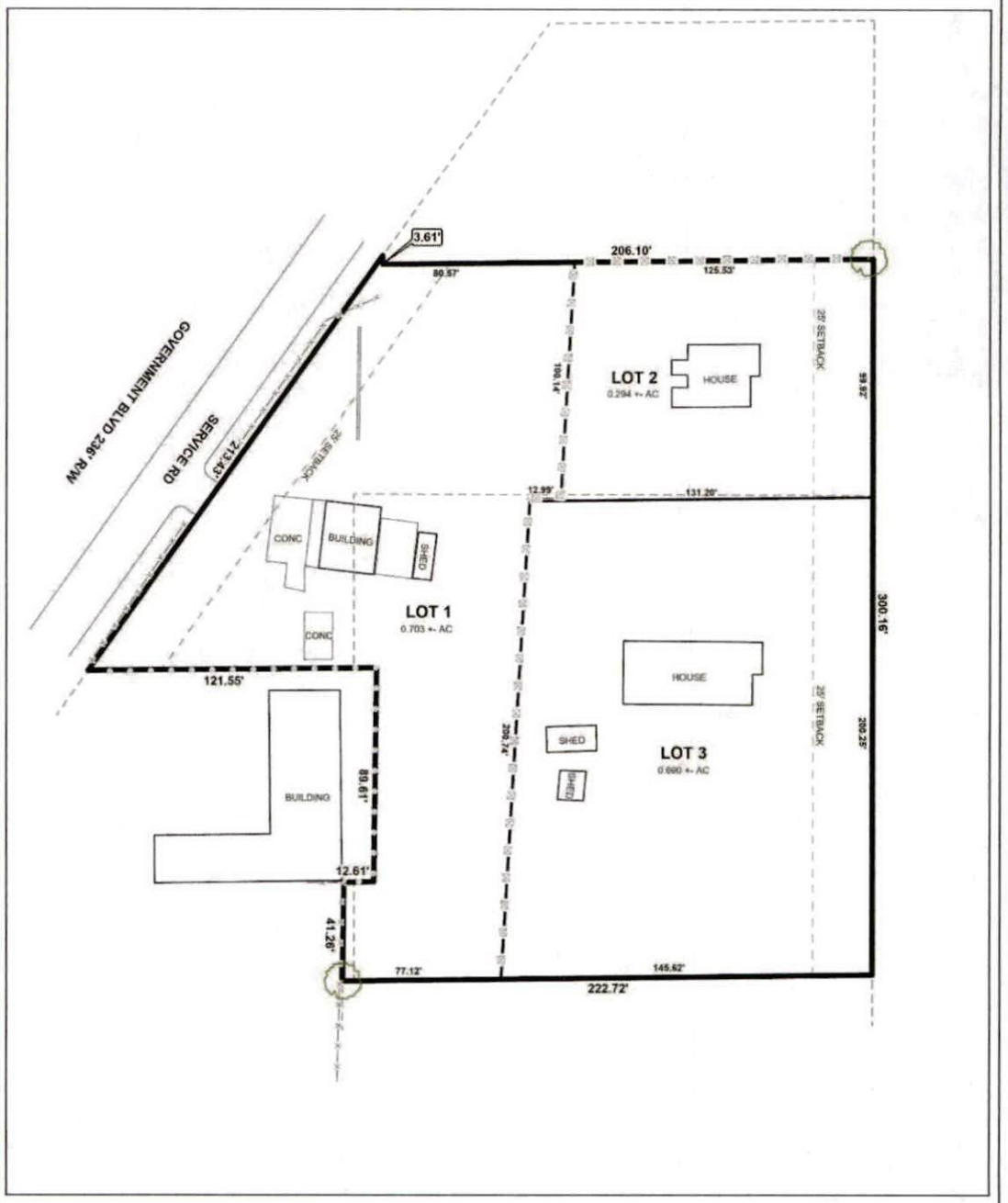
REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

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	

N

NTS

SITE PLAN



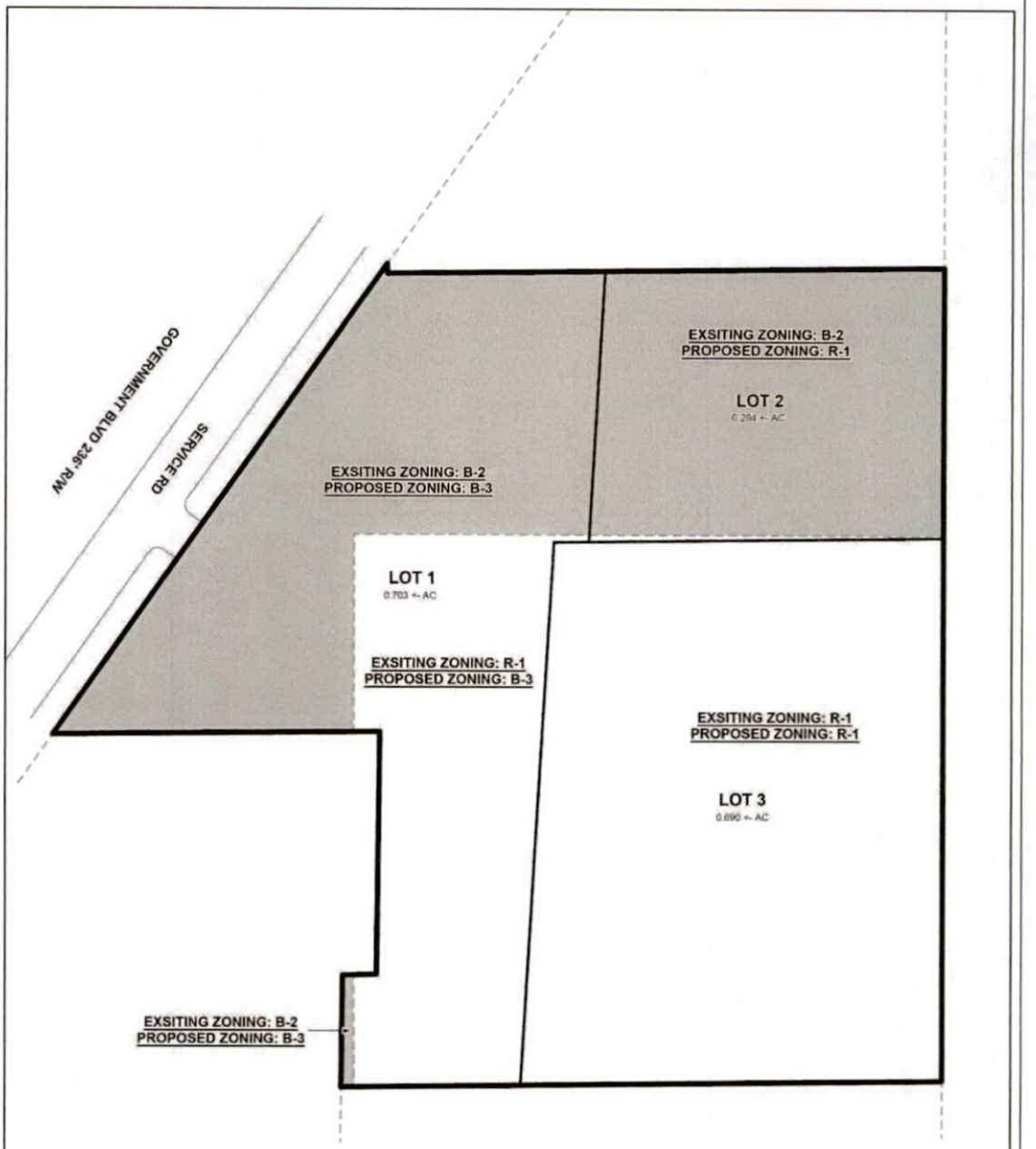
The site plan illustrates existing structures, setbacks, and proposed lots.

APPLICATION NUMBER	32	DATE	July 16, 2026
APPLICANT	Sunset Estates Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3		

N

NTS

DETAIL SITE PLAN



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REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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.

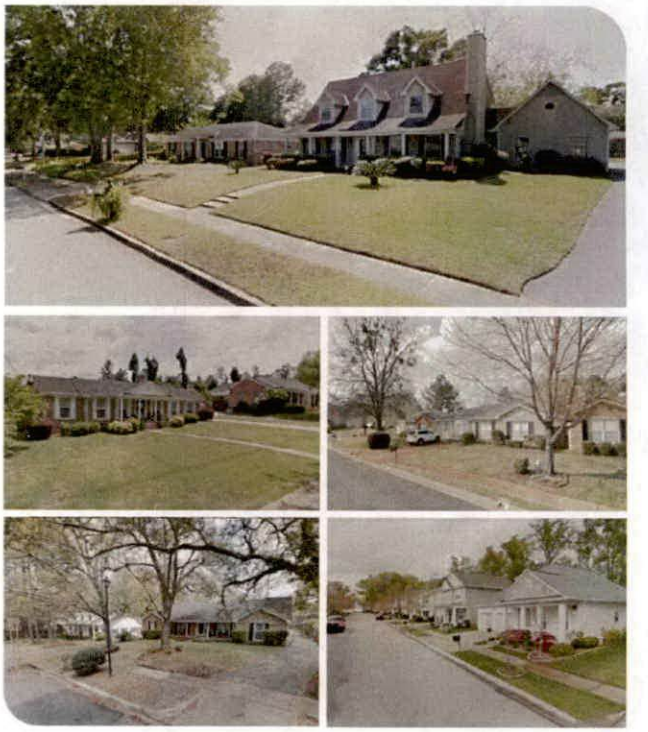
□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■				■															○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○																
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)															■	■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○				○											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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).

Character Example



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

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

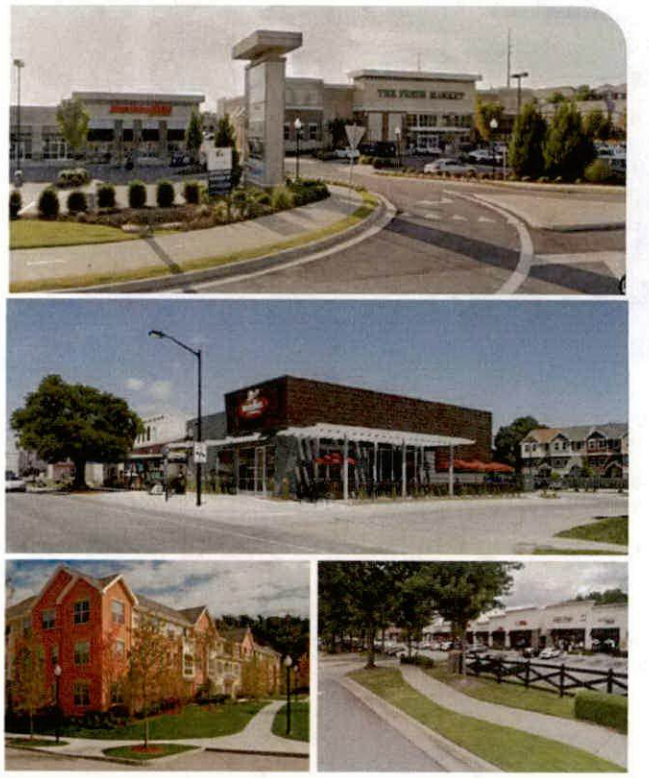
Secondary Uses

- Residential, Multifamily
- Residential, Attached
- Civic
- Parks

Housing mix

- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes

Character Example



Agenda Item # 20

SUB-003731-2026 & ZON-UDC-003732-2026

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:
2665 Government Boulevard and 604 and 610 Mandrell Street

Subdivision Name:
Sunset Estates Subdivision

Applicant / Agent:
Bryant Properties / Byrd Surveying, Inc.

Property Owner(s):
Eunice B. Lecuru

Current Zoning:
R-1, Single-Family Residential Suburban District and B-2, Neighborhood Business Suburban District

Future Land Use:
Low Density Residential & Mixed Commercial Corridor

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban and B-2 Suburban to R-1 Suburban and B-3 Suburban.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

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Commission Considerations 6
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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

SITE HISTORY

The eastern portion of the site was originally included within the *Shannon Heights Subdivision*, the plat of which was recorded in the Mobile County Probate Court in early 1938. The western portion of the site was subsequently included within the *First Addition to Shannon Heights Subdivision*, recorded in March 1939.

The property was annexed into the City of Mobile in 1945 and assigned its respective Single-Family Residential and Neighborhood Business zoning classifications. These zoning designations remained in place through the adoption of the 1967 Zoning Ordinance and the 2023 Unified Development Code (UDC).

Historically, the portion of the site fronting Government Boulevard was developed for commercial purposes and has long been used as an automobile dealership. The portions of the site fronting Mandrell Street were developed for single-family residential use and each contain an existing single-family dwelling.

There are no previous 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. Revise NOTES #7 to read - As shown on the 1984 aerial photo LOTS 1 - 3 share the 14,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original residential lots as follows: LOT 1 – 11,000 sf, LOT 2 – 5,200 sf, and LOT 3 – 5,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
C. Retain NOTES #1 - 5.
D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review a[redacted]ining any signatures. No signatures are required on[redacted]

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 ALDOT and 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 subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record and three (3) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Proposed Lot 1 fronts Government Boulevard, an Alabama Department of Transportation-maintained Principal Arterial Street requiring a 250-foot-wide right-of-way at this location. Proposed Lots 2 and 3 front Mandrell Street, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way.

The preliminary plat depicts Government Boulevard with a 236-foot-wide right-of-way. Therefore, if approved, the Final Plat should be revised to provide sufficient dedication to establish 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved upon recommendation of the City Engineer and Traffic Engineer. No additional right-of-way dedication is required along Mandrell Street.

All proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat, adjusted as necessary to reflect any required right-of-way dedication. A lot area table may be provided in lieu of individual lot labels.

The proposed lots also exceed the minimum lot width requirements of Sections 6.C.2.(b)(2) and 6.C.2.(b)(4) of the Subdivision Regulations for residential and commercial lots within the Suburban sub-district.

A 25-foot front yard setback is depicted along both Government Boulevard and Mandrell Street, consistent with Section 6.C.8. of the Subdivision Regulations and the applicable requirements of the UDC. If approved, the setback should be retained on the Final Plat and adjusted as necessary to account for any required right-of-way dedication.

As submitted, approval of the subdivision would result in proposed Lot 1 being split-zoned between R-1 (Single-Family Residential Suburban District) and B-2 (Neighborhood Business Suburban District). Therefore, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the subdivision request would result in proposed Lot 1 being split-zoned R-1 and B-2. The applicant is requesting rezoning of the potentially split-zoned lot to B-3, Community Business Suburban District, and to rezone proposed Lot 2 to R-1. Proposed Lot 3 will retain its existing R-1 zoning classification.

In support of the application, the applicant states that the purpose of the request is to align the zoning classifications with the historic and existing uses of the proposed lots. The portion of the site fronting Government Boulevard has long been developed and utilized for commercial purposes, most notably as an automobile dealership, while the portions fronting Mandrell Street were developed for and continue to be used as single-family residential properties. Automobile sales and service are not permitted within the B-2 zoning district, but the property's longstanding commercial use history may establish legal non-conforming status, supporting the applicant's request to assign a zoning classification more consistent with the site's historic use.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway. According to the sign-in sheet provided by the applicant, no members of the public attended. The meeting remained open until 6:00 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is surrounded by a mix of commercial and residential development. Properties to the north and south are zoned B-2 and developed with commercial uses, including automobile sales and service businesses and a bar/lounge. Properties to the east are zoned R-1 and developed with single-family residences. Across Government Boulevard to the west, properties are zoned B-2 and developed with a variety of commercial uses, including appliance repair services and a restaurant with drive-thru service.

The site plan submitted with the rezoning application depicts the existing commercial structures and billboard on proposed Lot 1, as well as existing single-family dwellings and accessory structures on proposed Lots 2 and 3. No redevelopment plans were submitted as part of this request. Any future development or redevelopment of the properties will be subject to compliance with all applicable provisions of the Unified Development Code (UDC).

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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 this case, the proposed rezoning appears justified to eliminate the split-zoning condition that would result from the subdivision request and to better align the zoning classifications with the historic development pattern and longstanding use of the respective properties. The request may also address a potential inconsistency in the zoning map by assigning a B-3 classification to the commercial portion of the site, which has historically been used in a manner more characteristic of the B-3 district than the existing B-2 designation.

If approved, the rezoning should be completed prior to signing the Final Plat associated with the subdivision.

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, the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
2. Retention of the 50-foot-wide right-of-way along Mandrell Street on the Final Plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback line along all street frontages, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations;
5. Completion of the Rezoning process prior to signing the Final Plat;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. 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 Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and

- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- 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.

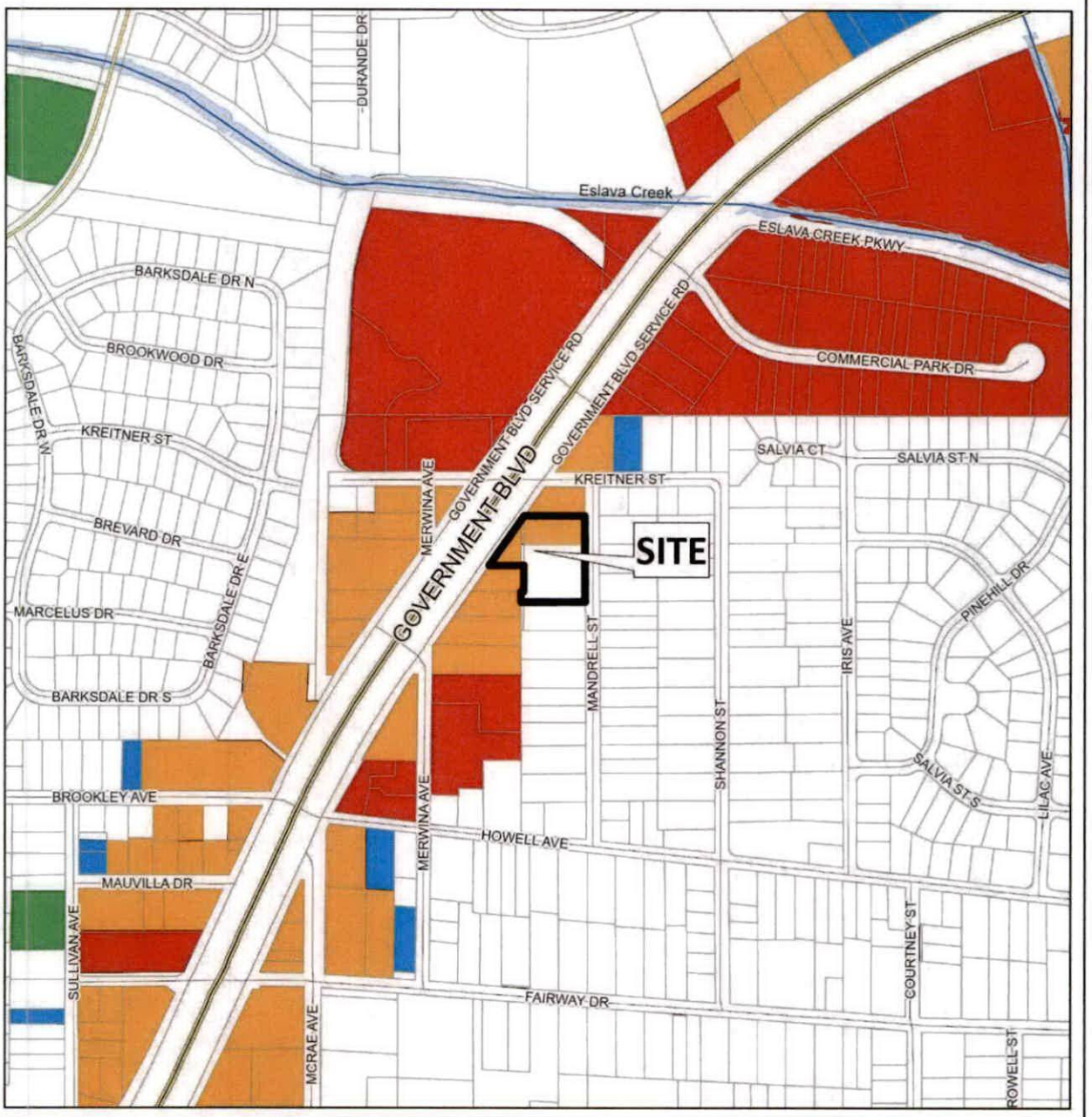
The applicant's responses to address the above criteria are available in the link on page one (1).

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 all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 20 DATE June 18, 2026

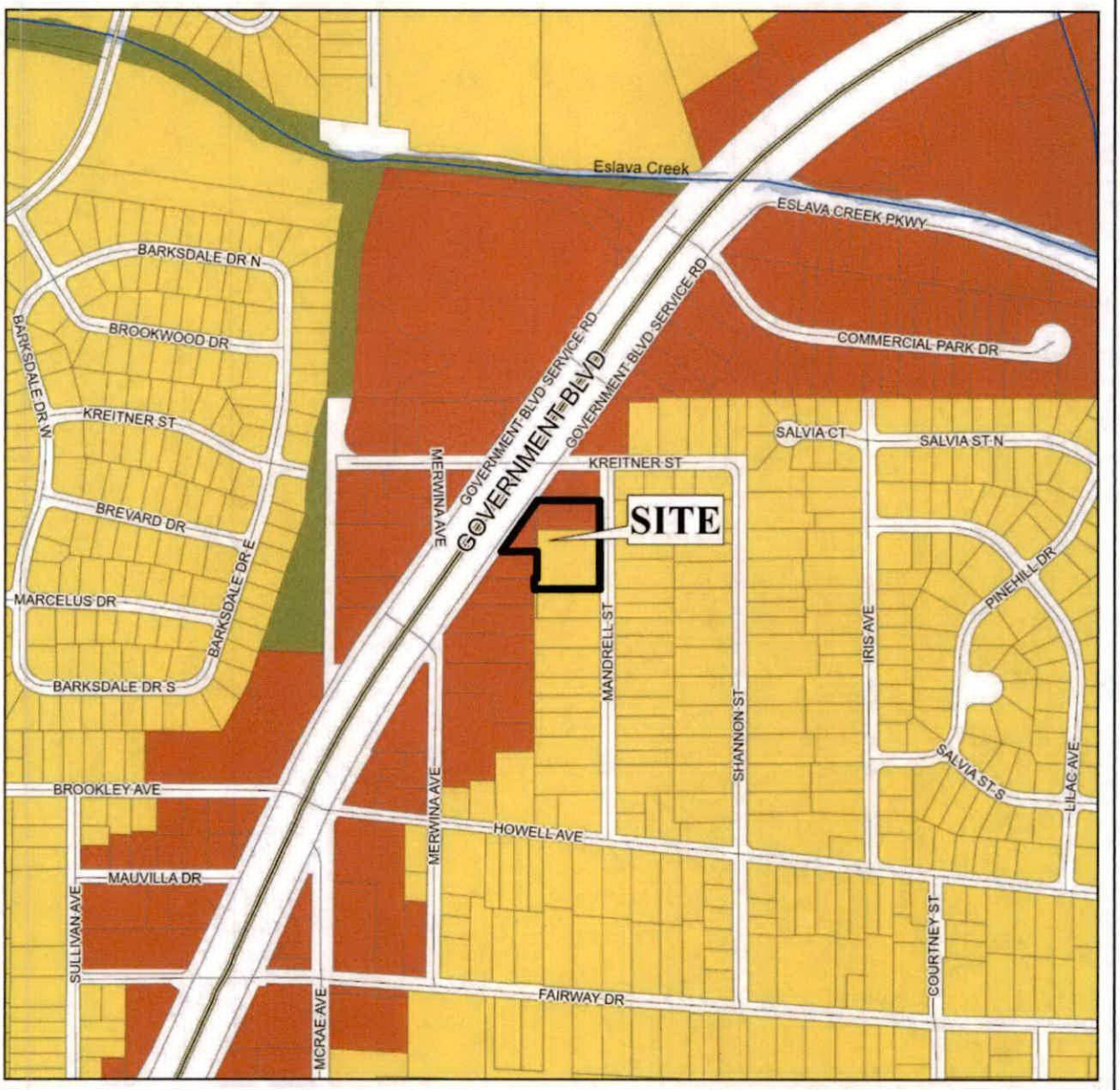
APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

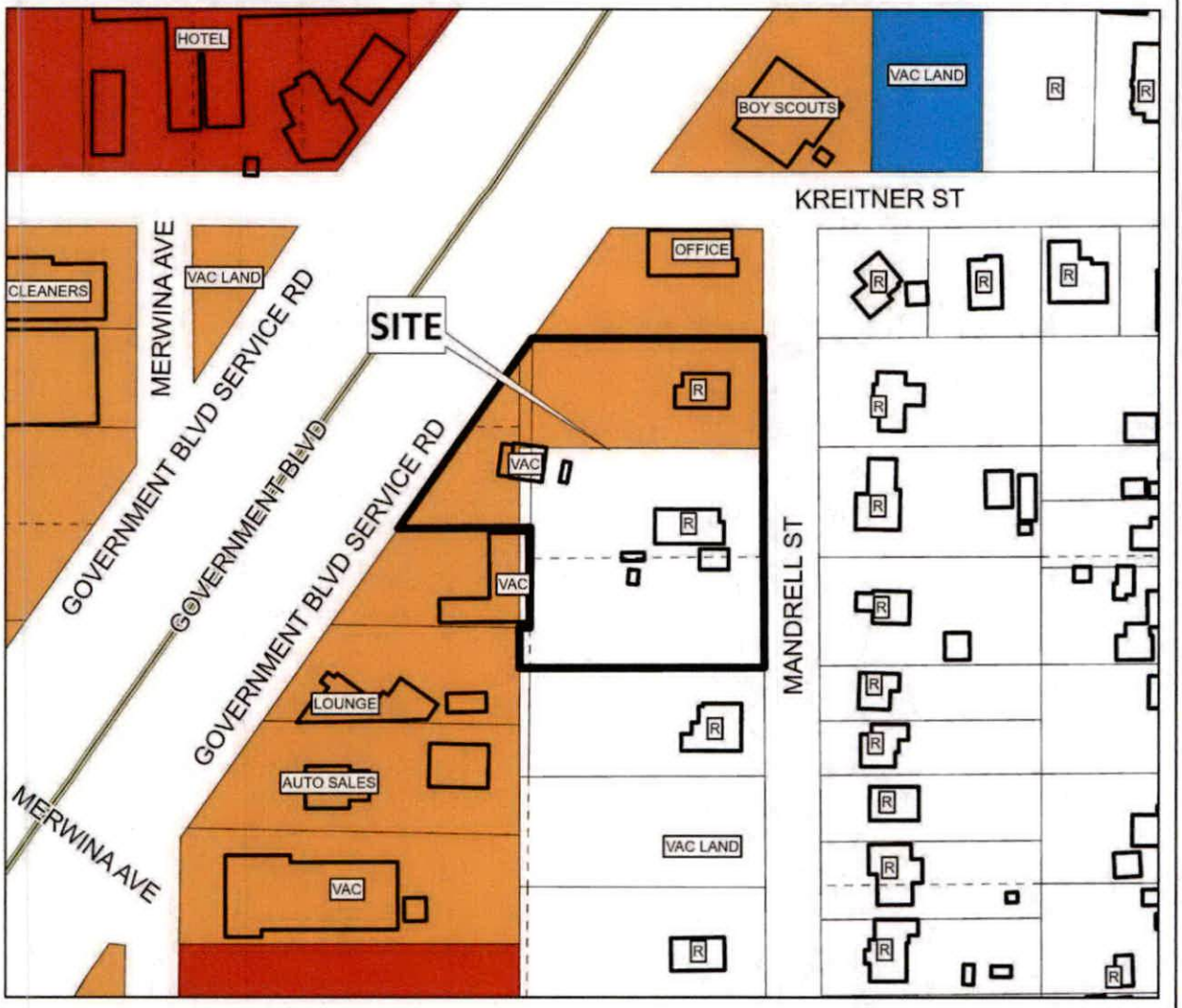
REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

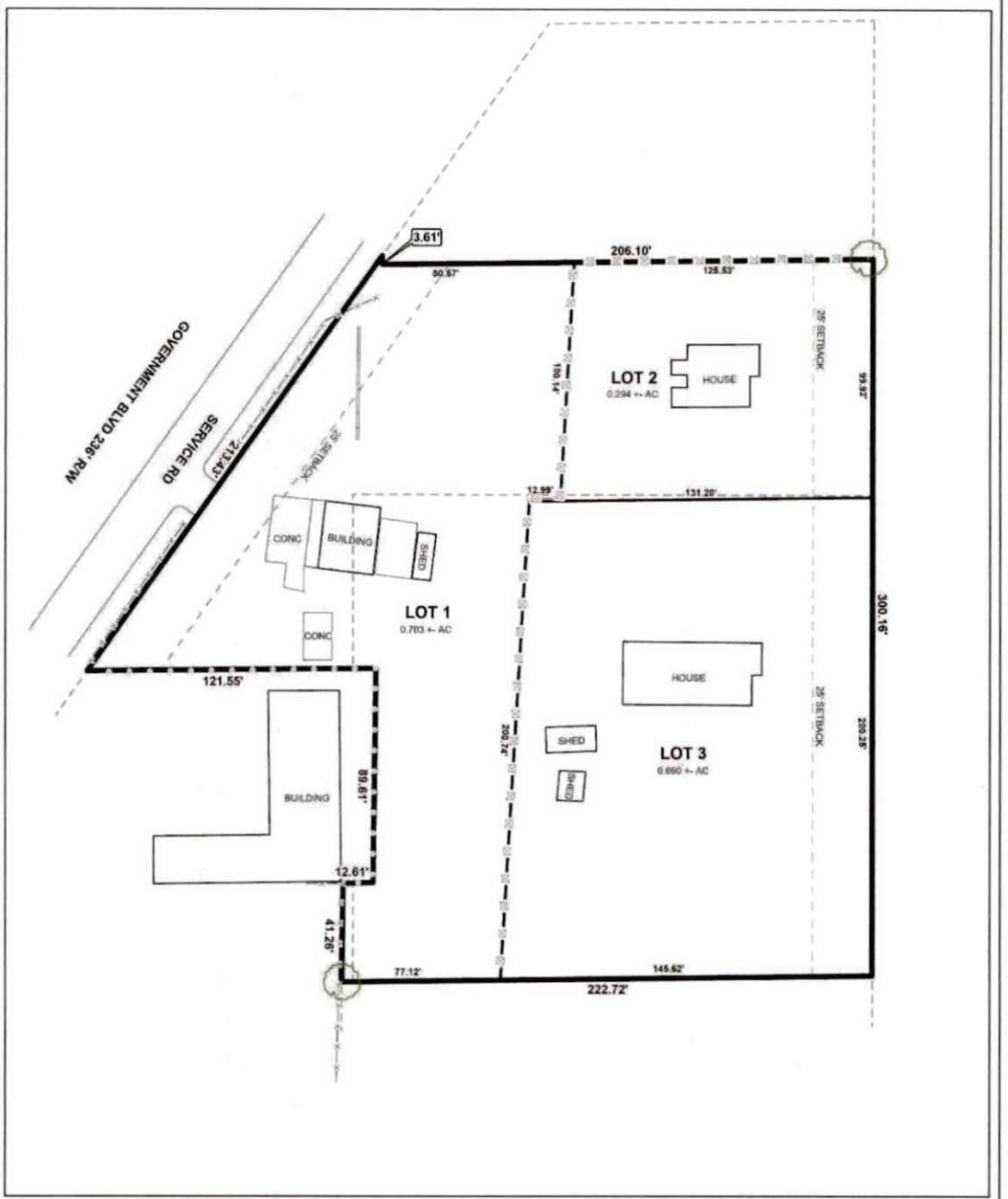
REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

R-A R-1 R-2 R-3 R-B H-B B-1 T-B LB-2 B-2 B-3 B-4 B-5 CW MM ML MH I-1 I-2 PD MUN OPEN SD SD-WH T-3 T-4 T-5.1 T-5.2 T-6

N

NTS

SITE PLAN



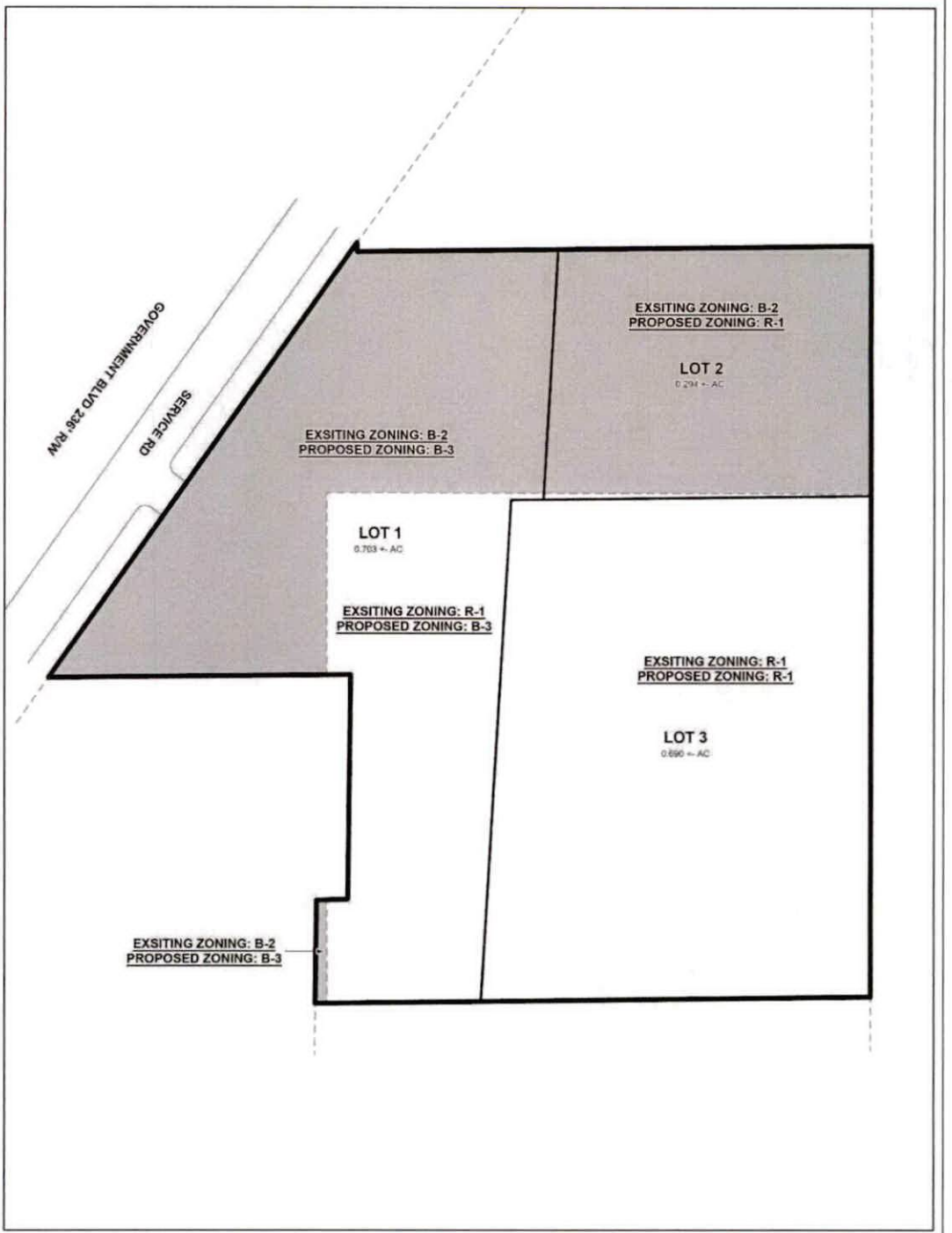
The site plan illustrates existing structures, setbacks, and proposed lots.

APPLICATION NUMBER	20	DATE	June 18, 2026
APPLICANT	Sunset Estates Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3		

N

NTS

DETAIL SITE PLAN



APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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.

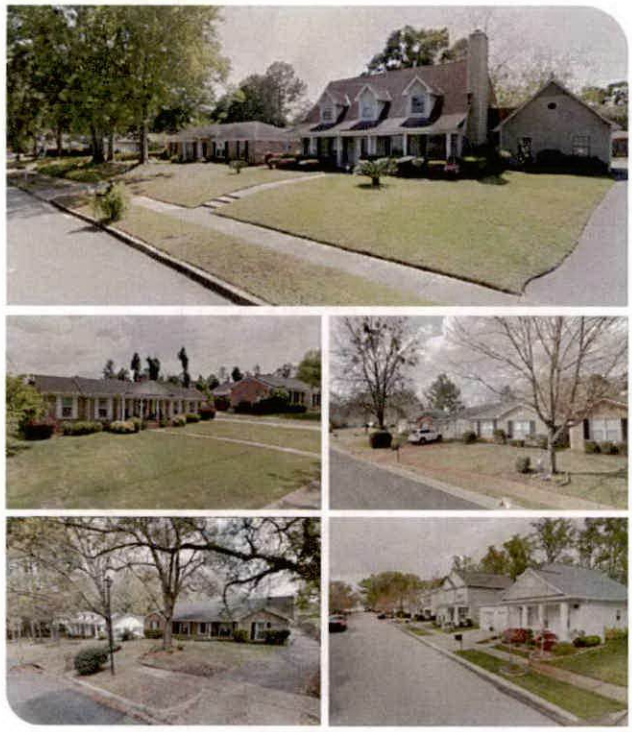
□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AC (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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○														○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■					■														○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○								■								
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○										■	■	■						
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S		S	■	S	S	○											■	■							○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)															■	■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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).

Character Example



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

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

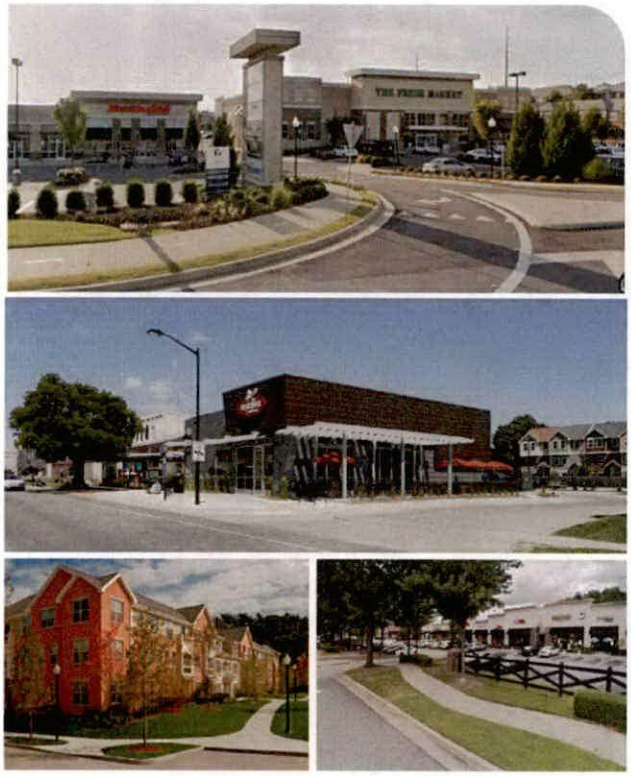
Secondary Uses

- 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 Rezoning
of Property Located at 2694 Government Boulevard and
2750, 2754, and 2756 Brookley Avenue

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue from B-1, Buffer Business Suburban District, and B-2, Neighborhood business Suburban District, to B-3, Community Business Suburban 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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3), 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-3, 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-3, until all of the conditions set forth below have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and 2. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3).** 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-3** 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-3** districts until the following conditions have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and 2. 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.

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BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3),** 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-3,** 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-3,** until all of the conditions set forth below have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and 2. 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

Byrd Surveying, Inc.
Estate of Raymond Stallings c/o Nicki Stallings Ball
2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue
Council District 2
Samantha Ingram

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.,** for a change in zoning from **Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3),** for the property located at **2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue.**

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,

[redacted]

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Byrd Surveying
Kari Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue
ZON-UDC-003788-2026
Sagging Oaks Subdivision
Byrd Surveying, Inc.
District 2
Rezoning from Buffer Business Suburban District (B-1) and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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-3, Community Business Suburban District**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and
2. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **$325.28**. 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.

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 [redacted]
Deputy Director of Planning and Zoning

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

☒ **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

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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:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	[redacted]	
Email:		
Address:		

[redacted]

	Owner	Design Professional
Name:	ESTATE OF RAYMOND STALLINGS	
Firm:	[redacted]	
Phone:		
Email:		
Address:		

2. PROPERTY I [redacted] property location, parcel number, and legal description.

2694 GOVERNMENT BLVD. & 2750-2756 BROOKLEY AVE.
Property Address

110,340 SF
Property Area (acres or square feet)

KEY #00881763 & KEY #00881772
Parcel Number(s) or Key Number(s)

R-1, B-1, B-2
Present Zoning or Transect District

B-3
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

[redacted]

5/4/26
Date

4/30/26
Date

PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
n my property, which is under consideration for Planning Commission/City Council approval, a sign
rstand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

4/30/26
Date

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ■ Boundary Plan
- ■ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

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A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
PROPERTY IS LOCATED ON A SUBURBAN CORRIDOR THAT ALLOWS FOR ALL MODES OF TRANSPORTATION. ALTHOUGH THE MAP FOR MOBILE LOCATED THIS PROPERTY WITHIN A SUBURBAN NEIGHBORHOOD CLASSIFICATION, THIS PROPERTY BUSINESS AND USE WAS ESTABLISHED 60+ YEARS AGO.

MIXED COMMERCIAL CORRIDOR & LOW DENSITY RESIDENTIAL
Future Land Use Map (FLUM) Designation

B-3
Requested Zoning

2. Was there a mistake or error in the original zoning map? ■ Yes ☐ No
If yes, describe the error
PROPRETY WAS DEVELOPED AND USED BY BUSINESSES THAT ARE IN THE B-3 CLASSIFICATION.

3. Describe how this proposal promotes the community's health, safety, and welfare.
THIS WILL HELP BRING NEW BUSINESS, WITH JOB OPPORTUNITIES, TO THE AREA.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
THERE IS NO CHANGE IN THE AREA. THIS AMENDMENT IS TO CORRECT THE CLASSIFICATION TO MATCH THE BUSINESS USE.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   THERE ARE NO CHANGING DEVELOPMENTS IN THE AREA.

2. Describe the surrounding land uses.
   FAST FOOD RESTAURANT, AUTO SALES, ALTERNATOR REPAIR SHOP, MARDI GRAS SUPPLY STORE, AND RESIDENTIAL.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   THERE WILL BE NO ADVERSE IMPACT ON NEIGHBORING PROPERTIES.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   THE SITE HAS ADEQUATE INFRASTRUCTURE.

5. 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.
   THIS WILL HAVE THE CITY ZONING MAPS MATCH THE BUSINESSES THAT ARE PROPOSING TO LOCATE IN MOBILE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.



City of Mobile • Planning & Zoning

Corporate Letter of Authorization

I, NIKKI STALLINGS BALL, 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 ESTATE OF RAYMOND STALLINGS, a corporation for the property located within the city limits of Mobile, Alabama at 2694 GOVERNMENT BLVD. & 2750-2756 BROOKLEY AVE.

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.

BYRD SURVEYING
Designee (1)

Designee (2)

[redacted]

Email

Phone Number

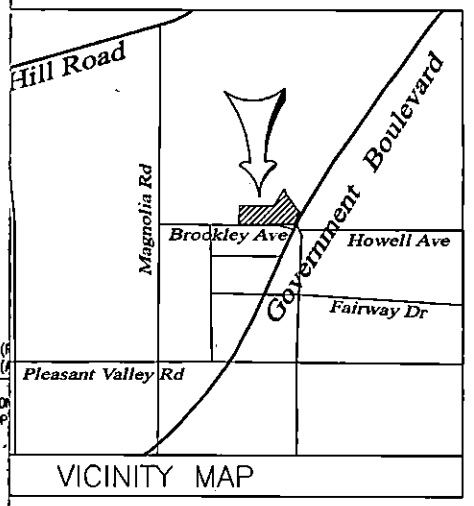
[redacted]

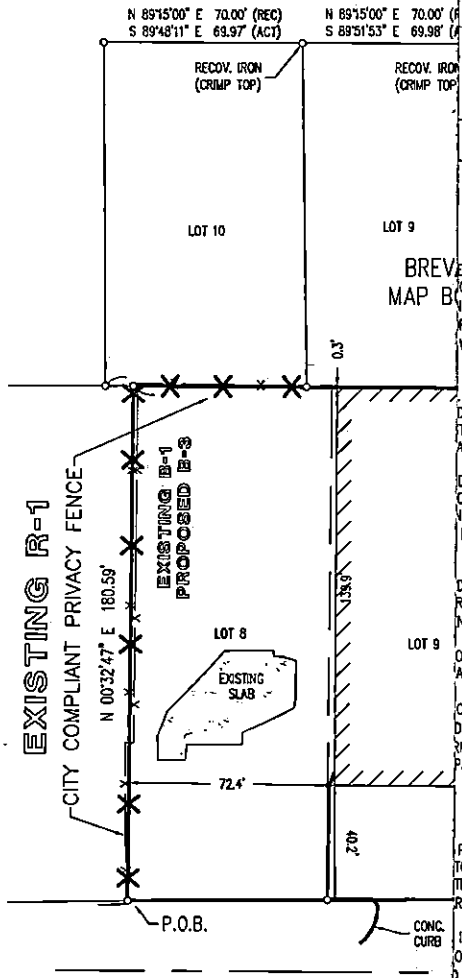
5/4/26
Date

[redacted]

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.





E EXISTING ROW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, G, DRAINAGE, IRRIGATION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT NGINEERING PERMITTING DEPARTMENT (208-6070) AND MUST COMPLY WITH F-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY VIII).

APPLICATION SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING . A COMPLETE SET OF CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED DING, STORM WATER DETENTION SYSTEMS AND PAVING WILL NEED TO BE TURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED, AND ANY OF THE CONSTRUCTION WORK.

D DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED ORMANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER NTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF

DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND RBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES NANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) THIS PLAN SHALL RUN WITH THE LAND AND BE RECORDED IN THE OR TO THE ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A ANCY.

CABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM D FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE RMIT. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE PROVALS.

MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS

PROPERTY WILL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO TE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM RTICLE 3, SECTION 64-3-12 OF THE CITY'S UNIFIED DEVELOPMENT CODE.

IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE ON ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2015-116 AND 64). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE EE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE AL PERMIT.

TY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY NCE. (2012 INTERNATIONAL FIRE CODE).

-1, B-1 & B-2 TO B-3
GS PROPERTY
IMENT BOULEVARD
ROOKLEY AVENUE

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBD
PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA;
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SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST
EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD;
SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF
89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POI

SOCIATES OF MOBILE, D.B.A.
SURVEYING
AD
MOBILE , ALABAMA
BYRD@BYRDSURVEYING.BIZ
APRIL 29, 2026

IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA

IN THE MATTER OF CASE NO. 2026-0045

RAYMOND JOEL STALLINGS,

Deceased.

ORDER

Petition to probate last will and testament dated November 8, 2018 of the above named decedent is hereby **GRANTED** this date.

It is **ORDERED** that Letters Testamentary under the last will and testament of RAYMOND JOEL STALLINGS, deceased, do forthwith issue to NICKOLE STALLINGS BALL, as prayed.

It is further **ORDERED** that the Personal Representative shall not deposit with her legal counsel, and legal counsel shall not receive, any funds or other assets of this estate which exceed the total sum/value of $10,000 without prior approval of the Court. Any estate funds appropriately held by legal counsel shall be placed in an interest account unless said funds are to be disbursed with forty-five (45) days of receipt by legal counsel.

The Personal Representative is **ORDERED** to report to the Court if any litigation involving a wrongful death or personal injury claim is commenced in another court. If same is reported, the Personal Representative shall file with this Court a petition to determine the heirs of the decedent.

The Personal Representative is **ORDERED** to notify the Alabama Medicaid Agency of their appointment as Personal Representative of this estate.

The Personal Representative is **DIRECTED** to review the information contained in the Personal Representative's Handbook relating to bank accounts that have pay-on-death beneficiary provisions, multi-party bank accounts and/or bank accounts that contain rights-of-survivorship provisions, that the decedent had an interest in at the time of death.

Any bank, credit union, or other financial institution that has an account as to which the decedent had an interest in is **AUTHORIZED** to furnish account information, including, but not limited to, customer agreements, statements for the twelve (12) months preceding the date of this Order to the Personal Representative.

The Personal Representative is **ORDERED** to publish the attached notice of their appointment in a newspaper in general circulation in Mobile County once a week for three (3) consecutive weeks and to furnish proof of same to the Court within sixty (60) days of the date of this Order.

Absent the filing of the items above, this cause is set for hearing on March 16, 2026 at 3:45 p.m., in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, Alabama.

Attendance at the above hearing(s) is **REQUIRED** unless the item(s) outlined above are filed by 12:00 p.m. on the Friday preceding the hearing. Annual reports, such as partial settlements, are due on or around the date prescribed and should not be filed too far in advance of the hearing date.

The hearing(s) shall be moot if all item(s) are timely filed.

The Clerk of the Court is **DIRECTED** to forward copies of this Order to all legal counsel of record by electronic mail and to all parties in interest by United States Mail.

Dated this 16th day of January, 2026.



THE STATE OF ALABAMA

COUNTY OF MOBILE

COURT OF PROBATE

CASE NO. 2026-0045

RE: RAYMOND JOEL STALLINGS, DECEASED

LETTERS TESTAMENTARY

The Will of RAYMOND JOEL STALLINGS, deceased, having been duly admitted to record in said county, Letters Testamentary are hereby granted to NICKOLE STALLINGS BALL, the Personal Representative named in said will, who has complied with the requisites of the laws and who is authorized to take upon herself the execution of such will. Except as restricted or otherwise provided by said will, the Personal Representative is authorized to administer the estate in accordance with the powers and duties set out pursuant to *Ala. Code* §§43-2-830, et seq. (1975). Unless otherwise provided by the will, the powers and duties of said Personal Representative specifically include, but are not limited to, gathering and retaining estate assets, paying taxes, fees, and expenses, including court costs, incident to the administration of the estate. Any and all financial institutions are **ORDERED** to provide the Personal Representative(s) with all information regarding any payment on death accounts in the name of the deceased. Said funds may be subject to the payment of debts and should not be expended prior to the conclusion of the applicable six-month claims period and without prior Court approval.

ORDERED this 16th day of January, 2026.

[redacted]

NOTICE OF ESTATE ADMINISTRATION

PROBATE COURT OF MOBILE COUNTY, ALABAMA

Estate of RAYMOND JOEL STALLINGS, Deceased

Case No. 2026-0045

Take notice that Letters Testamentary have been granted to the below named party on the 16th day of January, 2026 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.

NICKOLE STALLINGS BALL as Executrix
under the last will and testament of
RAYMOND JOEL STALLINGS, Deceased

Attorney of Record:

Shirley M. Justice, Esq.
P. O. Drawer 2025
Mobile, AL 36652

To Counsel/Petitioner: Please have the above publication notice run once a week for three (3) consecutive weeks in a newspaper in general circulation in Mobile County and file proof of the publication with the Court.

Newspaper: The above publication shall run as a Legal Notice. Mail proof of publication along with any bill for costs to the attorney of record or petitioner named above.

[redacted]

Dear Neighbor,

The owner of the property located at 2694 Government Boulevard and 2750-2756 Brookley Avenue is submitting an application to the City of Mobile to rezone the property to match the type of businesses that have occupied the building for the past 40 years.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting Location: Salvation Army Church at 3200 Pleasant Valley Road
Date: June 23, 2026
Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email [redacted]

Sincerely,

[redacted]

Outlook

Byrd Surveying, Inc. (ZON-UDC-003788-2026)

[redacted]

Good morning,

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. **Owner Authorization:** An owner's letter of authorization signed by Nikki Stallings Ball was submitted; however, we are unable to verify Nikki Stalling Ball's affiliation with the listed property owners, Raymond J. & Julia T. Stallings. Please provide one of the following to satisfy this requirement:
    - Documentation explicitly authorizing Nikki Stallings Ball to act on their behalf; or
    - Documentation confirming that Nikki Stallings Ball is the current property owner.

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, July 1, 2026**.
   Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

3. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD file** for the preliminary plat to our GIS staff. For your convenience, **Tori Aamoth** 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 June 17, 2026**, the application will be considered **partially complete** and placed on the agenda for the **July 16, 2026,** 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 **July 1, 2026**, 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 don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

Outlook

Re: Byrd Surveying, Inc. (ZON-UDC-003788-2026)

[redacted]

Good morning,

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, July 1, 2026**.
   Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

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, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon today, June 17, 2026**, the case will be scheduled for the **July 16, 2026, 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 - PLEASE READ

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.gov.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

[redacted]

Good morning,

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. **Owner Authorization**: An owner's letter of authorization signed by Nikki Stallings Ball was submitted; however, we are unable to verify Nikki Stalling Ball's affiliation with the listed property owners, Raymond J. & Julia T. Stallings. Please provide one of the following to satisfy this requirement:
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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 June 17, 2026**, the application will be considered **partially complete** and placed on the agenda for the **July 16, 2026,** 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 **July 1, 2026,** 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 don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 6/24/2026

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: 6/23/2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: SALVATION ARMY CHURCH
3200 PLEASANT VALLEY 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 of referenced at the meeting
- ___ Additional documents (Describe: _____)

Applicant's Name: NICKI STALLINGS BALL / GERALD D BYRD
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

[redacted] **Date:** 6/24/2026

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.

Neighborhood Meeting Checklist:

✓ Neighborhood meeting scheduled not more than 60 days, and not less than 21 days, before the Planning Commission meeting date.

✓ Sign(s) posted on the subject property not more than 30 days, and not less than 10 days, before the Neighborhood Meeting.

✓ Notices advertising the Neighborhood Meeting prepared and mailed to all property owners within 300 feet of the subject property, the Planning and Zoning Department, and the applicable City Council representative no less than 15 days before the meeting.

✓ Neighborhood Meeting held.

✓ All required Neighborhood Meeting documentation gathered and signed by the applicant/agent:

- ✓ 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 of referenced at the meeting

✓ Sign(s) removed from the subject property within three (3) working days after the Neighborhood Meeting.

✓ All required meeting documentation submitted to the Planning and Zoning Department not less than 15 days before the Planning Commission meeting date.

Neighborhood Meeting

Date: 6/23/2026

Time: 5:00 PM

Location of Neighborhood Meeting: SALVATION ARMY CHURCH

2694 GOVERNMENT BLVD

Project Location: 2750-2756 BROOKLEY AVENUE

Project/Application (e.g. Rezoning from R-1 to B-1):

R-1 & B-1 & B-3 TO B-3

[redacted]

Neighborhood Meeting Summary

Meeting Date: 6/23/2026

Meeting Time: 5:00 PM

Meeting Location: SALVATION ARMY CHURCH

Below is a summary of the proposed project presented at the Neighborhood Meeting:

I EXPLAINED THAT THE PROPOSAL IS COMBINE MULTIPLE ZONING CLASSIFICATIONS INTO A B-3 CLASSIFICATION

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

SITE PLAN

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):

DAVID THOMAS IS ONE OF THE REALTORS INVOLVED IN THE SALE OF THE BUILDING

JENNY DOLAN IS A NEIGHBOR TO THE PROPERTY

RONALD + DOROTHY SAW THE SIGNS ON THE PROPERTY AND THOUGHT IT MAY ~~[illegible]~~ AFFECT HER PROPERTY.

WE DISCUSSED THAT THE PROPOSAL IS TO COMBINE THE ZONING CLASSIFICATIONS AND USE THE BUILDING AS IT'S BEEN USED FOR THE PAST 40 + YEARS

Neighborhood Meeting Summary
Date: 6/23/2026
Applica[redacted]

Meeting Location: Salvation Army Church
Application: _____

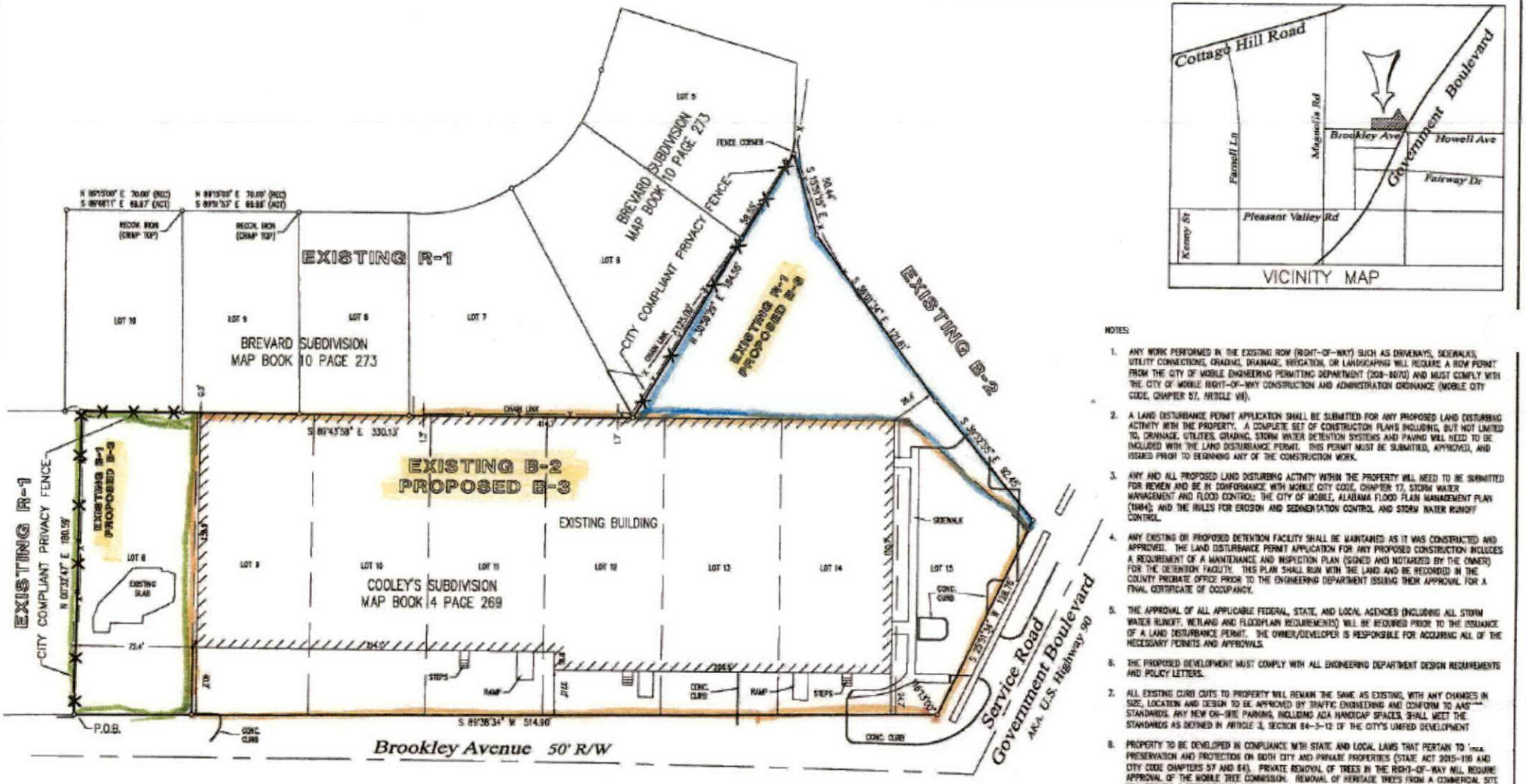
(Meeting summary, continued)

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6:00 PM

Applicant's signature attesting to the accuracy of this summary:

X [redacted] Date: 6/24/2026



NOTES:

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 (208-8070) AND MUST COMPLY WITH THE CITY OF MOBILE RIGHT-OF-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VII).
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.
7. ALL EXISTING CURB CUTS TO PROPERTY WILL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE STANDARDS AS DEFINED IN ARTICLE 3, SECTION 64-3-12 OF THE CITY'S UNIFIED DEVELOPMENT
8. PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57 AND 64). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.
9. ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE ORDINANCE. (2012 INTERNATIONAL FIRE CODE).

NOTE: DRIVES, PARKING, AND LANDSCAPE DATA NOT SHOWN SINCE THERE WILL BE NO CHANGE.



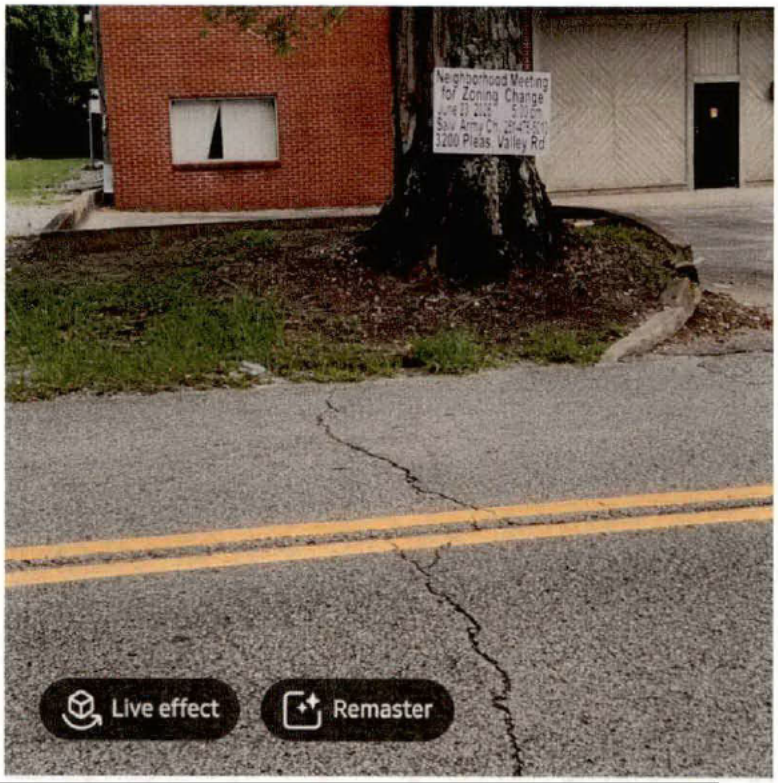
LEGAL DESCRIPTION

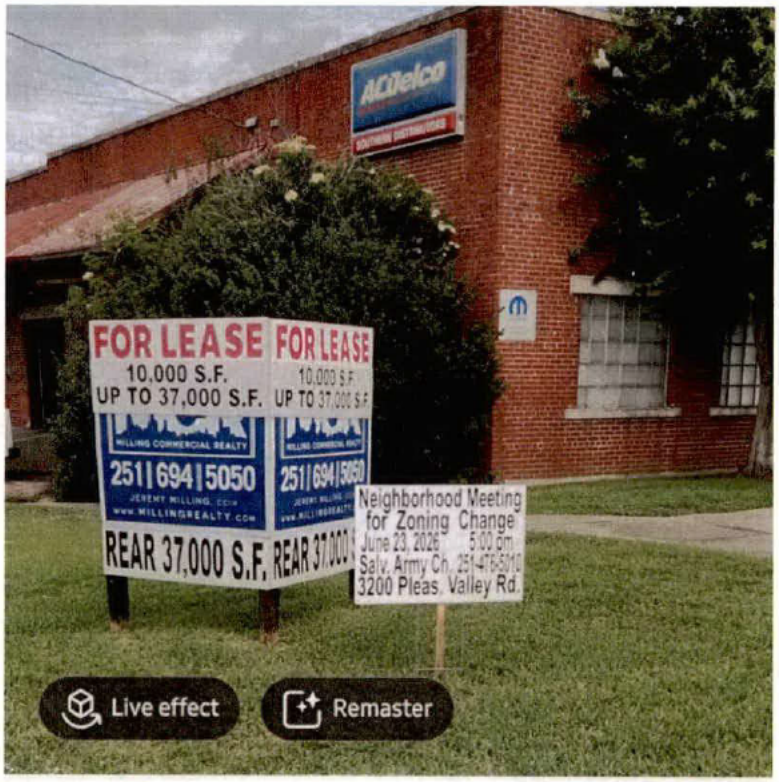
BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'58" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 39°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 126.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

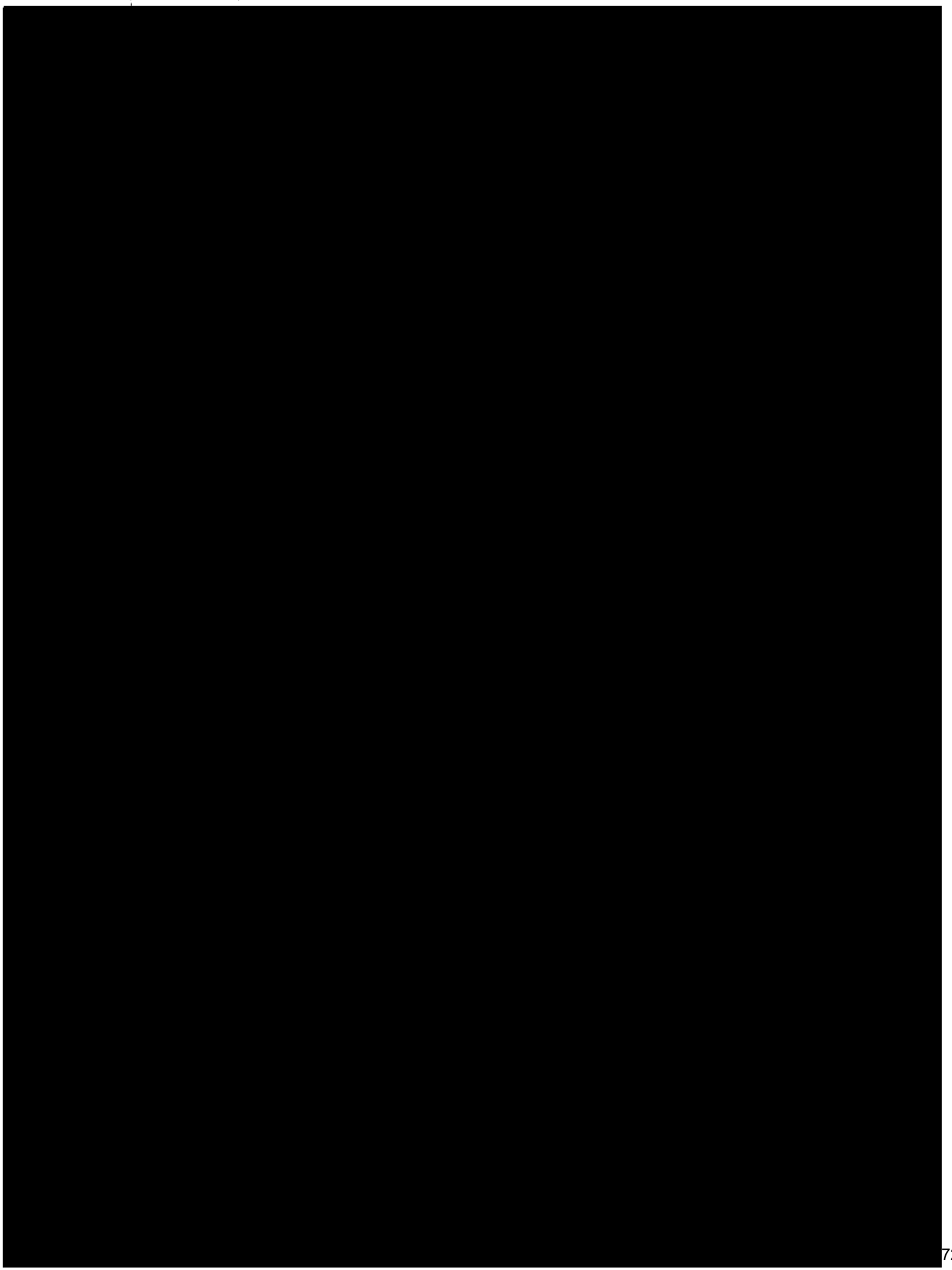
REZONING R-1, B-1 & B-2 TO B-3
STALLINGS PROPERTY
2694 GOVERNMENT BOULEVARD
2750 - 2756 BROOKLEY AVENUE

SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.
BYRD SURVEYING
2609 HALLS MILL ROAD
(251) 476-5010
MOBILE , ALABAMA
BYRD@BYRDSURVEYING.BIZ

SCALE : 1" = 40'
APRIL 29, 2026
26BS123


Neighborhood Meeting
for Zoning Change
3200 Pleas Valley Rd
Live effect
Remaster


ACDelco
FOR LEASE
10,000 S.F.
UP TO 37,000 S.F.
FOR LEASE
10,000 S.F.
UP TO 37,000 S.F.
MILLING COMMERCIAL REALTY
251|694|5050
JEREMY MILLING, CCIM
WWW.MILLINGREALTY.COM
REAR 37,000 S.F.
Neighborhood Meeting
for Zoning Change
June 23, 2026 5:00 pm
Salv. Army Ch. 251-476-5010
3200 Pleas. Valley Rd.
Live effect
Remaster



[redacted]

Planning Commission
July 16, 2026

Agenda Item #29

SUB-003787-2026 & ZON-UDC-003788-2026

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:
2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue

Subdivision Name:
Sagging Oaks Subdivision

Applicant / Agent:
Byrd Surveying, Inc.

Property Owners:
Estate of Raymond Stallings

Current Zoning:
R-1, Single-Family Residential Suburban District,
B-1, Buffer Business Suburban District &
B-2, Neighborhood Business Suburban District

Proposed Zoning:
B-3, Community Business Suburban District

Future Land Use:
Mixed Commercial Corridor

Neighborhood Meeting:
- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 23, 2026, at 5:00 p.m. at 3200 Pleasant Valley Road.

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 R-1 Suburban, B-1 Suburban & B-2 Suburban to B-3 Suburban.
  - 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 ten (10) conditions; and
2. Rezoning with two (2) conditions.

Report Contents: **Page**

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 29 DATE July 16, 2026

APPLICANT Sagging Oaks Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-3

N

NTS

SITE HISTORY

The subject site was annexed into the City of Mobile in 1945.

In August 1945, most of the site was included in Cooley's Subdivision, a 15-lot subdivision.

The site was granted a Rear Yard Variance by the Board of Zoning Adjustment in November 1956 to allow the construction of a heating and air conditioning business.

A second Rear Yard Variance was granted in December 1963 to allow the expansion of the existing warehouse.

In 1967, the Eastern portion of site was assigned a B-2, Neighborhood Business District zoning classification with the adoption of the Zoning Ordinance. The rest of the site was assigned an R-1, Single-Family Residential District zoning classification.

In July 1973, the middle portion of the site was rezoned from R-1 to B-2, Neighborhood Business District.

A third Rear Yard Variance was approved in September 1977 to allow an addition to the existing warehouse on the site.

In June 1980, the Western end of the site was rezoned from R-1 to B-1, Buffer Business District.

No additional Planning Commission or Board of Zoning Adjustment cases 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. Provide a written description for the proposed subdivision boundary.
C. Revise NOTES #15 to read - As shown on the 1984 aerial photo LOT A will receive the 82,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
D. Retain NOTES 6 – 8, 13, and 15.
E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review [redacted] ior to obtaining any signatures. No signatures are required o

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 ALDOT (where applicable) and 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 seven (7) legal lots of record, and two (2) metes-and-bounds parcels. The site is currently served by public water and sanitary sewer.

The proposed lot will have frontage along Government Boulevard and Brookley Avenue. Government Boulevard is a Principle Arterial Street requiring a 250-foot-wide right-of-way at this location. As the preliminary plat indicates a current right-of-way width of 236 feet along the site, dedication will be required to provide 125 feet from the centerline of Government Boulevard, if currently less. Brookley Avenue is a minor street without curb and gutter requiring a 60-foot right-of-way width. As the current right-of-way width is 50 feet, dedication would be required to provide 30 feet from the centerline of Brookley Avenue. The preliminary plat should be revised, if approved, to label both streets with their right-of-way widths after any required dedication.

No minimum building setback line is indicated on the preliminary plat along the street frontages. Therefore, if approved, the plat should be revised to illustrate at least a 25-foot minimum building setback line along both street frontages, adjusted for any required dedication.

The proposed lot meets the minimum size requirements for lots within a proposed B-3, Community Business Suburban District, as per Section 64-2-14 E of the Unified Development Code. As on the preliminary plat, the lot size label in both square feet and acres should be retained on the Final Plat, if approved, adjusted for any required frontage dedication, or a table should be furnished on the Final Plat providing the same information.

The proposed one (1)-lot subdivision would result in a split-zoning within the new lot. Therefore, if approved, the Final Plat for the subdivision should not be signed until the Rezoning process is finalized.

Rezoning

The applicant's justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 3, Section 64-5 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 23, 2026, at 5:00 p.m., at Salvation Army Church at 3200 Pleasant Valley Road. According to the sign-in sheet provided by the applicant, three (3) members of the public attended. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is bordered to the North by R-1 and B-2 zoning. To the West is R-1 zoning, and to the South across Brookley Avenue is a mixture of R-1 and B-2 zoning. To the East across Government Boulevard is B-3 zoning.

The site has been used for warehousing/light distribution for approximately sixty (60) years, and no changes in use are proposed. The site plan submitted with the rezoning application depicts the existing structure on the proposed lot, along with a paved parking area. No new development is proposed on the site and no site modifications are proposed. The applicant states that the property was developed and used by businesses that are in the B-3 classification, and the purpose of the amendment is to correct the classification to match the business use.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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 this case, the proposed subdivision may warrant reclassification to eliminate split zoning. If approved, the rezoning process should be completed prior to signing the Final Plat for the subdivision.

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, the following conditions could apply:

1. Dedication to provide 125 feet from the centerline of Government Boulevard, if currently less;
2. Dedication to provide 30 feet from the centerline of Brookley Avenue, if currently less;
3. Revision of the plat to label the right-of-way widths of both streets after any required dedication;
4. Revision of the plat to illustrate a minimum building setback line of at least 25 feet along both street frontages, adjusted for any required dedication;
5. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. Completion of the Rezoning process to eliminate the potential for split-zoning prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in this staff report;
8. Compliance with all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. 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 Rezonings are 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.

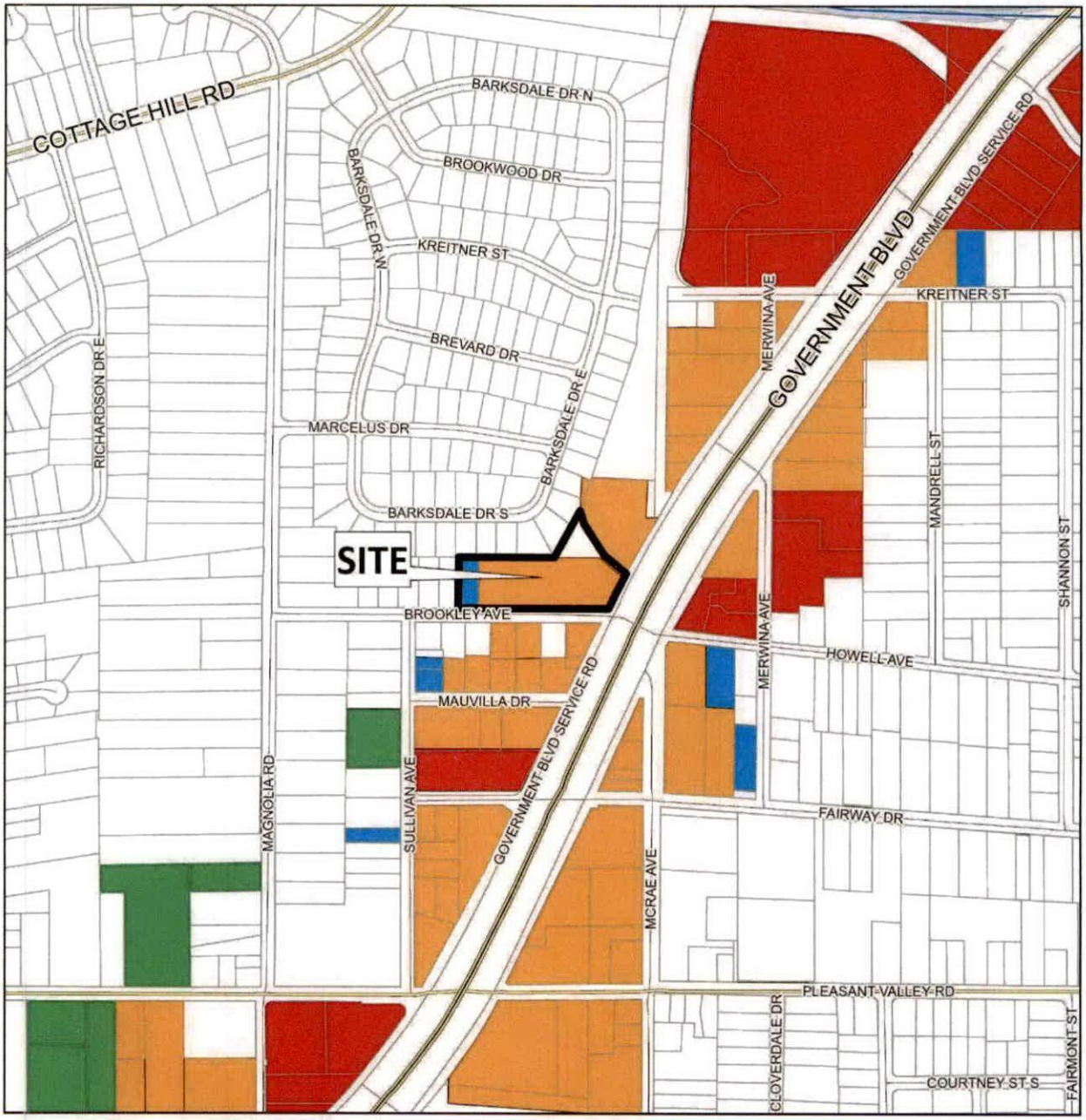
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and
2. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 29 DATE July 16, 2026

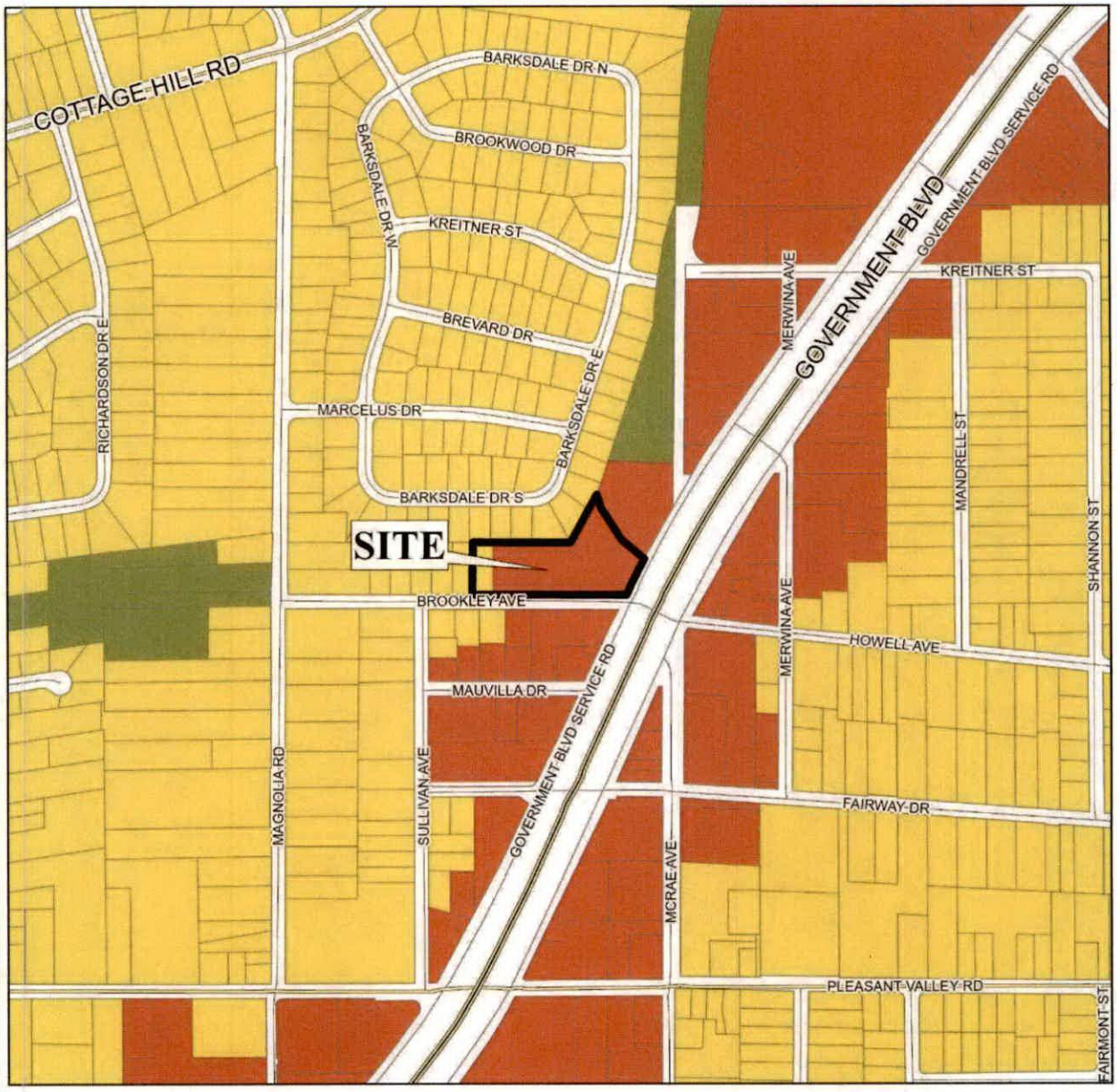
APPLICANT Sagging Oaks Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-3

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 29 DATE July 16, 2026

APPLICANT Sagging Oaks Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-3

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 29 DATE July 16, 2026

APPLICANT Sagging Oaks Subdivision

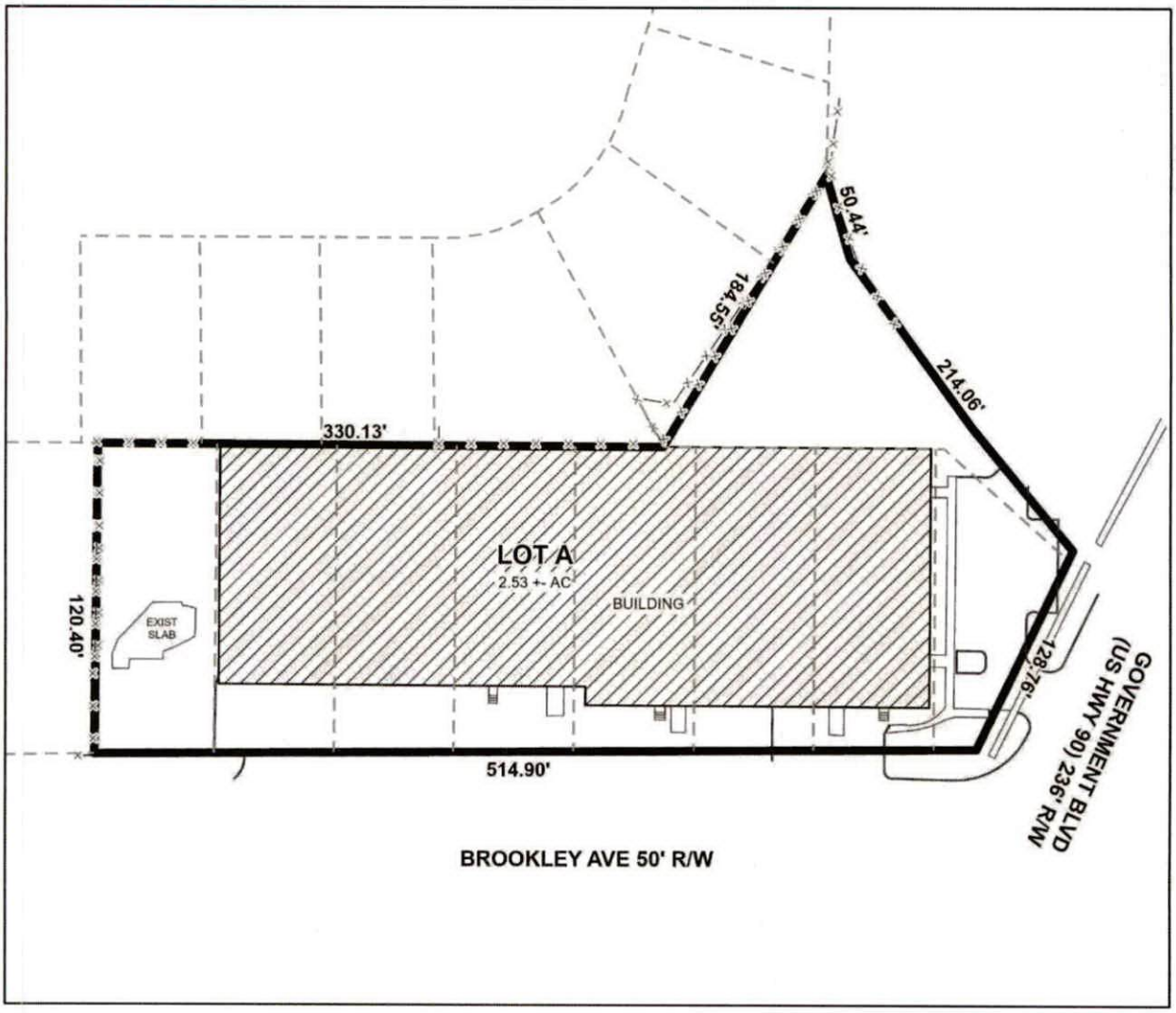
REQUEST Subdivision, Rezoning from B-1 and B-2 to B-3

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	

N

NTS

SITE PLAN



The site plan illustrates existing buildings, fencing, and sidewalks.

APPLICATION NUMBER 29 DATE July 16, 2026 APPLICANT Sagging Oaks Subdivision REQUEST Subdivision, Rezoning from B-1 and B-2 to B-3	N NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

O 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			O							O															O
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
DOWNTOWN (DT)						■					■												■	■	■	■	■	O	O
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	■	U	◎	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	O	■	O	O	O										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	■	S	■	S	■	S	S	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	O																		O
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									O	O
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎	◎
INSTITUTIONAL LAND USE (INS)										■	■		O	O	.				O										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					O								■	■	■		O											

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

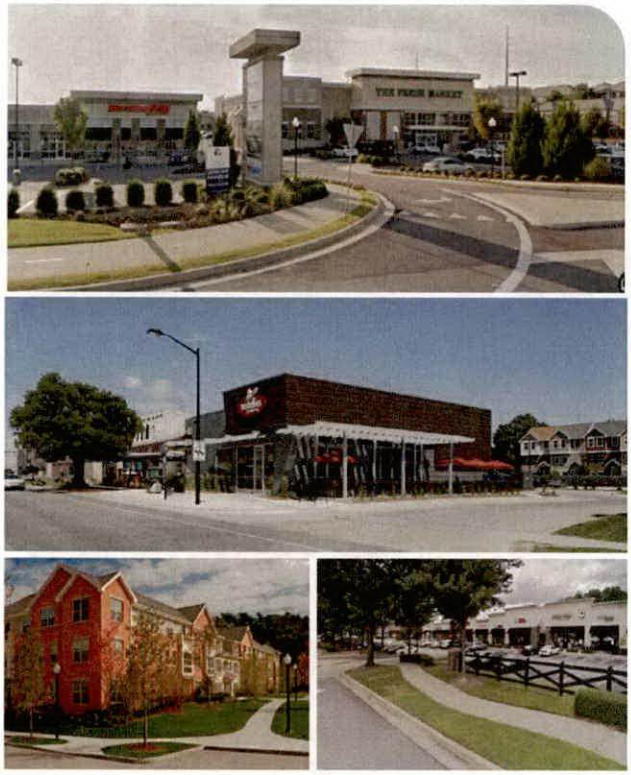
Secondary Uses

- 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 Rezoning for
Property Located at 4460 Dauphin Island Parkway

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September, 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 4568 Halls Mill Road to allow expansion of a church school and day care in an R-1, Single-Family Residential Suburban 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:

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT: THENCE RUN SOUTH 75°17'59" EAST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" WEST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Maritime Light District (ML), 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 an ML, 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 ML, until all of the conditions set forth below have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **4460 Dauphin Island Parkway**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1) to Maritime Light District (ML).** 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 **ML** 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 **ML** districts until the following conditions have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

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:

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT: THENCE RUN SOUTH 75°17'59" EAST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" WEST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1) to Maritime Light District (ML),** 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 an **ML**, 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 **ML,** until all of the conditions set forth below have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or

approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

_____

Lisa Lambert, City Clerk

Matthew Noel, Daddy's Boy Seafood
4460 Dauphin Island Parkway
Council District 3
C.J. Small

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 24, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Matthew Noel, Daddy's Boy Seafood,** for a change in zoning from **Single-Family Residential Suburban District (R-1) to Maritime Light District (ML),** for the property located at **4460 Dauphin Island Parkway**.

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

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Matthew Noel
Daddy's Boy Seafood
1625 Sigler Avenue
Mobile, AL 36605

Re: 4460 Dauphin Island Parkway
ZON-UDC-003752-2026
Matthew Noel, Daddy's Boy Seafood
District 3
Rezoning from Single-Family Residential Urban District (R-1) to Maritime Light District (ML)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **Maritime Light District (ML)**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **Maritime Light District (ML)**, to the City Council, subject to the following conditions:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

The advertising fee for this application is based on the current legal description and is **$421.04**. 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.

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
Stephen Guthrie
Deputy Director of Planning and Zoning

ZON-UDC-003752-2026

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.

- $531.26

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:	Matthew Noel	
Firm:	Daddy's Bay Seafood	
Phone:	[redacted]	
Email:		
Address:		

PLANNING AND ZONING
18 NOV 2025 AM8:05

[redacted]

	Owner	Design Professional
Name:	Charlene Rash	
Firm:		
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

4460 Dalphin Island Pkwy mobile AL 36605 — 7,487 sq ft

Property Address — Property Area (acres or square feet)

1049476

Parcel Number(s) or Key Number(s)

R-1 — MARITIME Lite

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.

Charlene Rash — 5-12-2026

Owner Signature — Date

Matthew Noel — 5-12-2026

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.

Matthew Noel — 5-12-2026

Applicant or Agent Signature — Date

ZONING AM9:05

[redacted]

PROPERTY USE PERMISSION LETTER

5-12-2026

Property Owner: Charlene Rash
[redacted]

To: Mobile Planning and Zoning

Re: Permission to Use Property Located at 4460 Dalphin Island Parkway, Mobile, AL 36605

I, Charlene Rene Rash , am the owner of the property located at 4460 Dalphin Island Parkway, Mobile, AL 36605. This letter confirms that I grant Matthew David Noel permission to represent and use the Property for Daddy's Boy Seafood.

I am engaged to Mr. Noel and we have bought this property together and we are going through the legal channels to rezone to Maritime Light.

PROPERTY OWNER

Signature: Charlene Rash
Name Charlene Rene Rash
Date: 5-12-26

RECIPIENT / AUTHORIZED USER (ACKNOWLEDGEMENT)

Signature: Matthew D Noel
Name Matthew David Noel
Company Daddy's Boy Seafood
Date: 5-12-26
Phone/Email: [redacted]

PLANNING AND ZONING
18 MAY 2026 AM9:07

PLANNING AND ZONING
18 MAY 2026 AM9:05

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning 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 Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Neighborhood Meeting documentation
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer
- ☐ Boundary Plan

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
We will be providing a seasonal service that is already established in the community. We revitalized the existing overgrown, dilapidated property by rebuilding the existing run down bulkhead falling into Perch Creek.

	maritime light
Future Land Use Map (FLUM) Designation	Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ☑ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
We will be providing an already established Business to the community. The property isn't overgrown, the bulkhead isn't falling into perch creek where people access the Creek in Boats & Kyaks. We are helping the community by providing ~~commercial~~ fresh seafood to the public.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
The property will be well kept and maintained off of a State Hwy that is regularly traveled by automobiles, it also falls in with the Perch Creek development Plan making and adding to the rebuilding or revitalizing Dauphin Island Parkway.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
The City has development plans to add to the ongoing parks & recreation project. They have proposed several plans on what the property could be added to the area.

2. Describe the surrounding land uses.
There are residential homes as well as businesses all throughout the area from marinas, to restaurants, to other home small businesses as well as many churches.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
Yes we are licensed to sell seafood from our boat to the public as this is an already established business for the last two decades just at another location over the bridge.

5. 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.
We provide a vital service to the community by offering fresh "low cost" seafood to the community. We by having a business also help other businesses in the area by shopping with them for the supplies we need to run and maintain our business.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

We have made all the changes we needed by working with the Core & Adem to rebuild the delapadated bulkhead and pilings that were there and cleaning up years of dumped trash

PLANNING AND ZONING
18 MAY 2026 AM9:05

[redacted]

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?
   May 1st 2026, Our Lady of Lourdes Parish Hall
   1621 Baykin Blvd Mobile AL 36605
2. What information was presented at the meeting?
   photos of the work that had been put into the property. Arial images of Shrimp Boat and dock, letter of support, photos of work that has been done to improve property.
3. What concerns were raised during the meeting?
   There were no concerns other than why the process was so complicated. Community had no opposition and were asked multiple times during meeting.
4. Were any modifications made or considered in response to the concerns raised at the meeting?
   There were no concerns at the meeting. Everyone was excited or very happy with the land improvements.

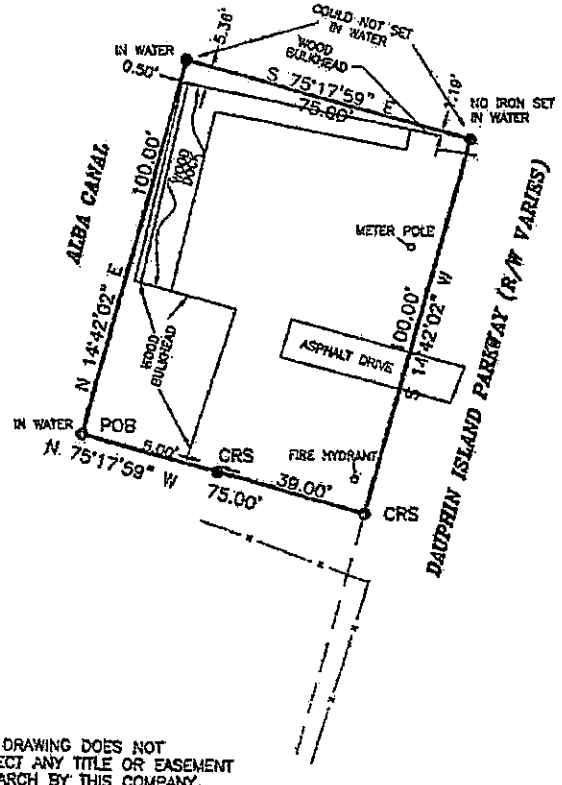
PLANNING AND ZONING
18 MAY 2026 AM9:05

[redacted]

PLANNING AND ZONING
18 MAY 2026 AM9:08

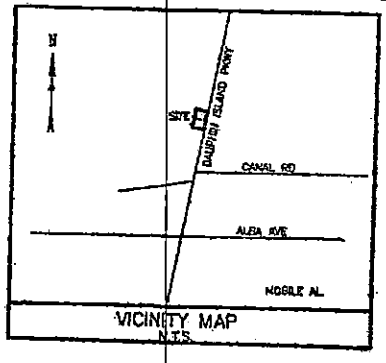
30 0 30
Scale: 1" = 30'

TYPE OF SURVEY: SITE PLAN
RECORD BEARING BASED ON SUBDIVISION PLAT
COLLECTED BEARING BASED ON G.P.S. OBSERVATIONS



DESCRIPTION:

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY,
BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT; THENCE RUN SOUTH 75°17'59" WEST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" EAST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

LEGEND:

P	=	OVERHEAD POWER LINES
PP	=	POWER LINE POLE
POB	=	POINT OF BEGINNING
CRF	=	CAPPED REBAR IRON FOUND
CRS	=	CAPPED REBAR IRON SET
CR1	=	CAPPED REBAR IRON FOUND ()
IF	=	IRON FOUND
CT	=	CRIMP TOP IRON PIPE FOUND
OT	=	OPEN TOP IRON PIPE FOUND
RBR	=	REBAR FOUND
CMT	=	CONCRETE MONUMENT FOUND
*FFE	=	FINISH FLOOR ELEVATION
R	=	RECORD
C	=	COLLECTED

FLOOD ZONE STATEMENT:

PROPERTY IS LOCATED IN ZONE AE WHICH WAS DETERMINED BY ELEVATIONS FROM INSURANCE RATE MAP 01097C0678L, DATED JUNE 05, 2020

5/8" CAPPED REBAR SET ON ALL PROPERTY CORNERS UNLESS NOTED.

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS COMPANY, OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

SURVEYOR'S CERTIFICATE – SIGNED BY OWNERS

I, PAUL D. STEWART, A REGISTERED LAND SURVEYOR (ALABAMA, REG. NO. 30357) HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

PAUL D. STEWART, ALA. REG. NO. 30357

NOT VALID WITHOUT EMBOSSED SEAL

STEWART SURVEYING INC.

DRAWN BY:	JAS	SCALE:	1"=30'	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE:	5-13-26	S-T-R:	S28-T5S-R1W				1/1
DWG. NO.:	2605-009	CLIENT:	MATTHEW NOEL				
APPROVED BY:	PS	PROJECT:	2509-021				

Z:\projects\2026\0521\26-05\2605-009\2605-009.dwg, May 14, 2026 - 3:02:02PM, Zoro

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 5-18-26

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):

_____

_____

Neighborhood Meeting Date: May 1, 2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: Our Lady of Lourdes
1621 Baylon Blvd mobile AL 36605

The following documents are enclosed (place a checkmark where applicable):

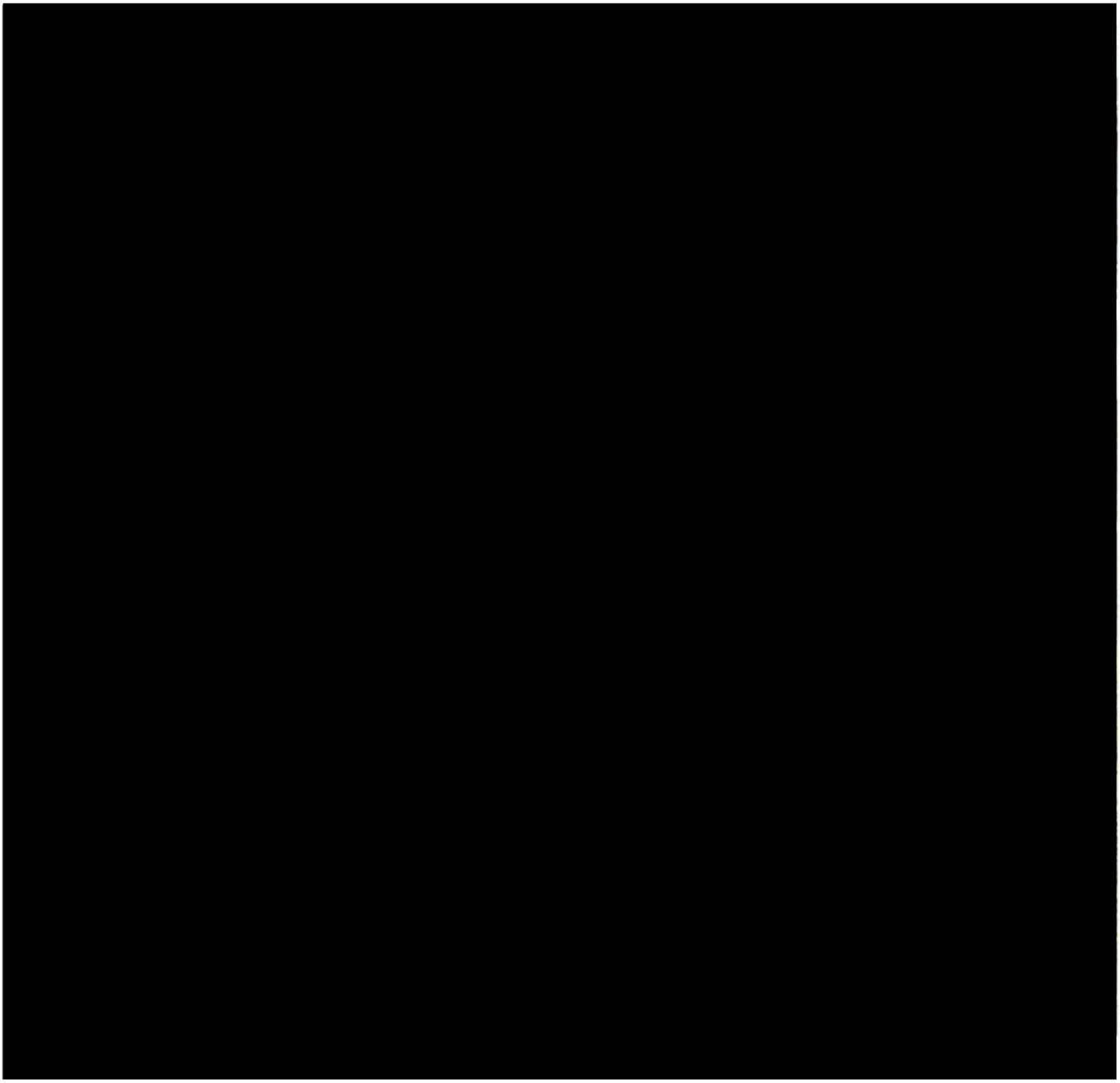
- ✓ Dated photograph(s) of the posted sign(s)
- ✓ The verified address list of surrounding property owners to whom notification was provided
- ✓ A copy of the notice advertising the Neighborhood Meeting
- ✓ A sign-in sheet documenting meeting attendance
- ✓ A written summary or minutes of the meeting
- ✓ Copies of any site plans, building elevations or other documents provided of referenced at the meeting
- ___ Additional documents (Describe: Photos + letter, 5 _____)

Applicant's Name: Matthew D Noel
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X Matthew D Noel Date: 5-18-26

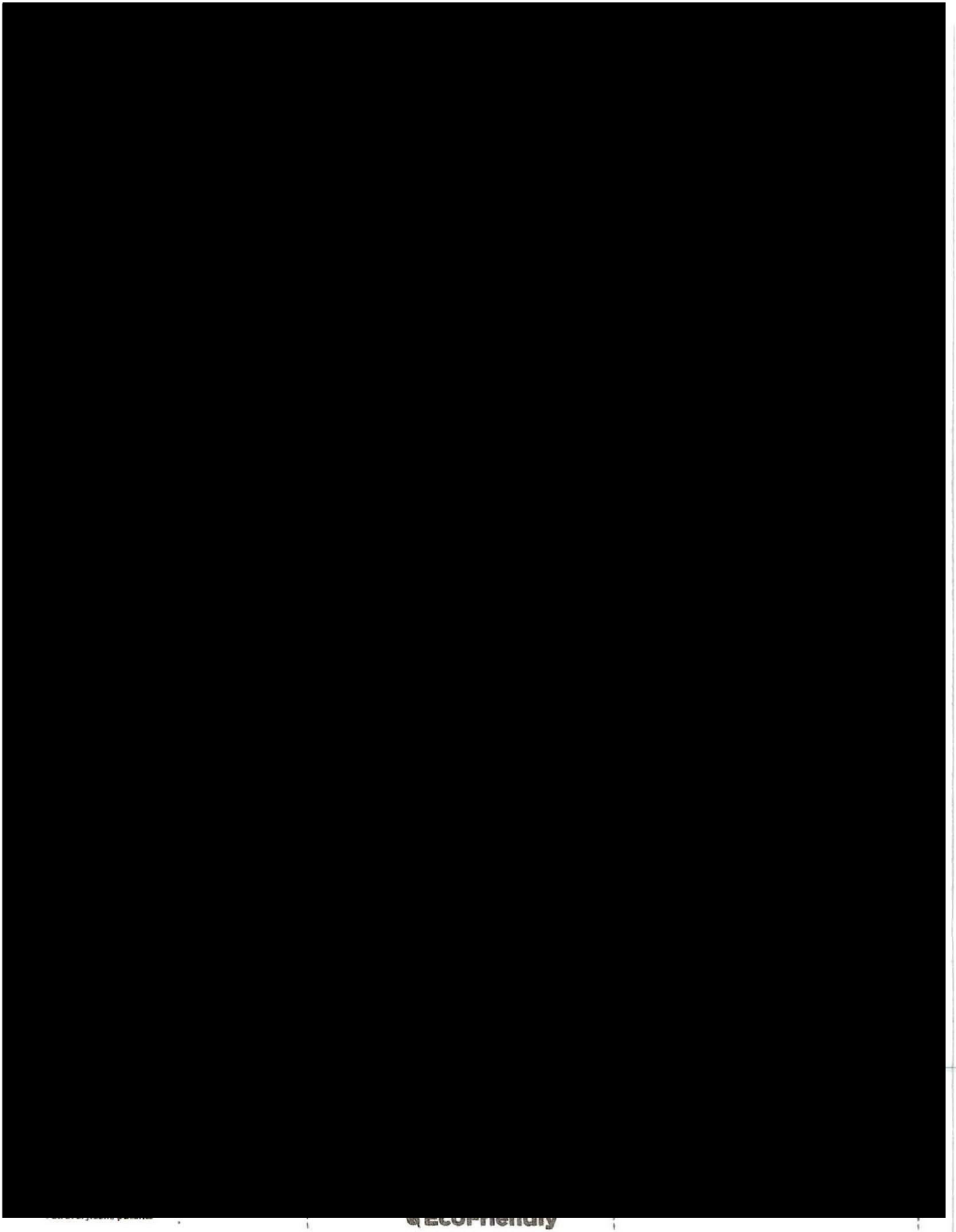
All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.





Galaxy A16 5G

3.30 MB 2060×4080 12MP



Notice of Neighborhood Meeting

April 8th, 2026

Dear Property Owner,

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the following application(s) that Matthew Noel will be submitting to the Mobile City Planning Commission:

(1) Application (Zoning Change to rezone the property at 4460 DAUPHIN ISLAND PKWY, MOBILE, AL 36605) from Single Family Residential Suburban District (R-1) to ML (Maritime Light)

The Neighborhood Meeting will be held at the following time, date and location.

Date: May 1st, 2026

Time: 5:00 PM

Location: Our Lady of Lourdes Parish Hall

1621 Boykin Blvd, Mobile, AL 36605

You are receiving this notice because your property is located within 300 feet of (4460 DAUPHIN ISLAND PKWY, MOBILE, AL 36605), in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent is invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), to ask questions, and present your views or concerns.

We look forward to your presence and input,

Sincerely,

Matthew Noel

[redacted]

PLANNING AND ZONING
18 MAY 2026 AM9:06

Neighborhood Meeting

Date: 5-1-2026

Time: 500

Location of Neighborhood Meeting: Our Lady of lourdes Church 1621 Boykin Blvd Mobile Al 36605

Project Location: 4460 Dauphin island parkway

Project/Application (e.g. Rezoning from R-1 to B-1):

Maritime light

Applicant's Signature Attesting to the Accuracy of This Sheet:

X Matthew Nock **Date:** 5-1-2026

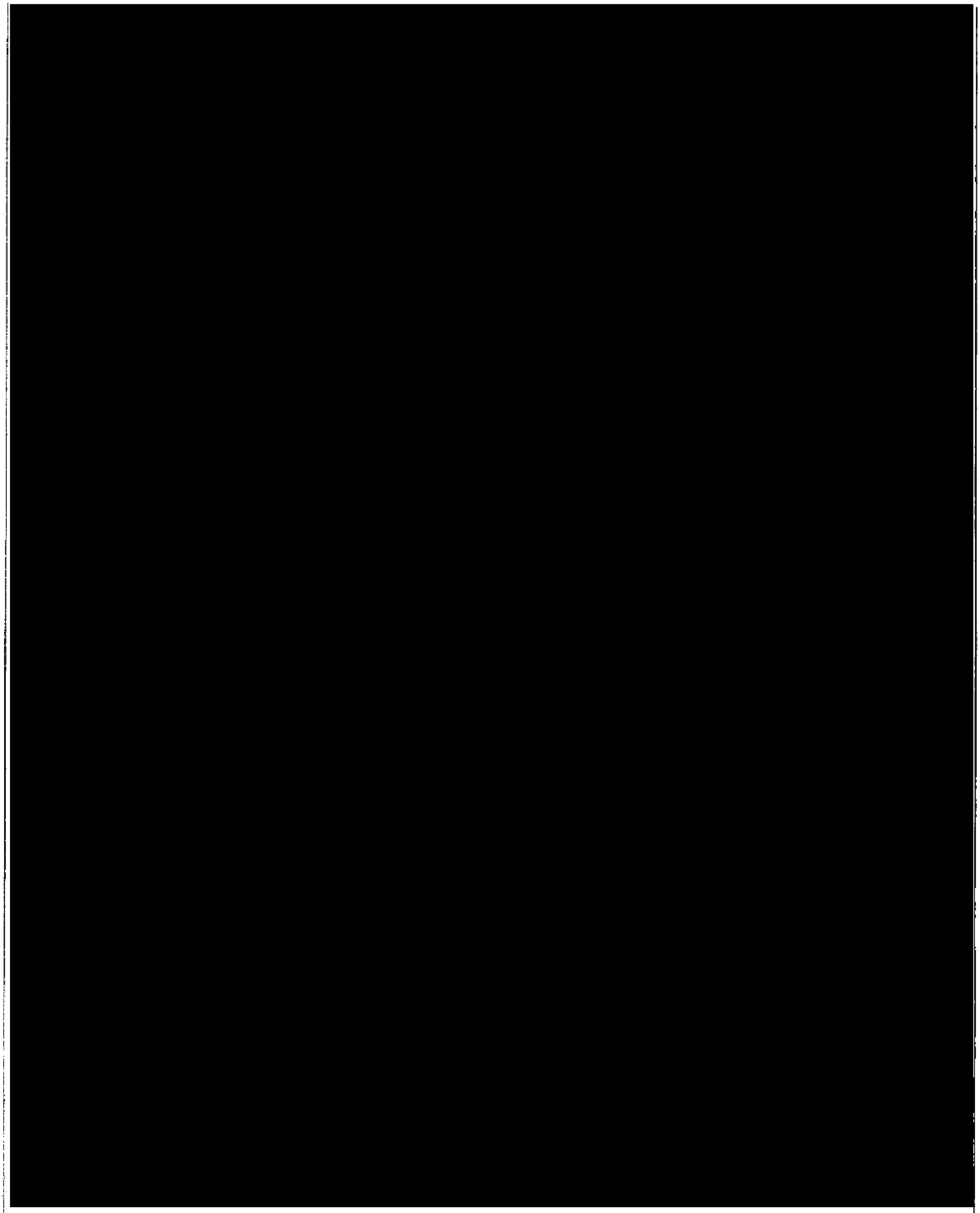
Please Sign In:

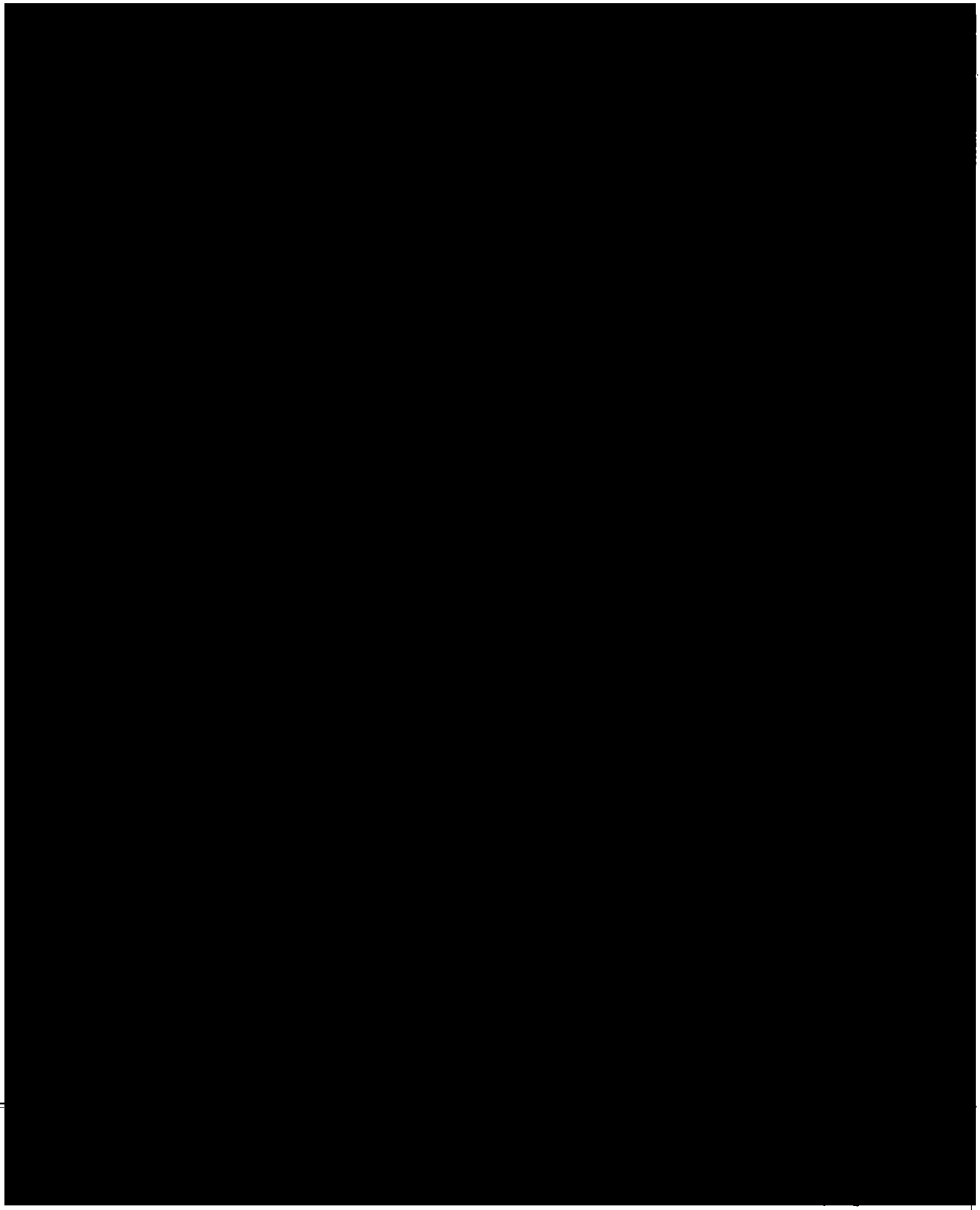
[redacted]

PLANNING AND ZONING
18 MAY 2026 AM 9:06

[redacted]

PLANNING AND ZONING
18 MAY 2026 AM9:07





Neighborhood Meeting Sign-In Sheet

Date: 5-1-26 **Meeting Location:** Our lady of lourdes

Applicant: Matthew Noel **Application(s):**

[redacted]

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

PLANNING AND ZONING
18 MAY 2026 AM 9:07

Neighborhood Meeting Sign-In Sheet

Date: 5-1-26 **Meeting Location:** Our lady of lourdes

[redacted]

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

PLANNING AND ZONING
18 MAY 2026 AM9:07

Neighborhood Meeting Sign-In Sheet

Date: 5-1-26 **Meeting Location:** Our lady of lourdes

Applicant: Matthew Noel **Application(s):**

[redacted]

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

PLANNING AND ZONING
18 MAY 2026 AM9:07

PLANNING AND ZONING
18 MAY 2026 AM9:07

Minutes

Rezoning Community Meeting

DATE	May 1st 2026
TIME	5:00 PM
MEETING CALLED TO ORDER BY	Matthew Noel

IN ATTENDANCE

Matthew Noel, Charlene Rash and members of the community as well as landowners in the 300 ft surrounding area who received letters by mail.

WHAT WAS DISCUSSED

Matthew Noel started the meeting by thanking everyone for coming and supplied photographs of the property before and after the land improvements were made. He went on to express that he was working diligently with the city to rezone the property to Maritime Lite to be able to sell live and dead shrimp to the community from June 1st to January on the property. Matthew Noel asked if anyone at the meeting was opposed to the rezoning. No one was in opposition.

Shannon Booth property owner spoke on how nice the property looked after being somewhat of an eyesore to Dalphin Island Parkway as well as the trash and debris that had continued to be dumped on the property over the years. Mrs. Booth also asked if anyone had any concerns about having a boat or selling shrimp on the property with no opposition.

Charlene Rash property owner spoke as to the rezoning application and steps that had to be taken to go before the city council with details to meeting, time guidelines, and the next steps that needed to be taken to go forward with the rezoning of 4460 Dalphin Island Parkway to Maritime Lite. Questions were asked about our councilman C.J Smalls and why no one from the city was there. Charlene expressed that councilman C.J Smalls was notified as well as the city rezoning department and the other required landowners. It was also said that Mr. Smalls would be at the police prescient the second Tuesday of May.

Several small topics were discussed as to who owns the other delipidated shrimp boats in the area and were there any future plans for those boats. Shared the owner's name and that he was not the owner of the boats.

Bobby Lankford who is on the board of revitalize DIP noted that they had voted in favor of the rezoning of 4460 Dalphin Island Parkway where a letter from the president of Revitalize DIP Mrs. Yvette Young had sent Mr. Noel a letter where they voted and were in favor of the rezoning allowing fresh seafood to be sold to the community continuing a ongoing community business.

Charlene Rash spoke again letting everyone know the next step would be to turn in the required meeting minutes, and other paperwork to the rezoning committee by the May 18th deadline in which it would then go before the city council for a vote. Many asked did they need to attend the city council meeting for support of the rezoning. Many of the attendees were excited to have the option to buy or continue to buy fresh seafood off the boat close to home. Charlene Rash asked if there were any other questions, comments or concerns and again was anyone in opposition to the plans for rezoning with everyone attending was in favor of the rezoning. She asked once again if anyone had any questions. Mr. Noel and Ms. Rash thanked everyone for attending and asked for their continued support and prayer during this process.

Minutes Recorded by: Charlene Rash

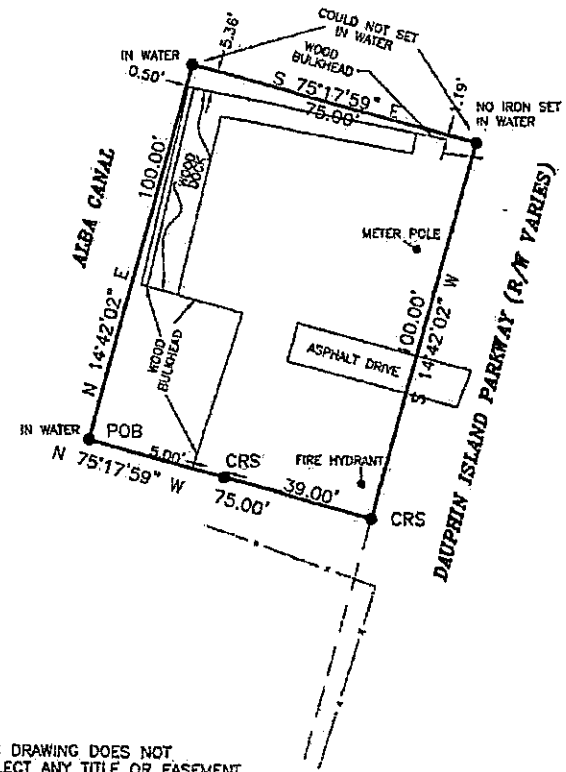
Charlene Rash 5/1/26

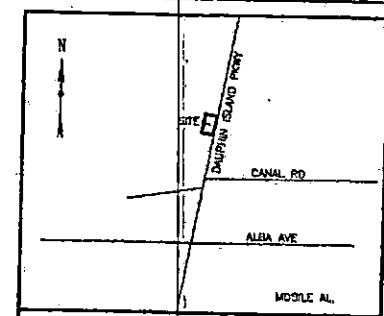
PLANNING AND ZONING
18 MAY 2026 AM9:07

PLANNING AND ZONING
18 MAY 2026 AM9:08

30 0 30
Scale: 1" = 30'

TYPE OF SURVEY: SITE PLAN
RECORD BEARING BASED ON SUBDIVISION PLAT
COLLECTED BEARING BASED ON G.P.S. OBSERVATIONS





VICINITY MAP
N.T.S.

DESCRIPTION:

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY.
BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT; THENCE RUN SOUTH 75°17'59" WEST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" EAST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

LEGEND:

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PP	=	POWER LINE POLE
POB	=	POINT OF BEGINNING
CRF	=	CAPPED REBAR IRON FOUND
CRS	=	CAPPED REBAR IRON SET
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*FFE	=	FINISH FLOOR ELEVATION
R	=	RECORD
C	=	COLLECTED

5/8" CAPPED REBAR SET ON ALL PROPERTY CORNERS UNLESS NOTED.

FLOOD ZONE STATEMENT:

PROPERTY IS LOCATED IN ZONE AE WHICH WAS DETERMINED BY ELEVATIONS FROM INSURANCE RATE MAP 01097C0679L. DATED JUNE 05, 2020

SURVEYOR'S CERTIFICATE - SIGNED BY OWNERS

I, PAUL D. STEWART, A REGISTERED LAND SURVEYOR (ALABAMA, REG. NO. 30357) HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

PAUL D. STEWART, ALA. REG. NO. 30357

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS COMPANY, OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

NOT VALID WITHOUT EMBOSSED SEAL

STEWART SURVEYING INC.

DRAWN BY:	JAS	SCALE:	1"=30'	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE:	5-13-26	S-T-R:	S28-T5S-R1W				1/1
DWG. NO.:	2605-009	CLIENT:	MATTHEW NOEL				
APPROVED BY:	PS	PROJECT:	2509-021				

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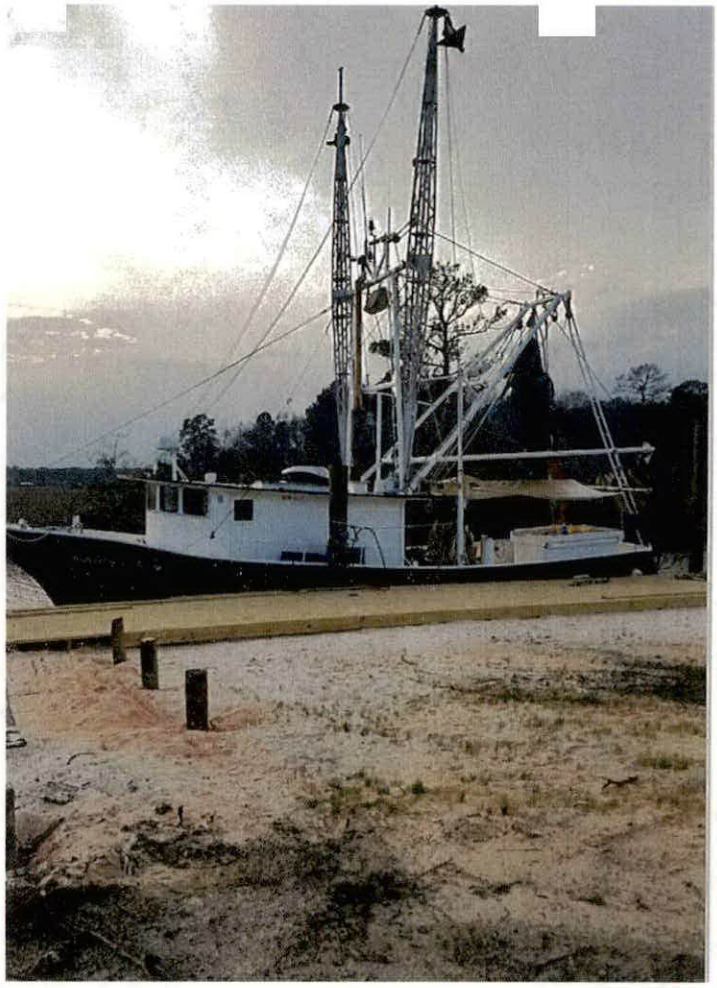

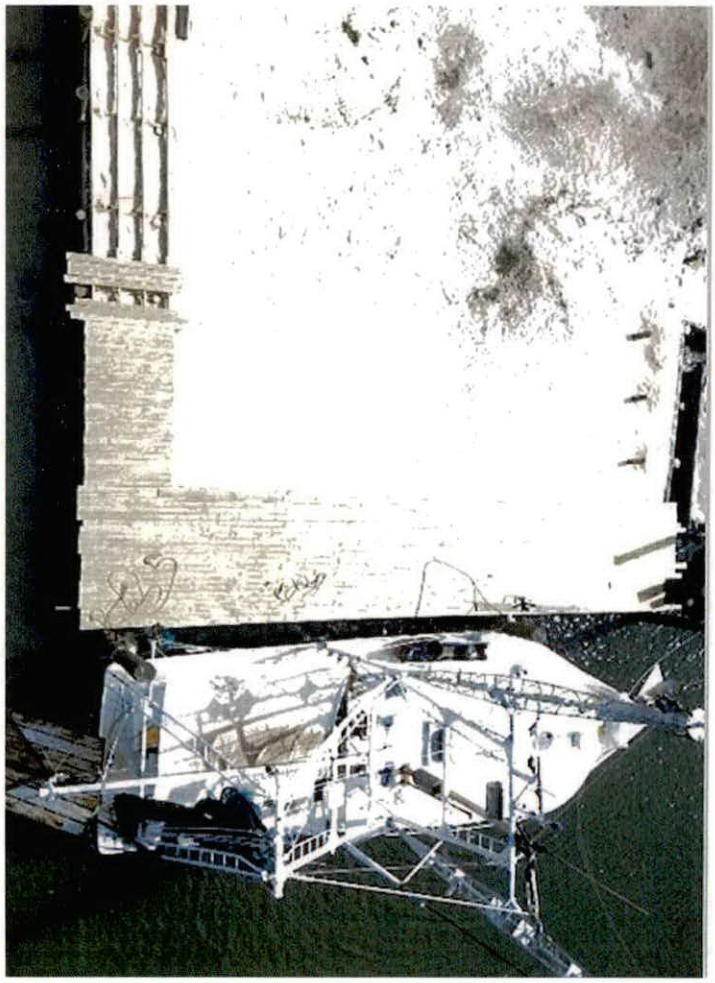

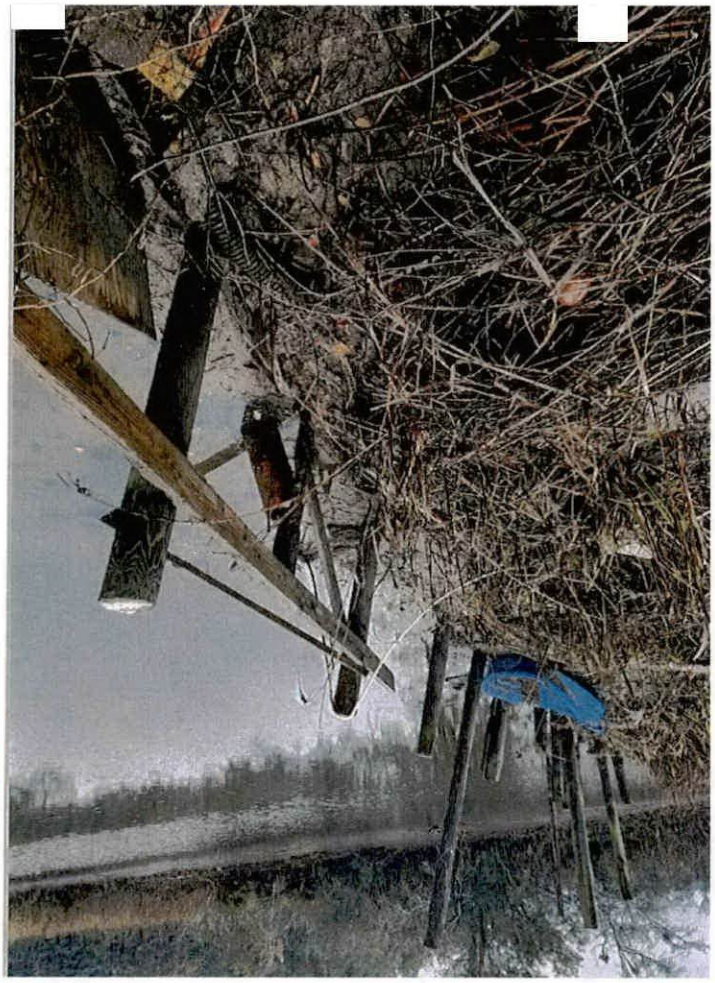



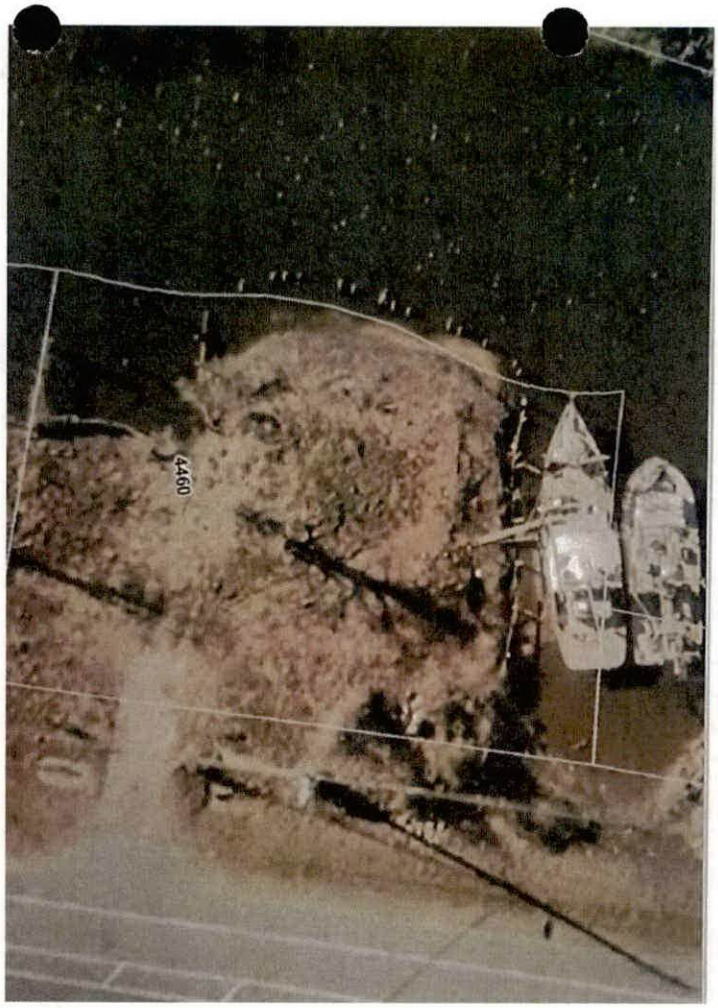
4460

April 28, 2026

Matthew Noel
4460 Dauphin Island Pkwy
Mobile, AL 36605

#REVITALIZE DIP

Dear Mr. Noel:

This letter is to advise RevitalizeDIP, 501(c) 3 supports the re zoning of 4460 Dauphin Island Parkway for Daddy's Boy Seafood. Mr. Noel, you have successfully ran a local seafood business for the last 25 years, providing fresh seafood to the Grand Marina in addition to local residents.

By approving to be rezoned, Daddy's Boy seafood, will continue to provide fresh seafood to the community supporting employees and family members. Mr. Noel has the appropriate licenses from the Department of Health and the State of Alabama. The land will be utilized to sell fresh seafood, directly from boats. Sales will occur seasonally from June 1st through January 30th, each year. Daddy's Boy seafood is known throughout the community, as family members have been commercial fishermen since the 1920's.

RevitalizeDIP supports local businesses, in addition to the continued development of commerce in the community.

[redacted]

Sincerely,

PLANNING AND ZONING
18 NOV 2026 AM 9:06

[redacted]

[redacted]

ipetitions
YOUR VOICE COUNTS

PLANNING AND ZONING
18 MAY 2026 AM9:43

This petition has collected
510 signatures

[redacted]

Printed on 2026-05-12.

Save a family tradition! (Daddy's Boy Seafood)

PLANNING AND ZONING
18 MAY 2026 AM9:43

About this petition

To address the city council of mobile. On rezoning of my property at 4460 Dauphin Island Pkwy mobile al 36605 as this property is waterfront right of state highway 163 where I can continue to bring fresh seafood to the public at a reasonable price as previously done the last 25 years . With the city of mobile not having a city docks or helping the commercial fishermen of mobile I have no where to dock to sell seafood to the public so I am asking everyone that is for the rezoning of 4460 Dauphin Island Pkwy where we can bring fresh seafood from my boat to you .

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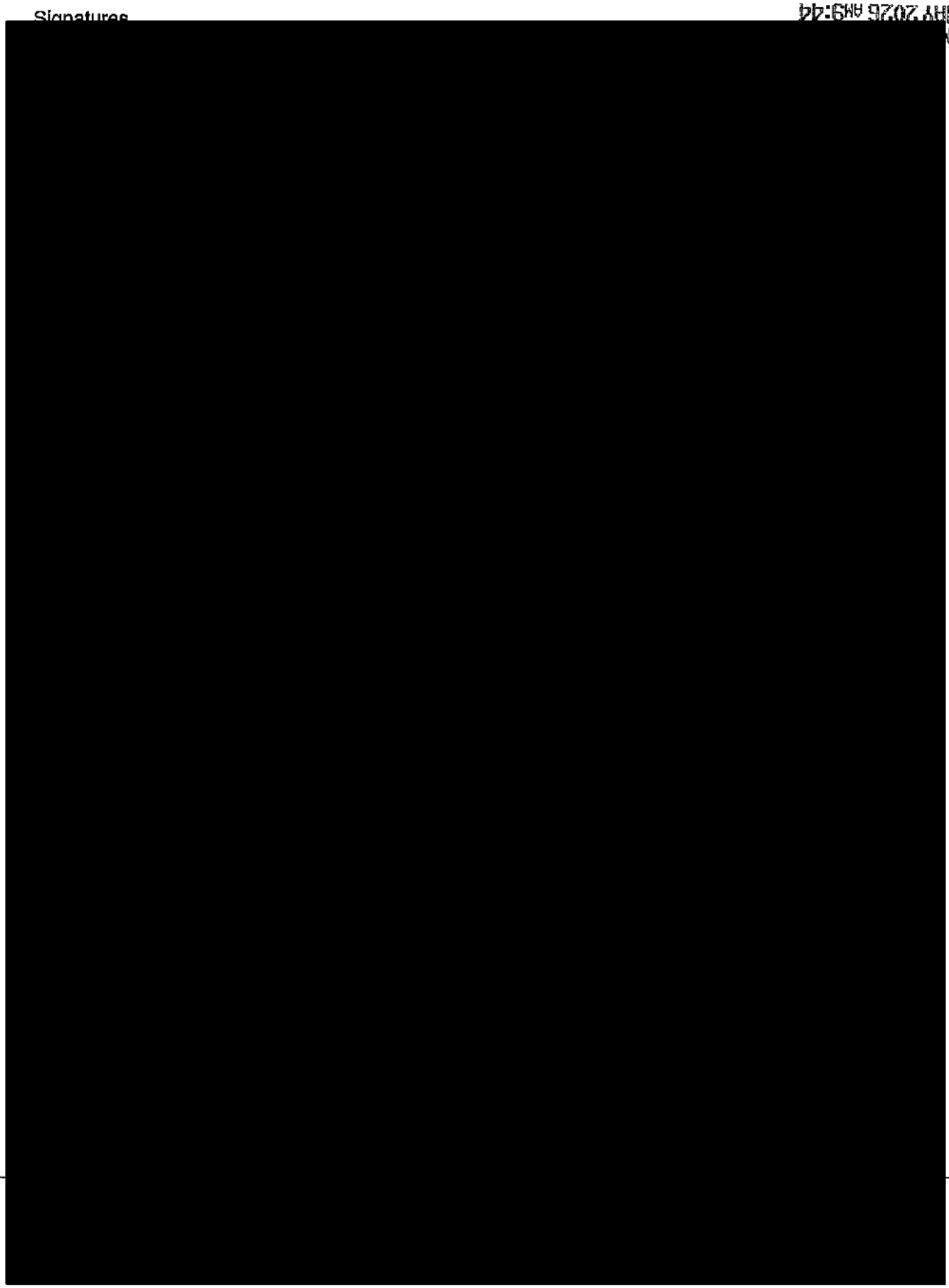

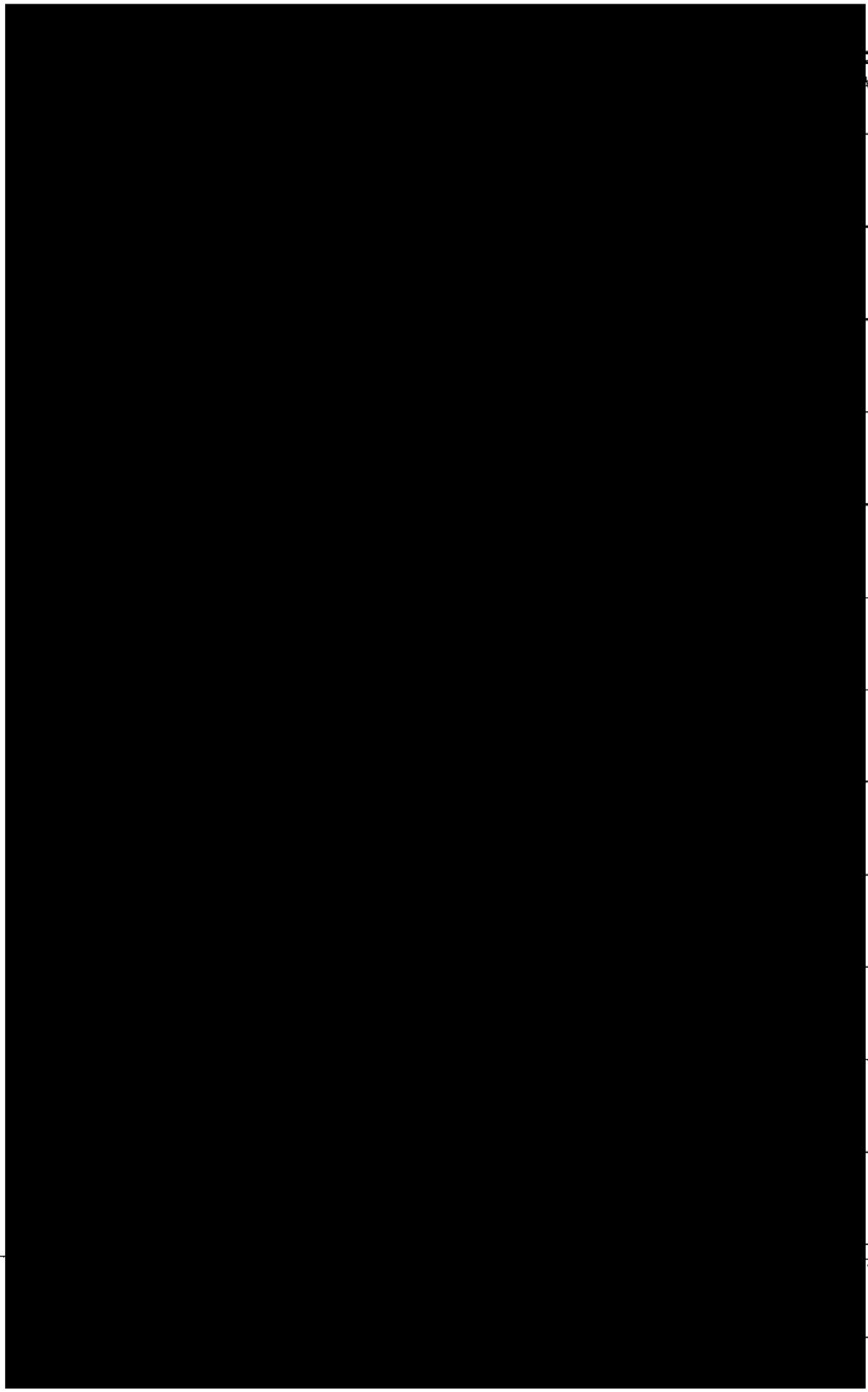

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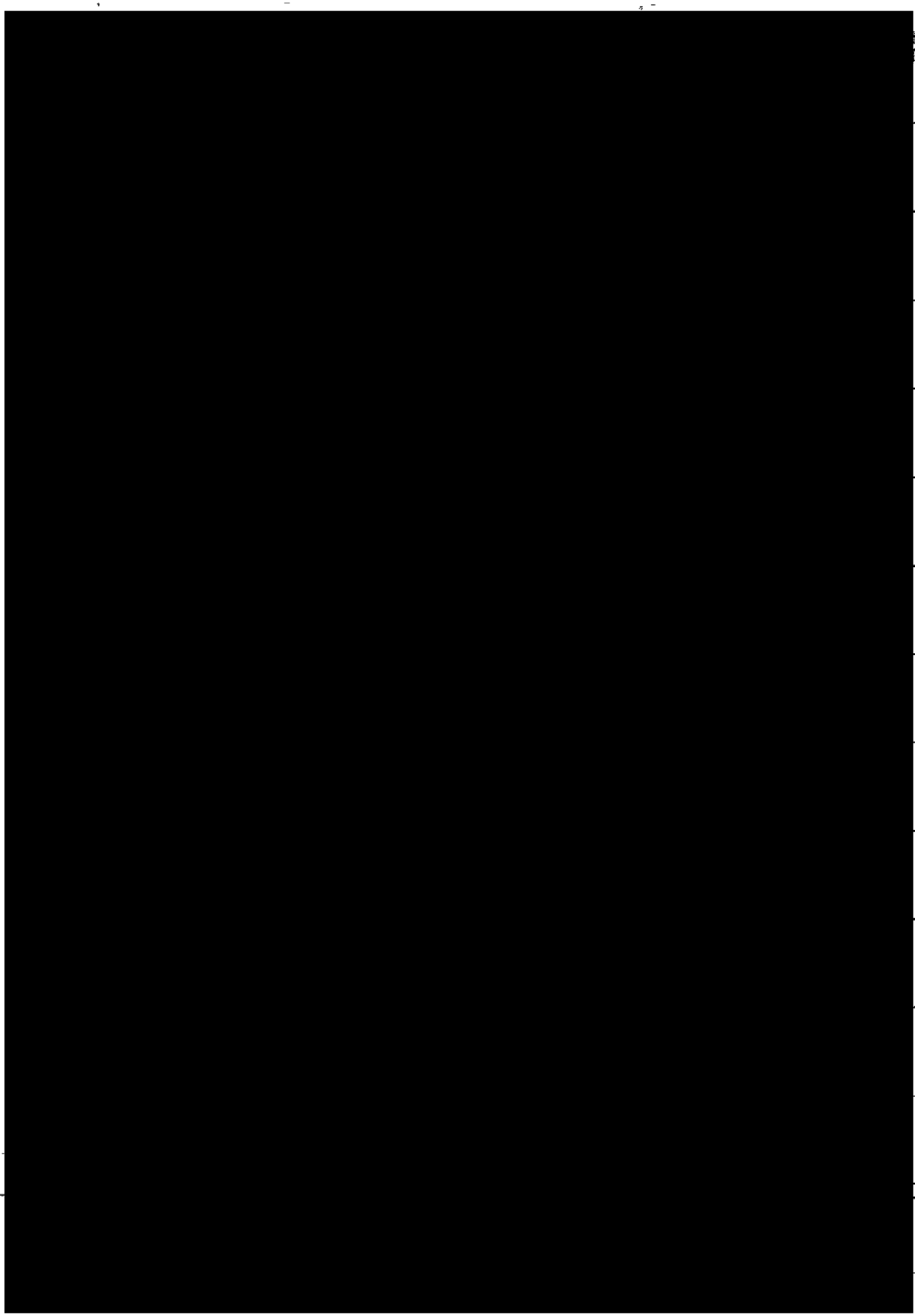

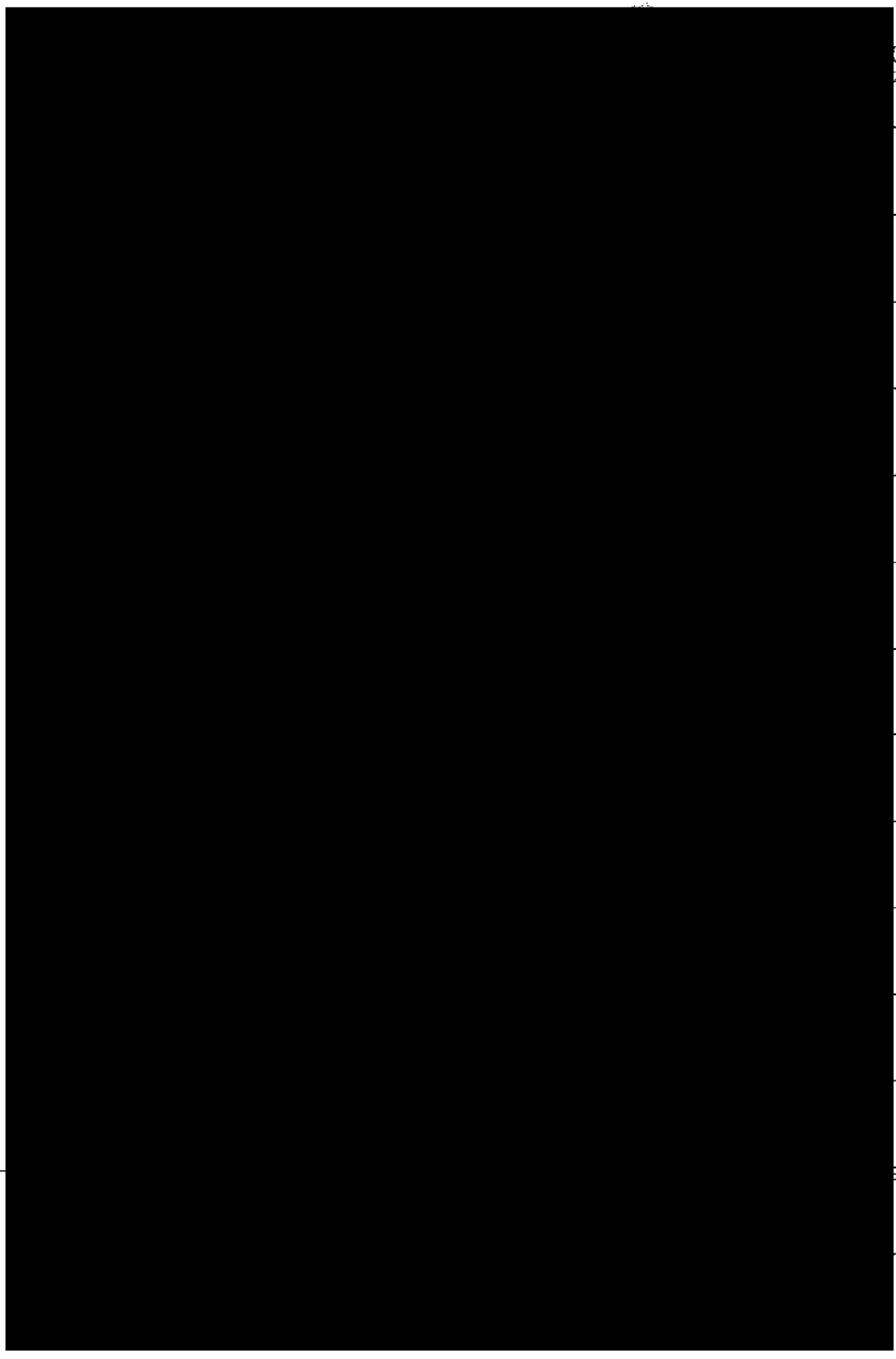
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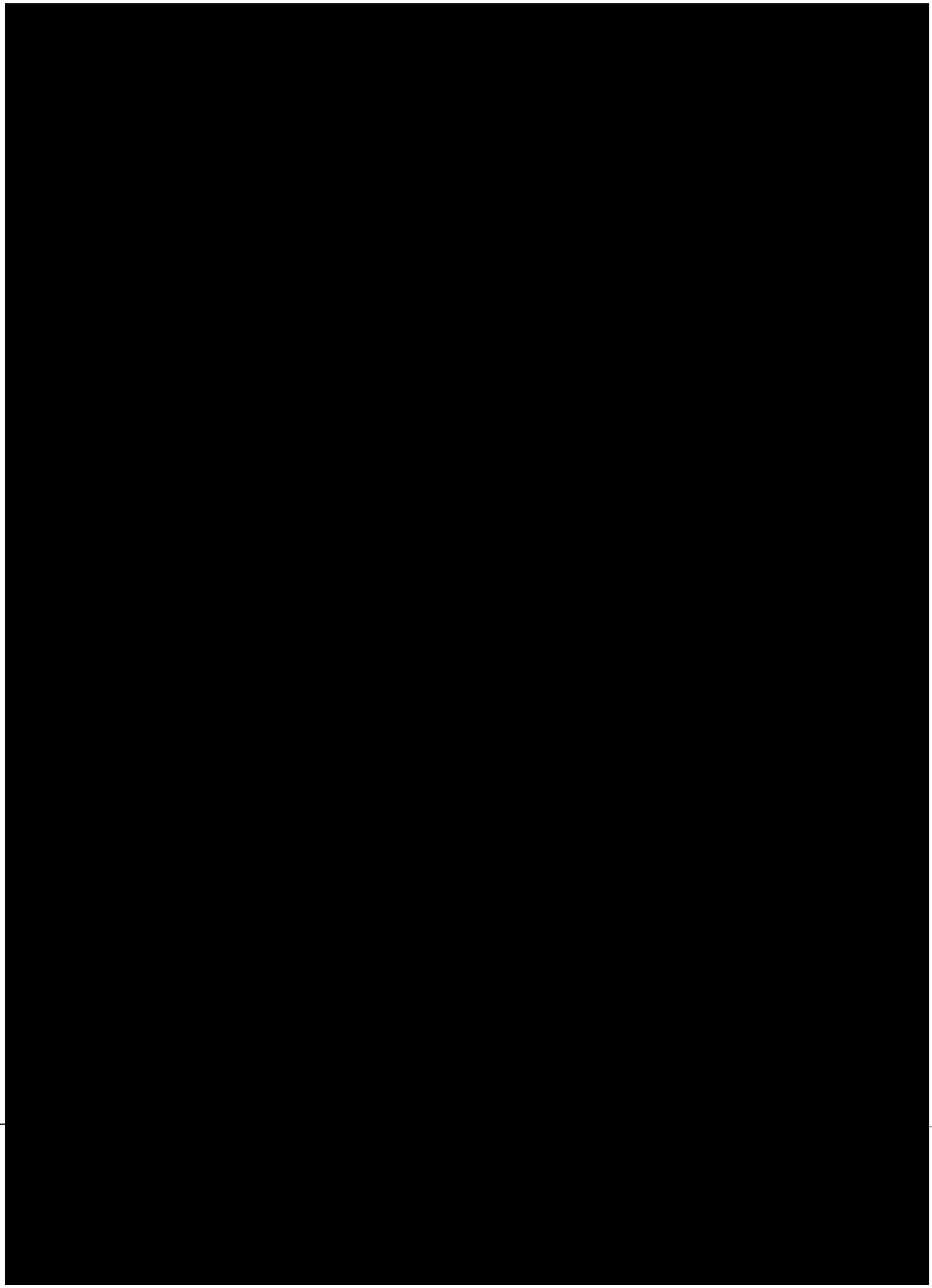

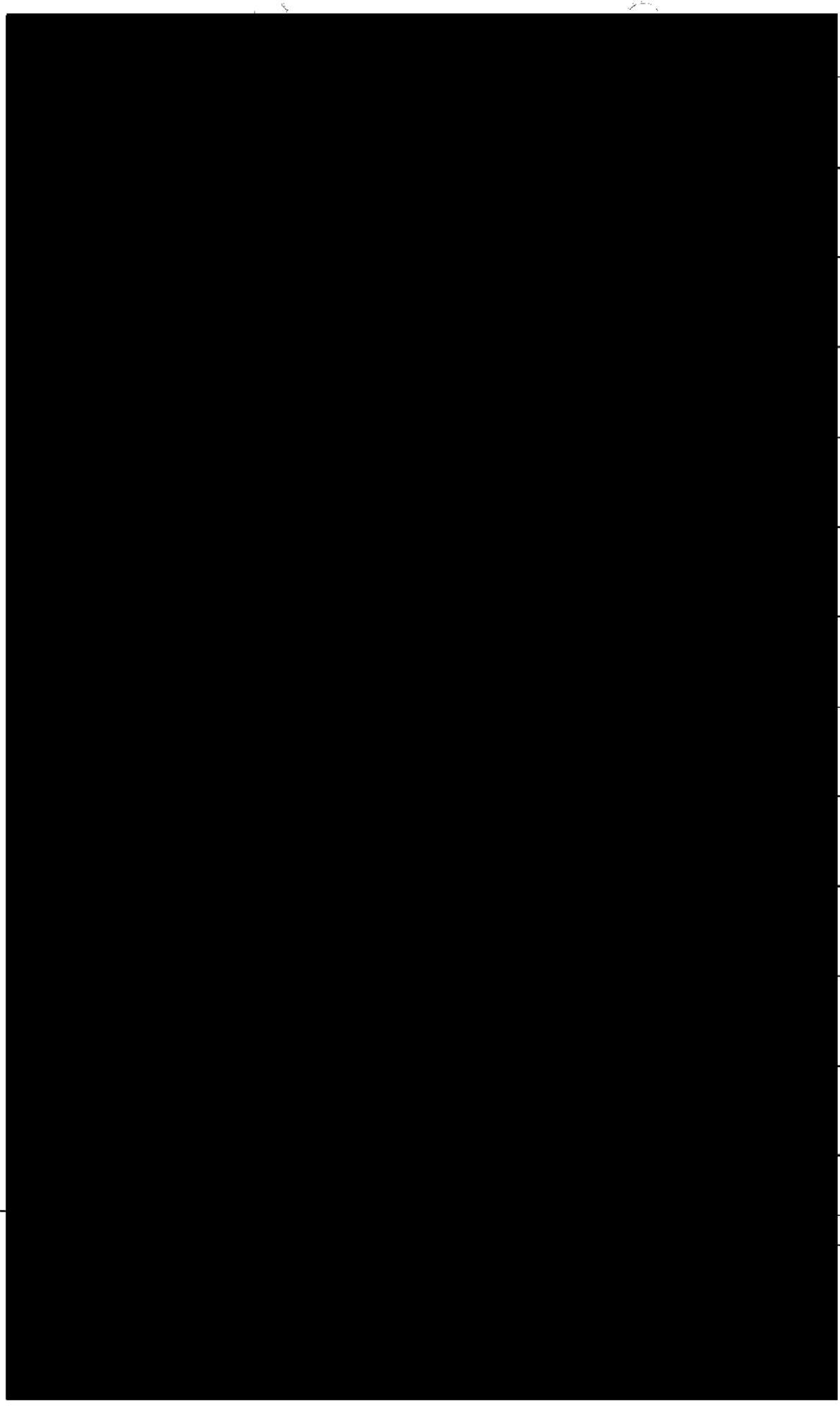

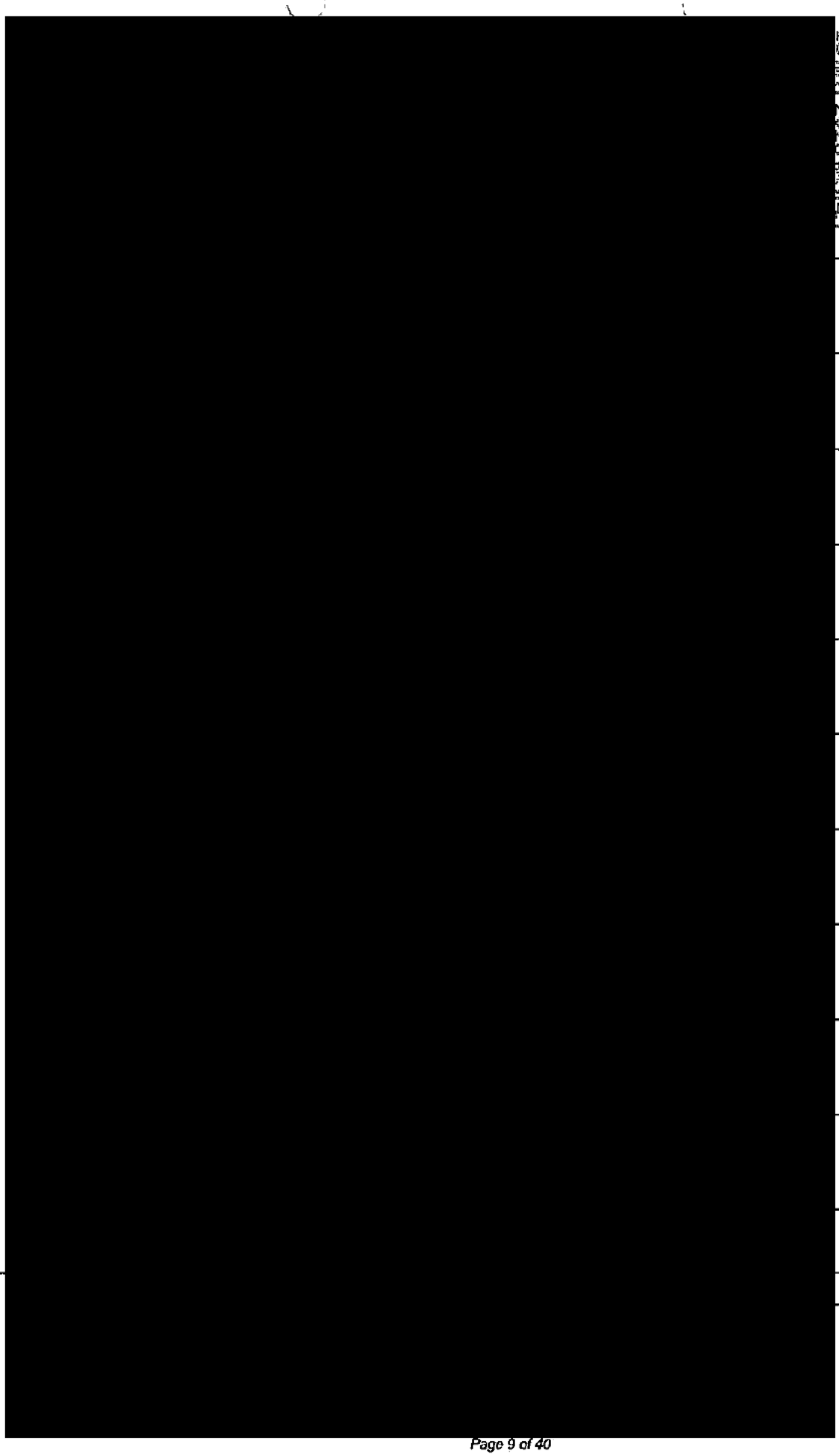

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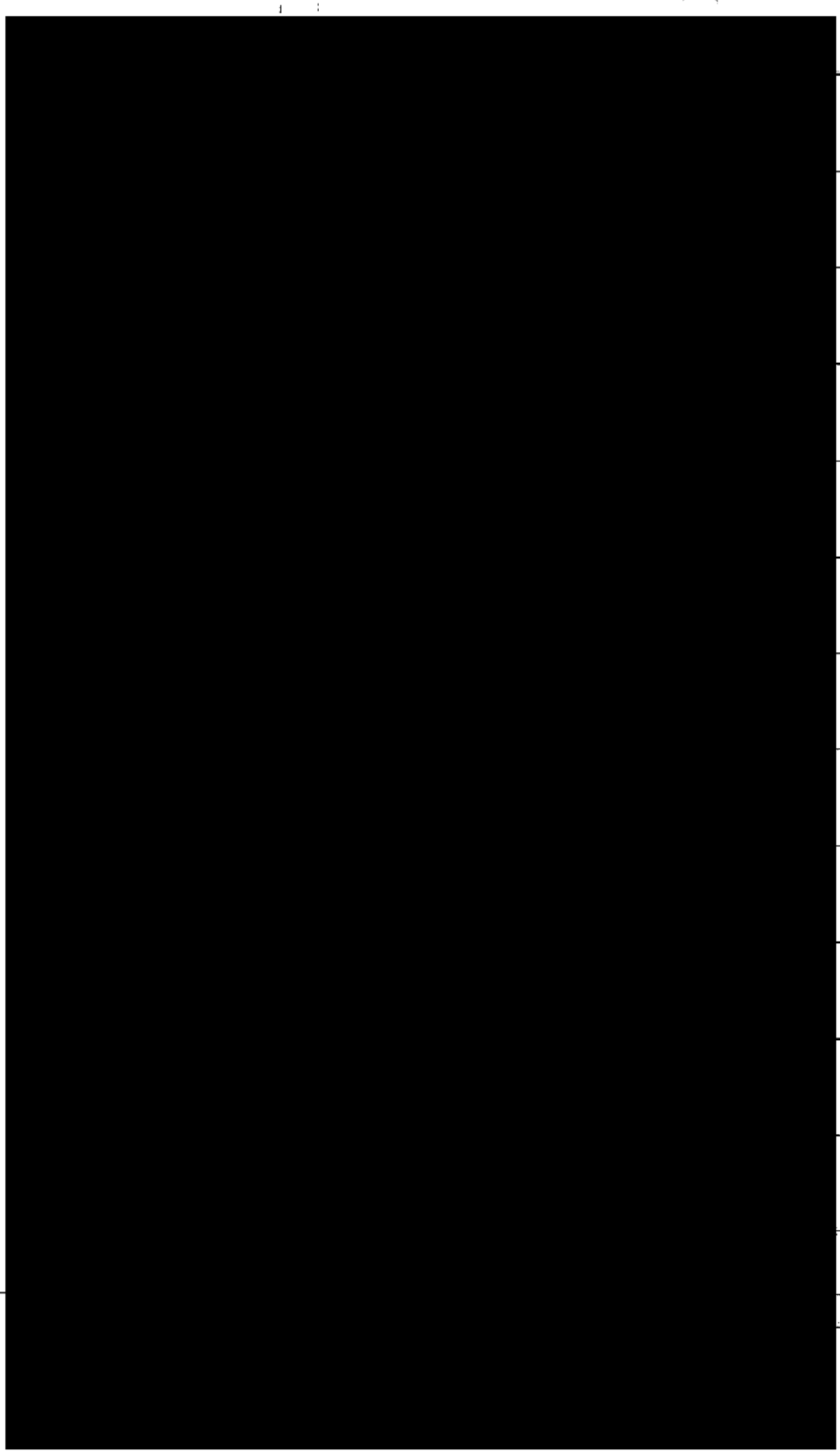

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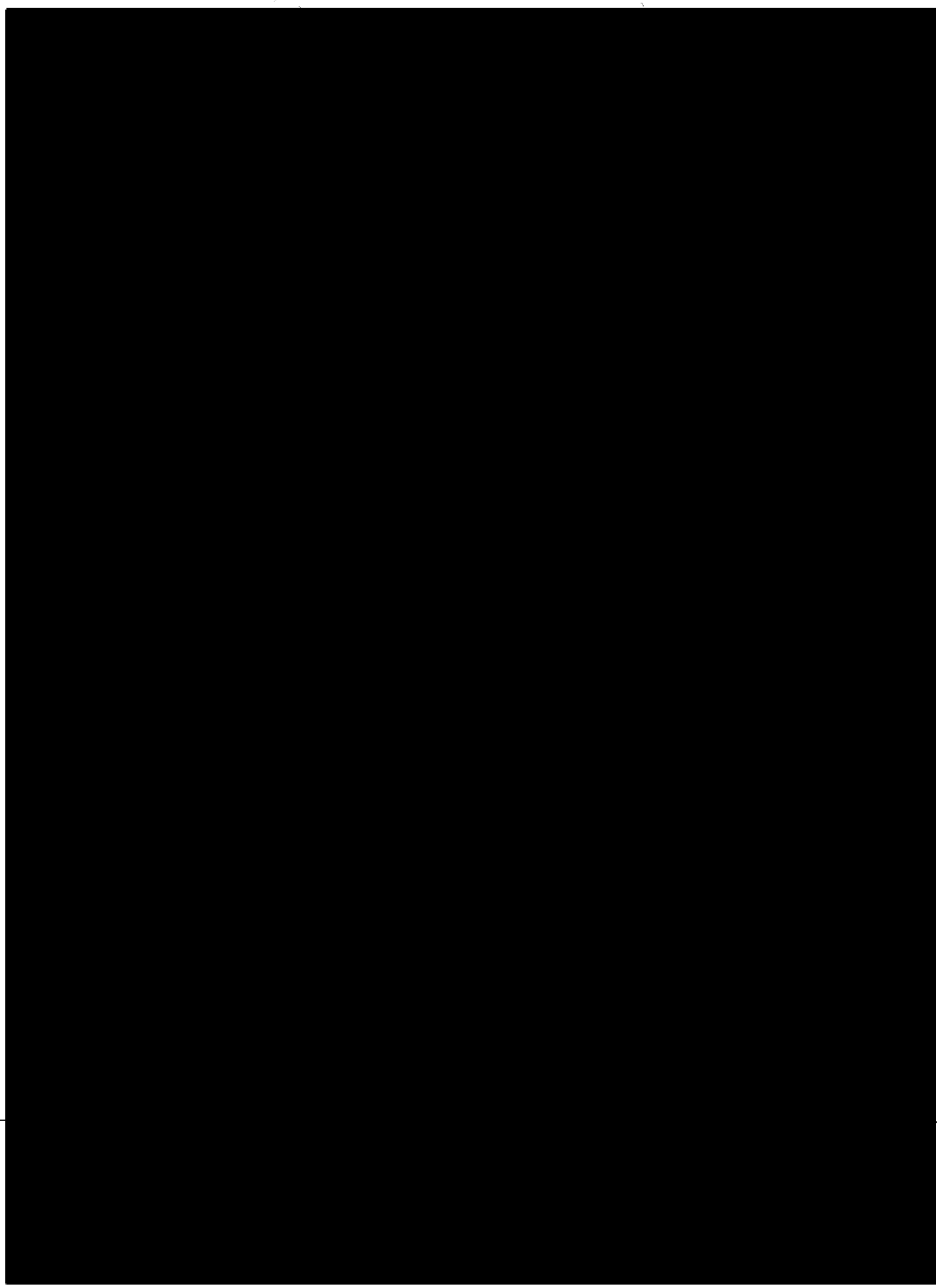

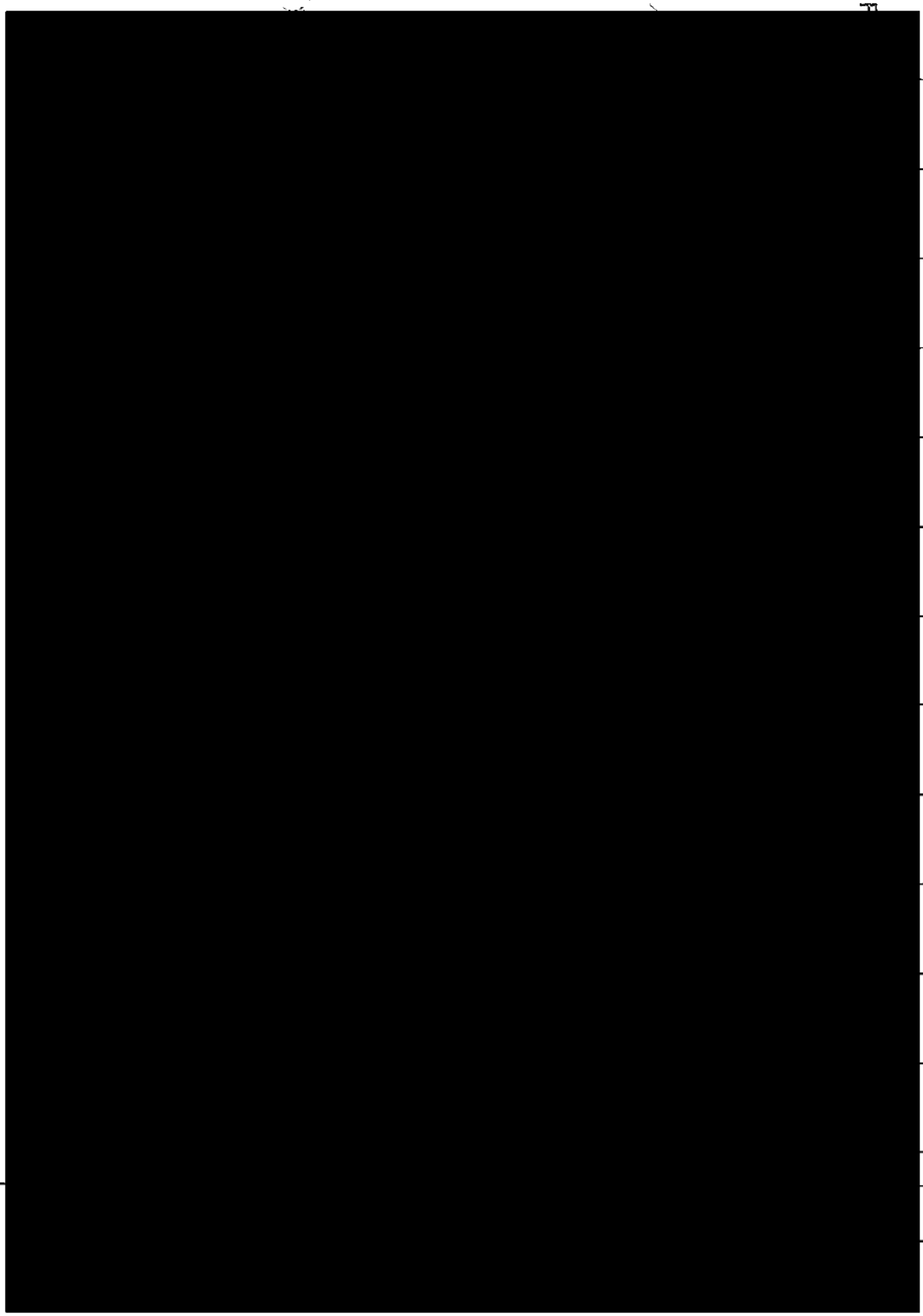

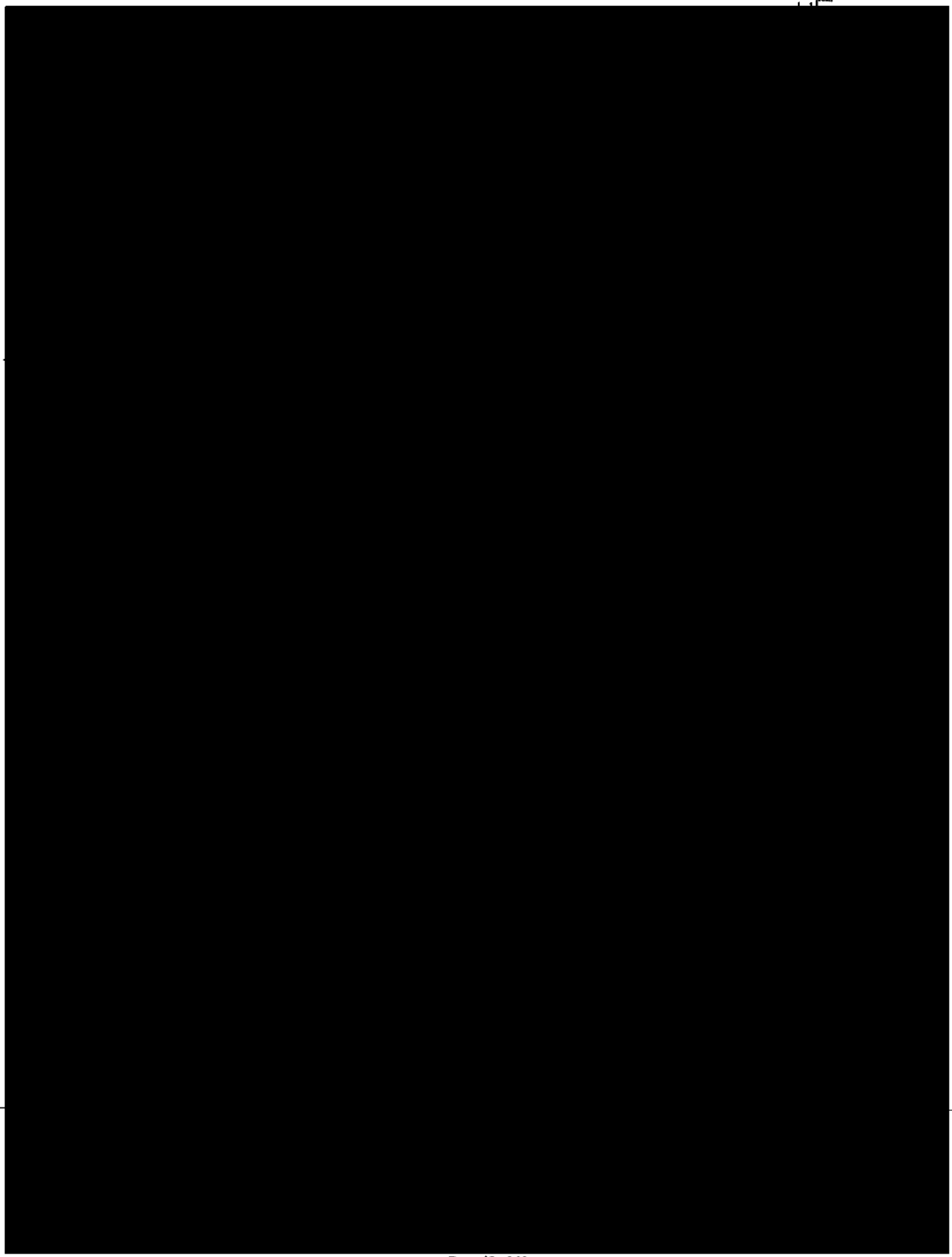

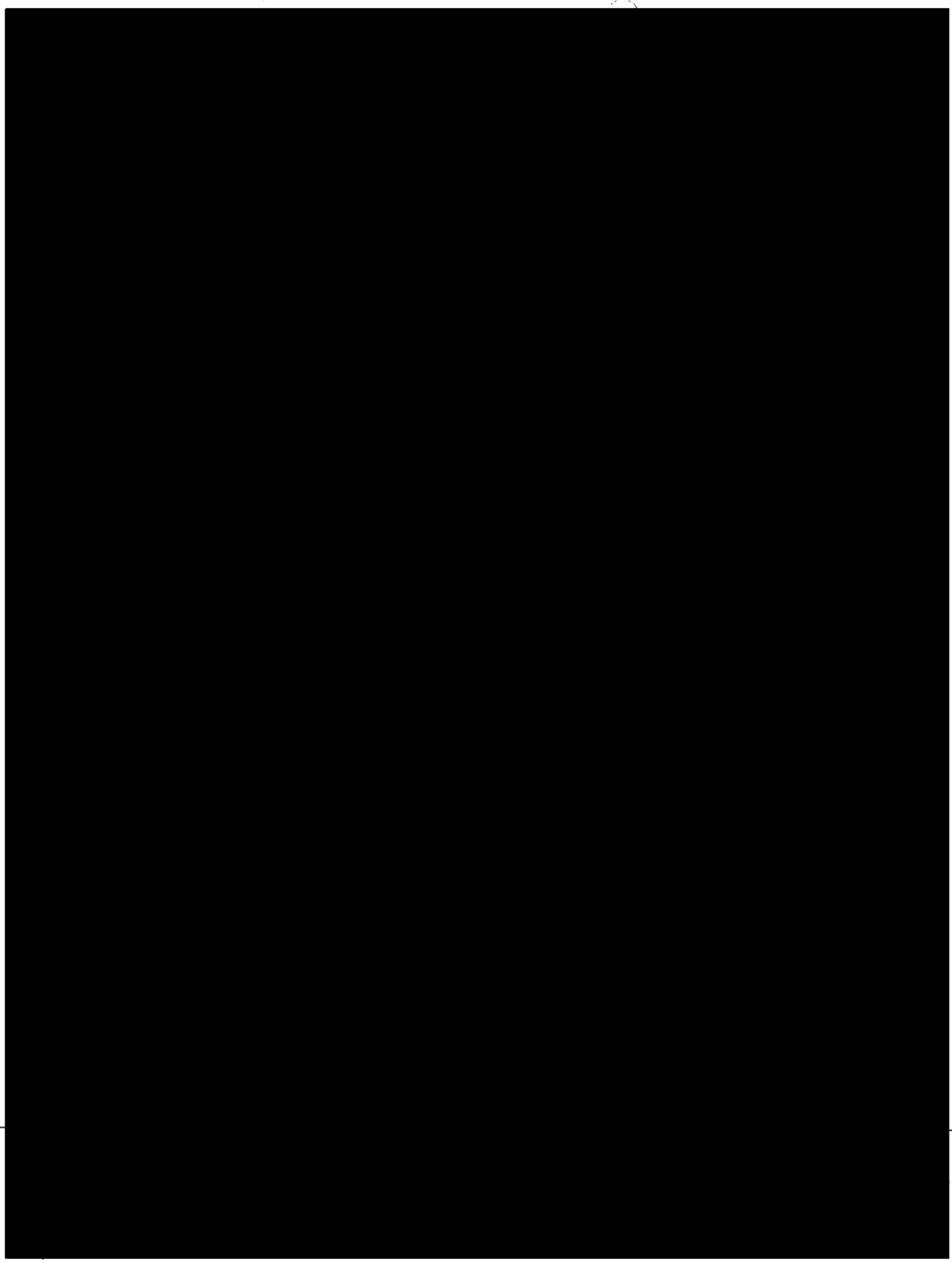

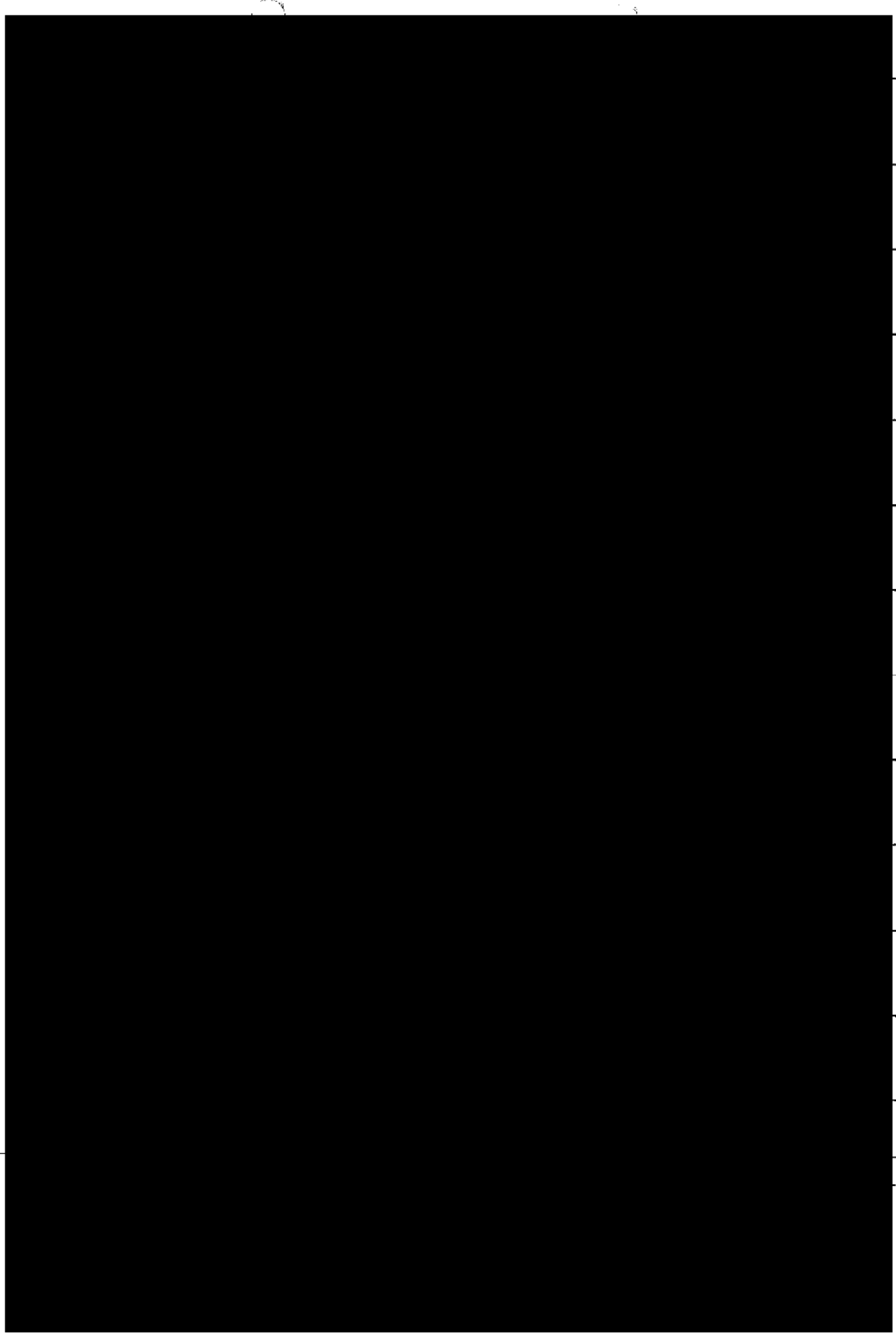

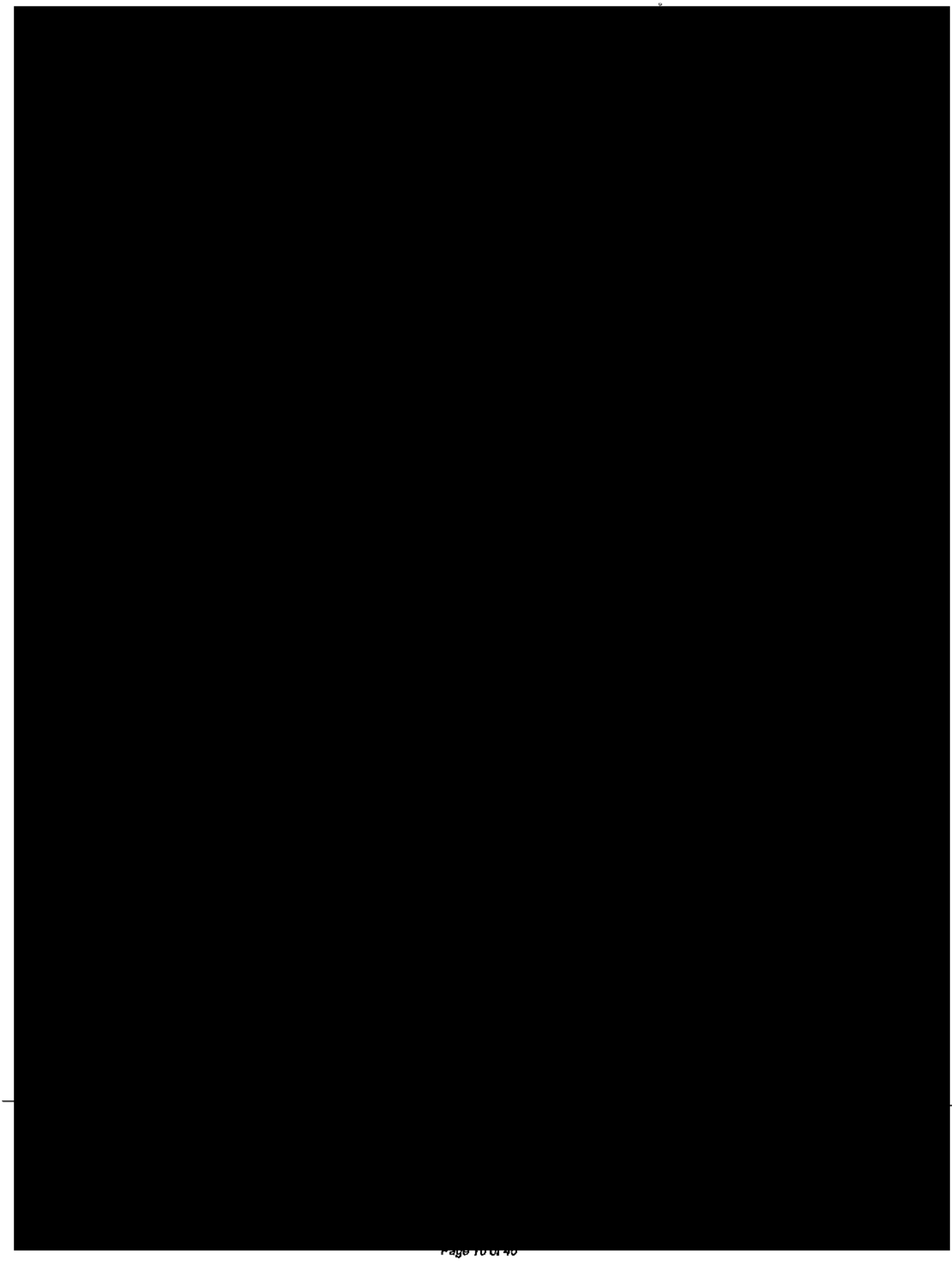

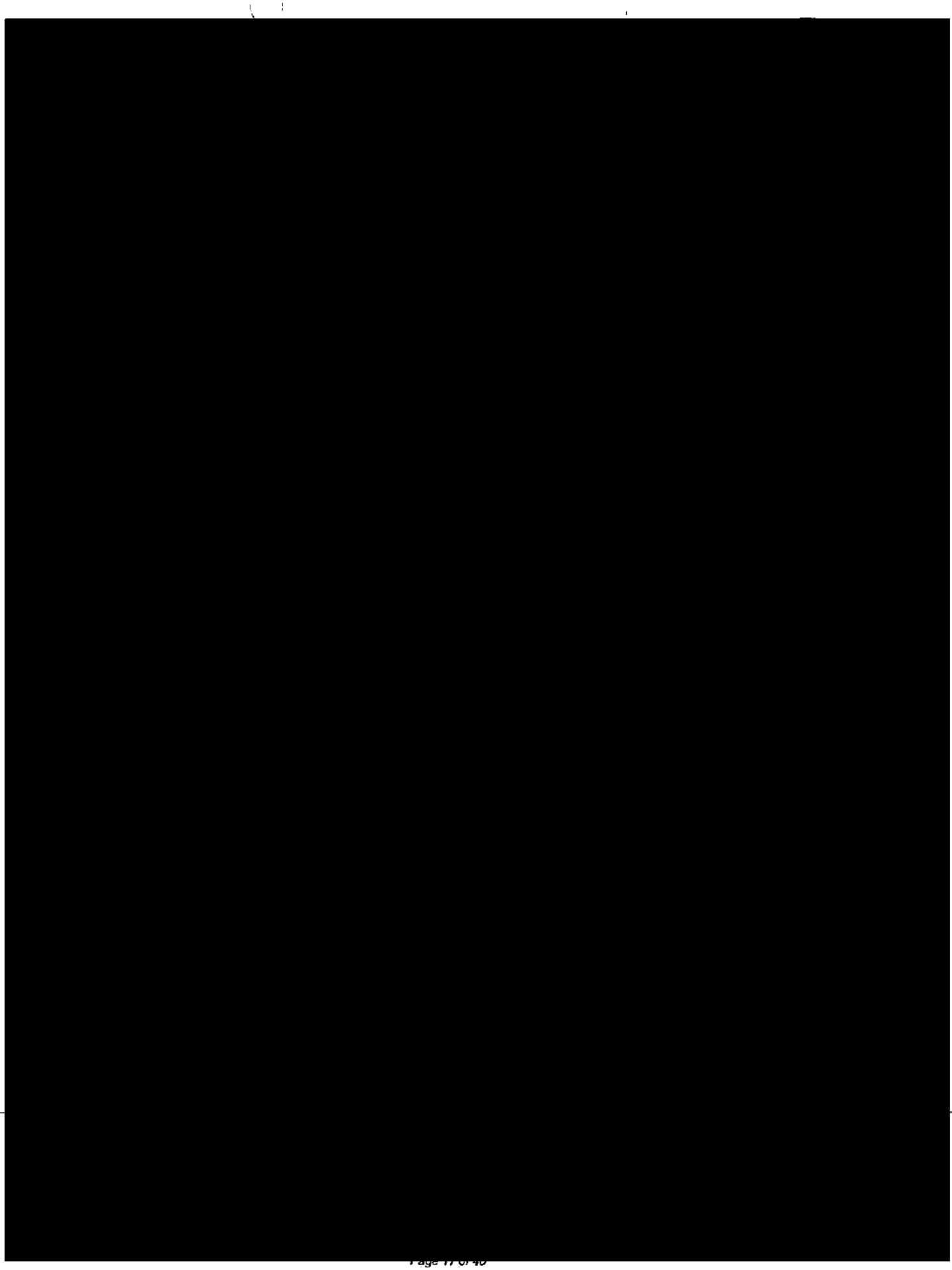



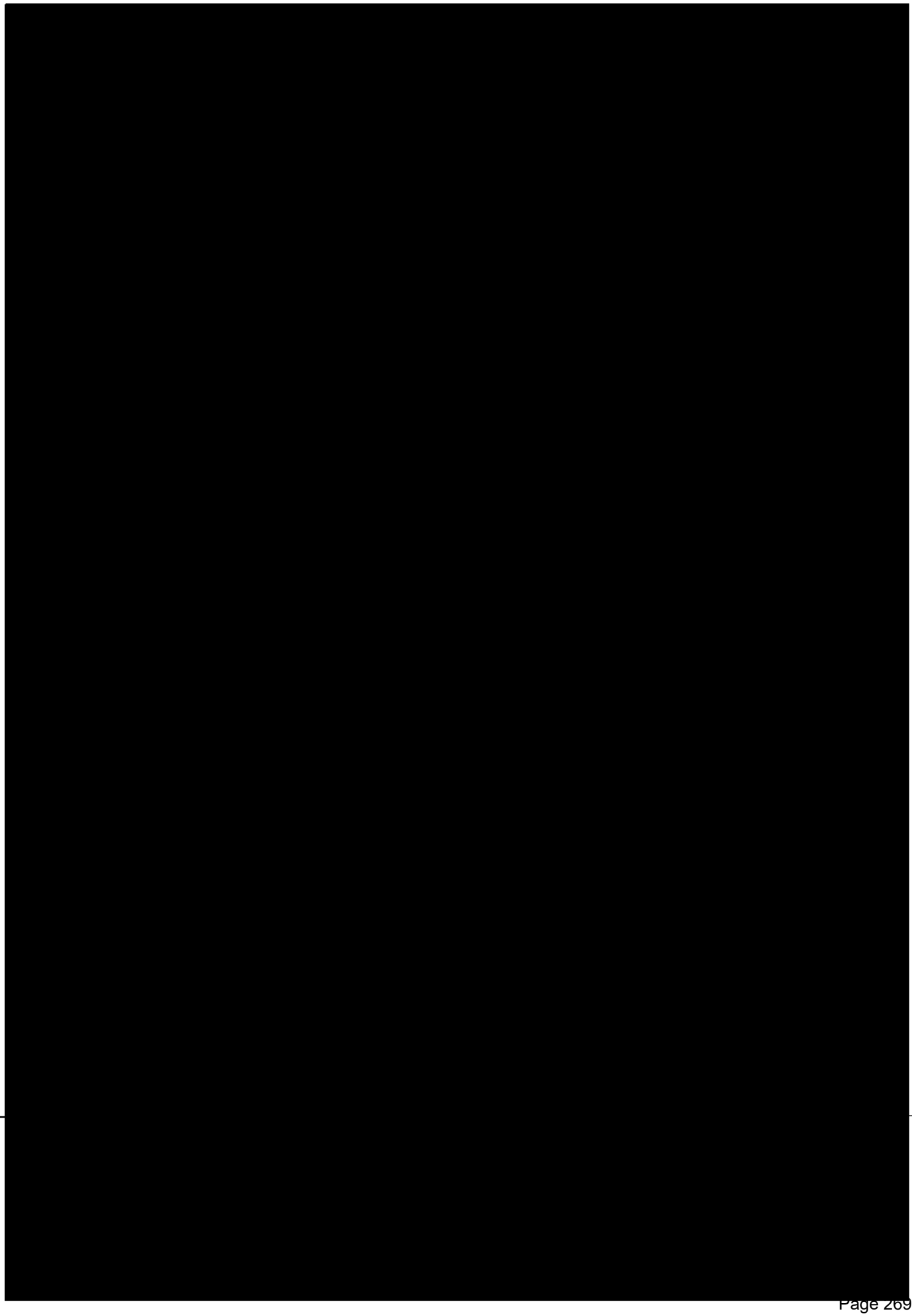

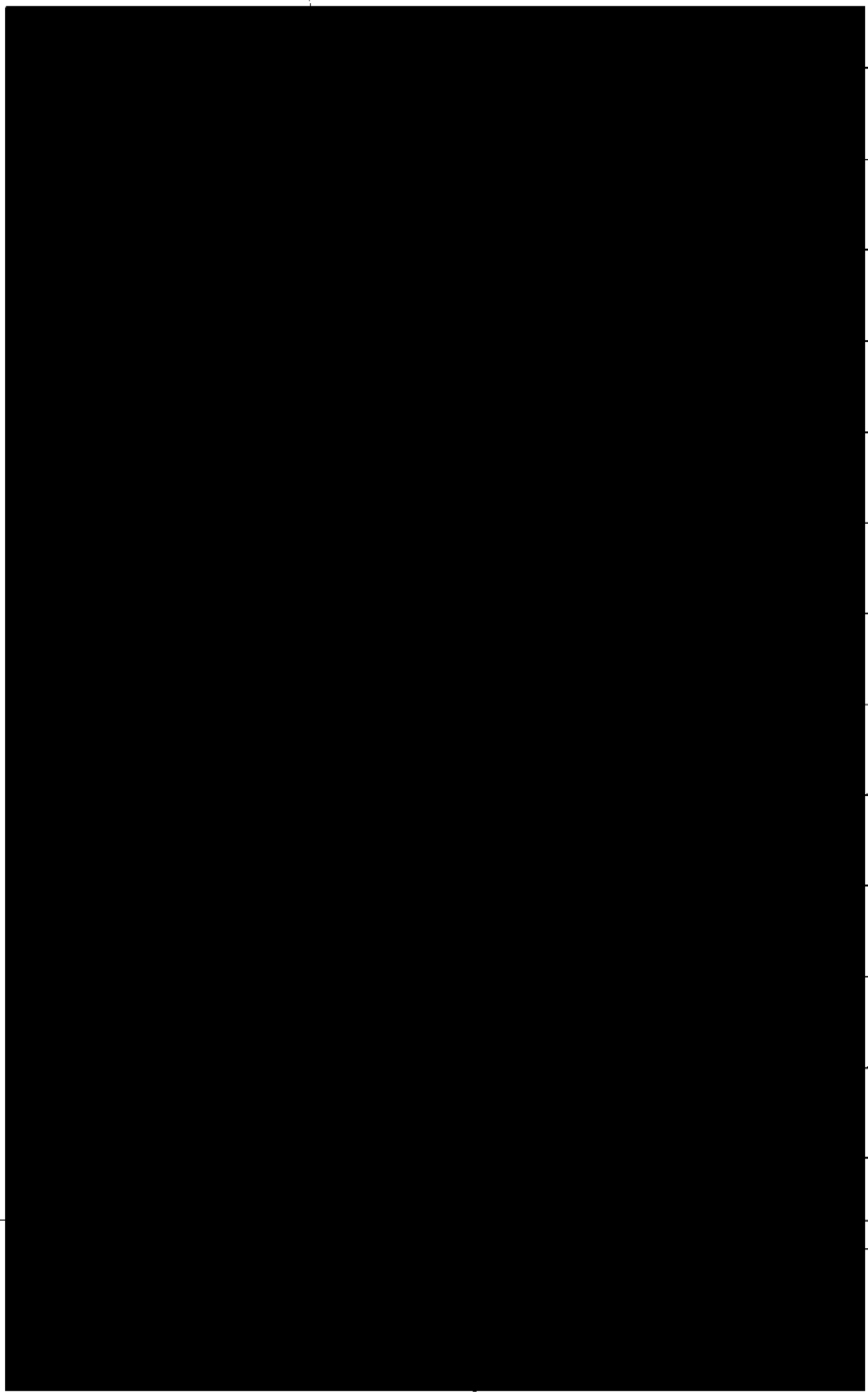

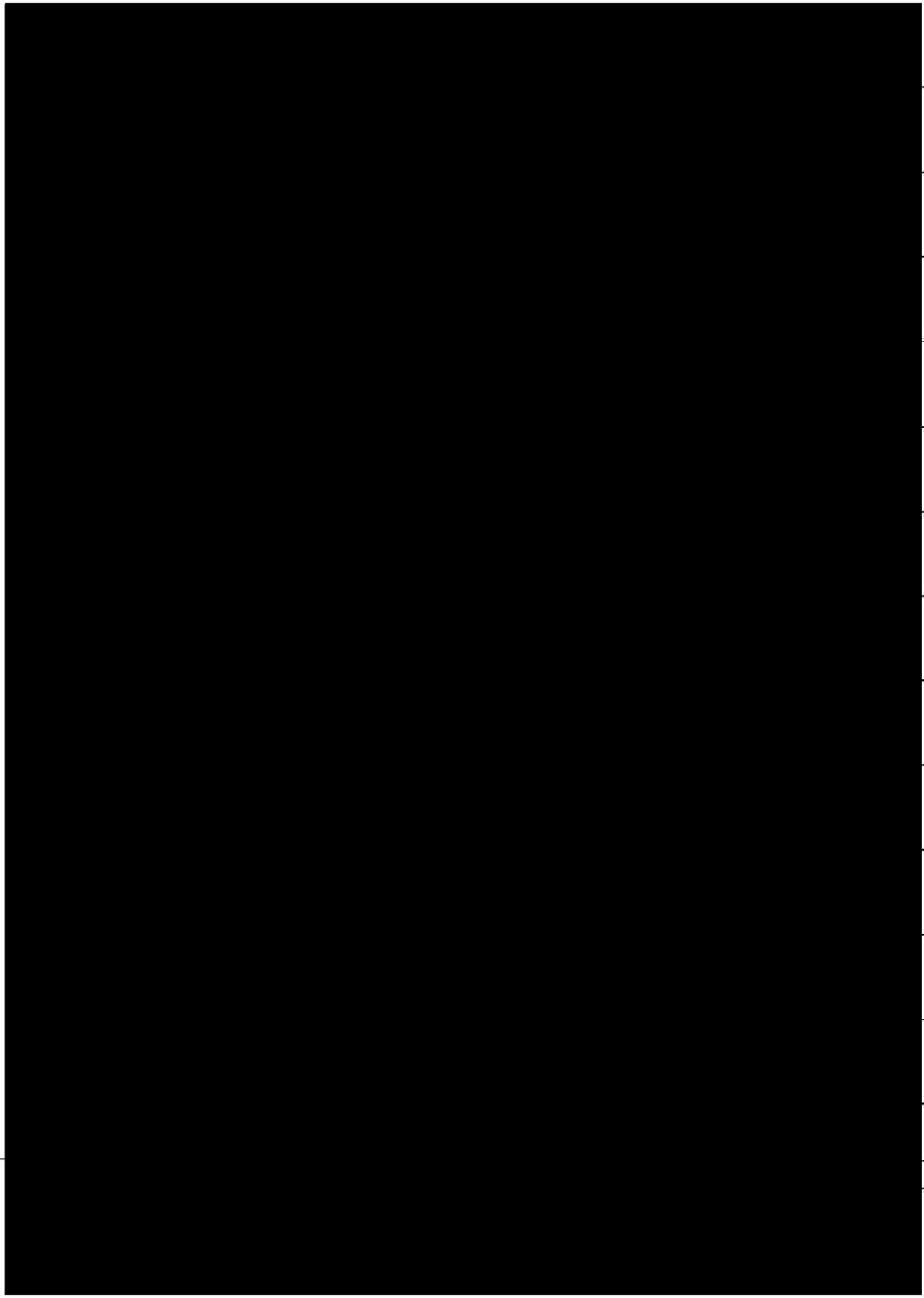

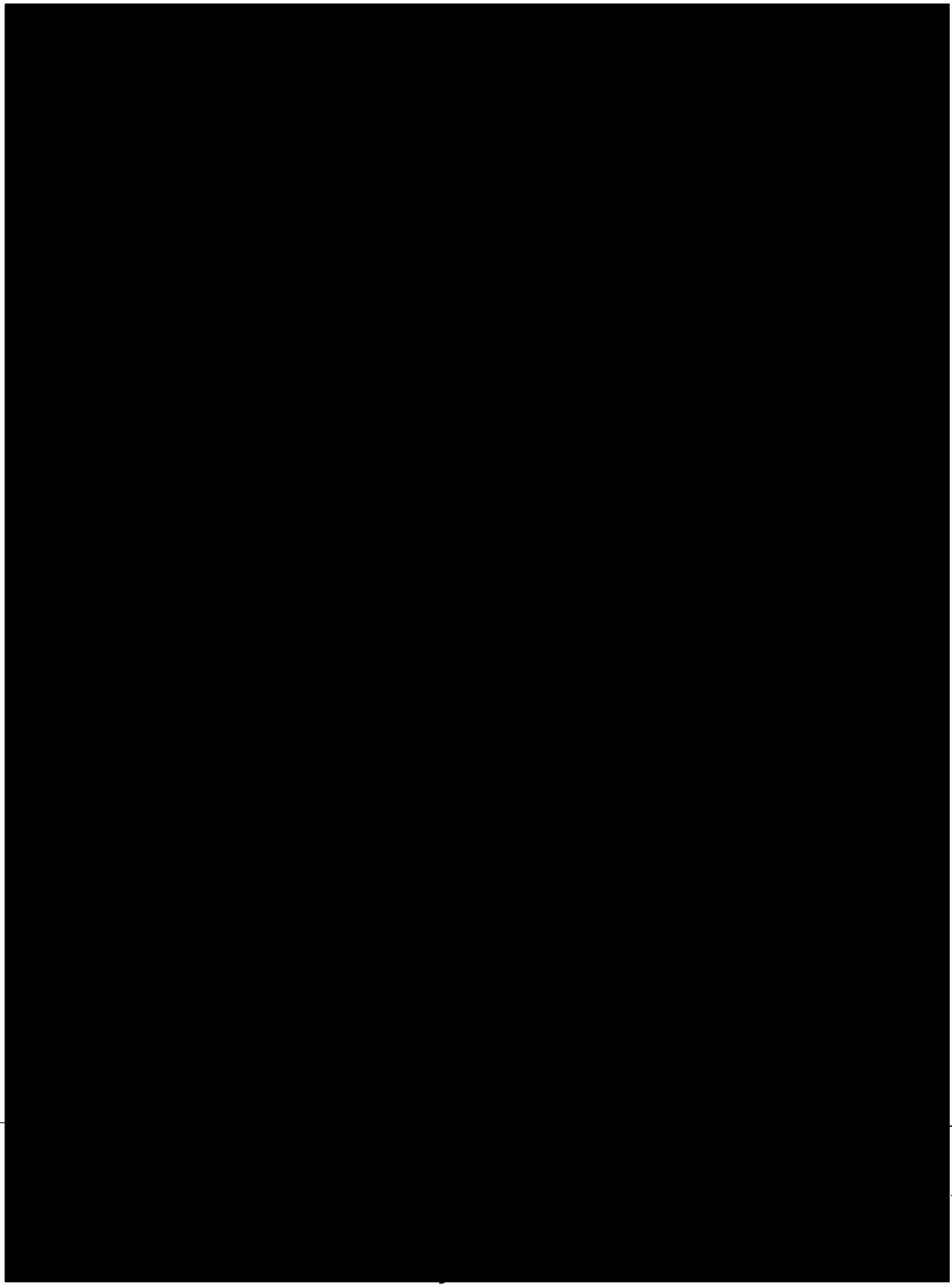

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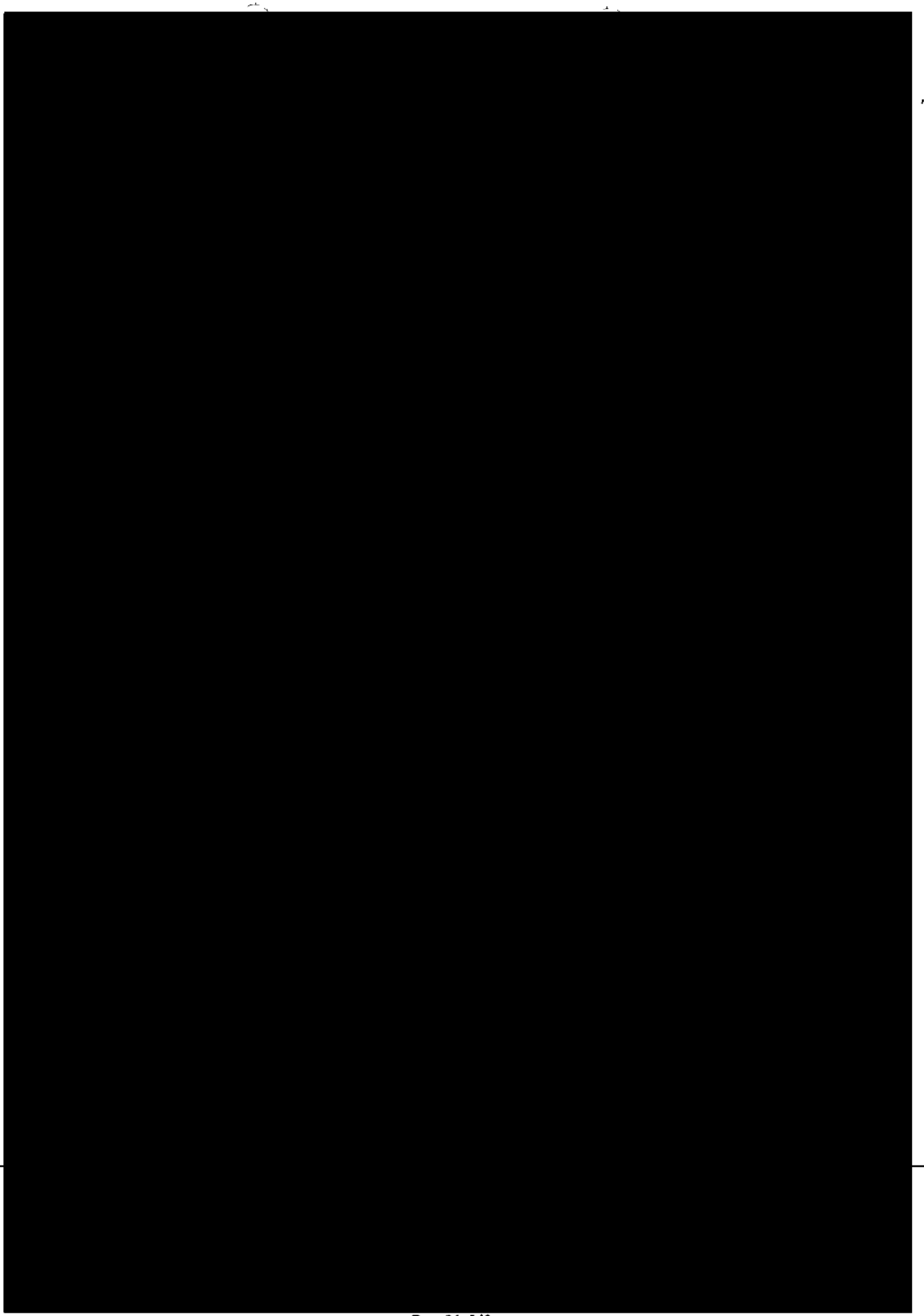

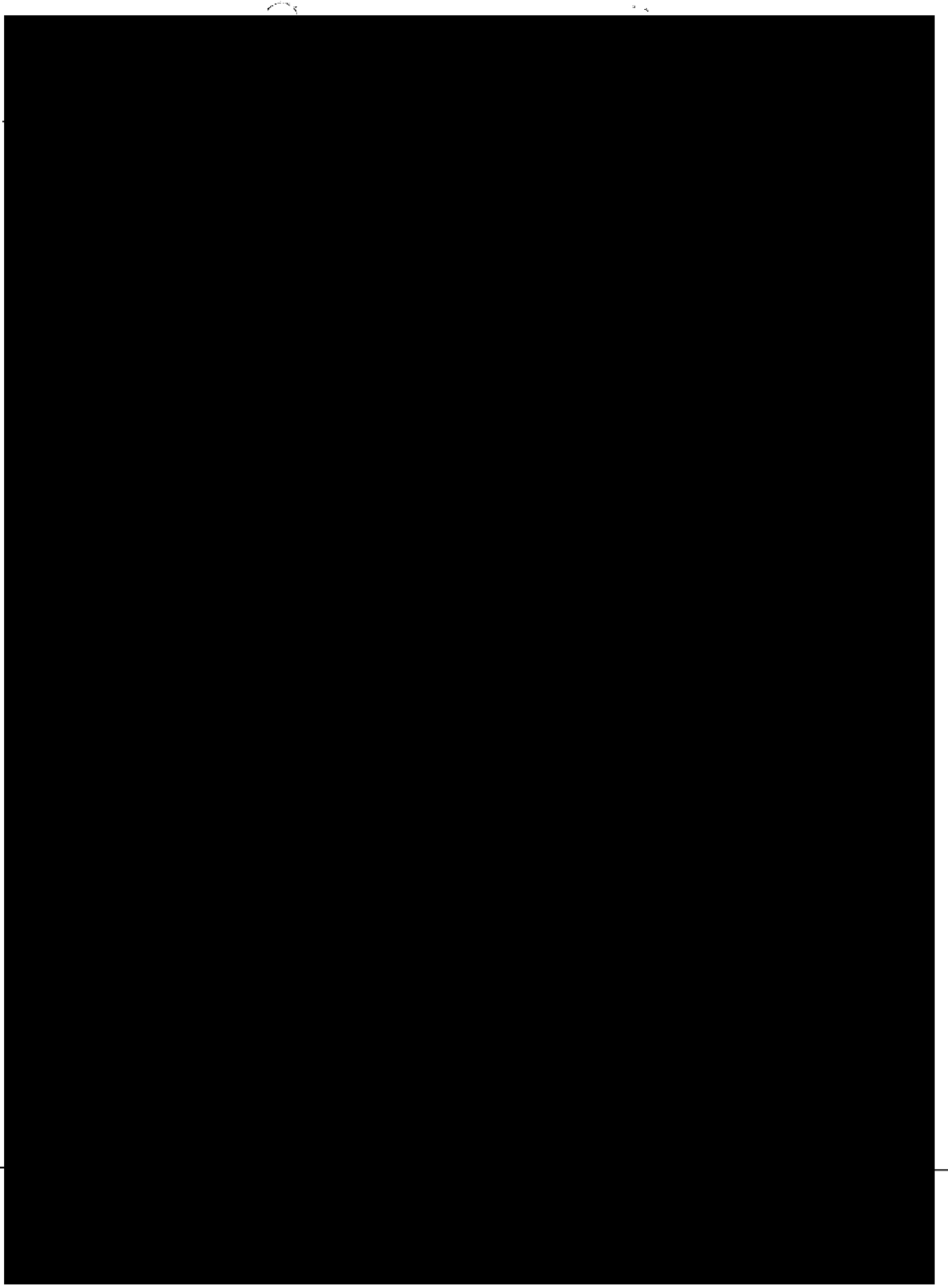

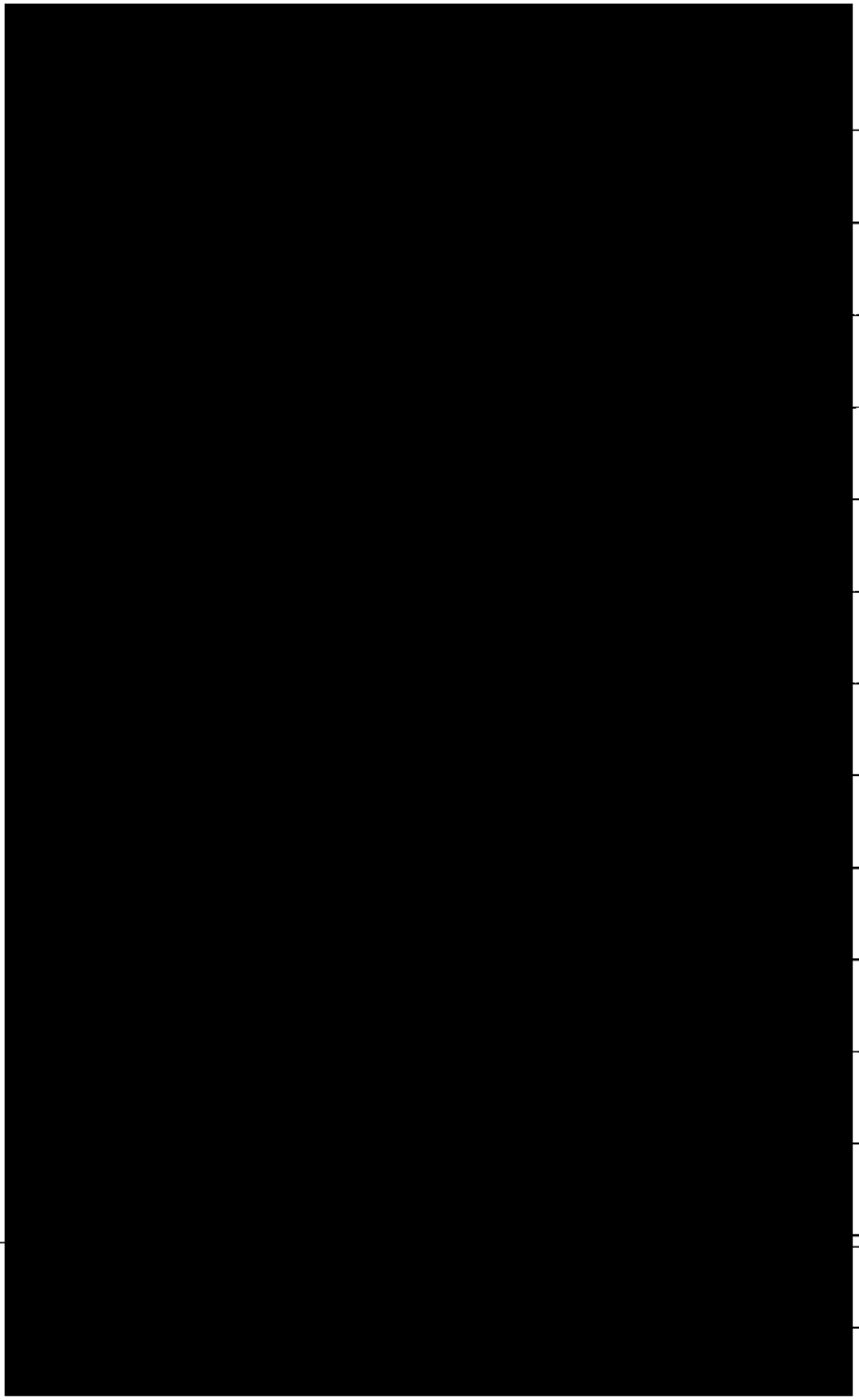
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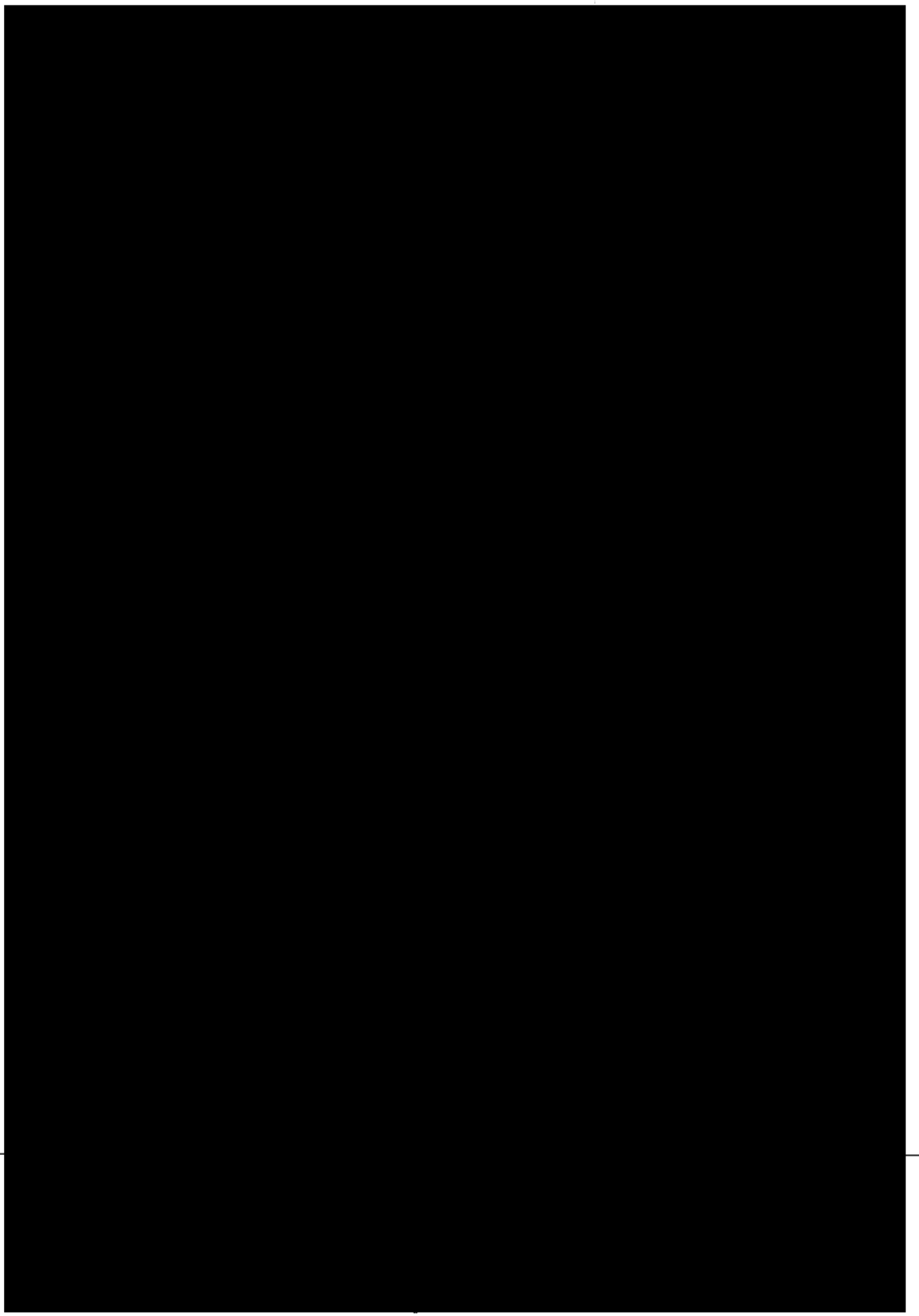



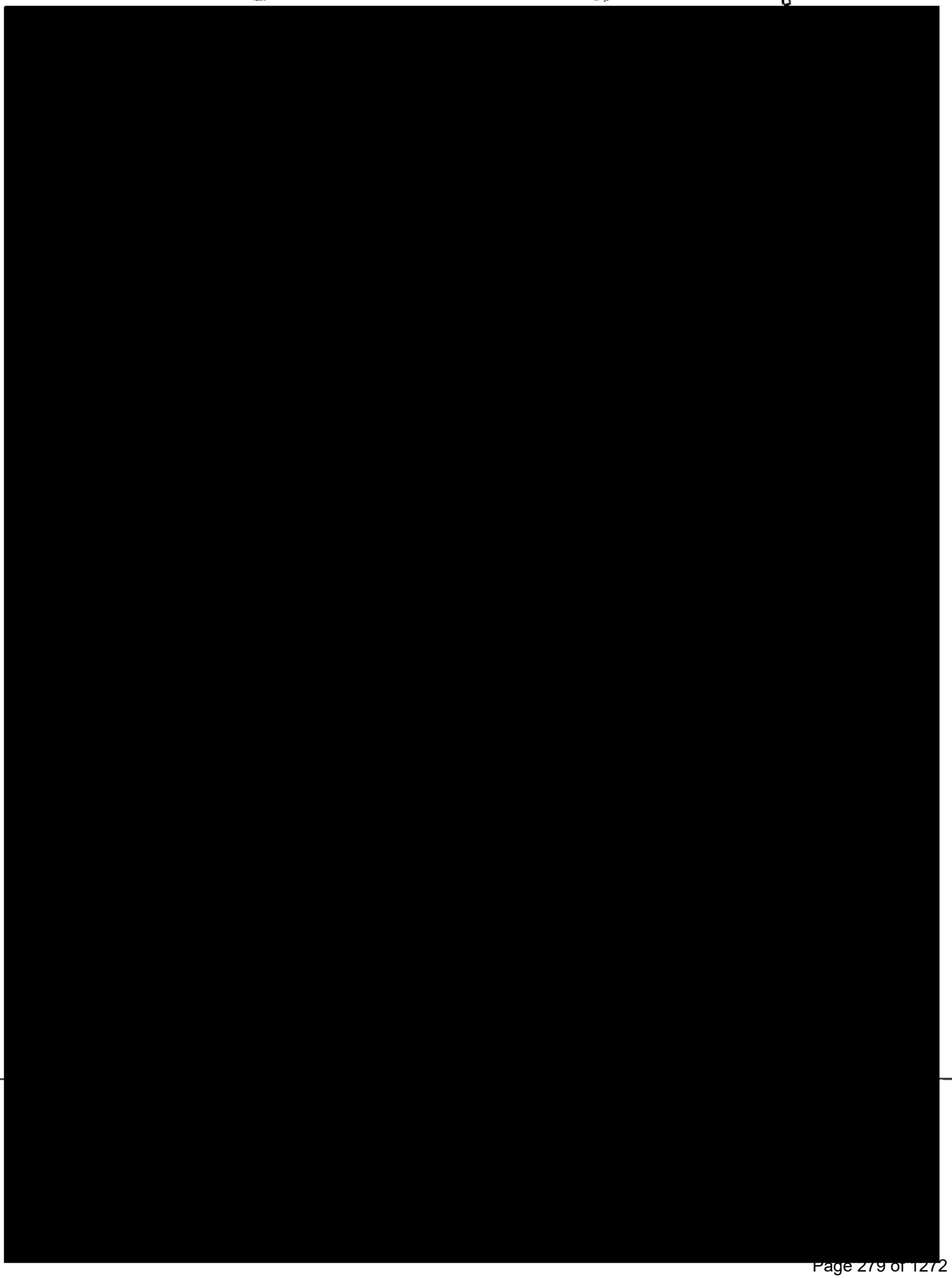

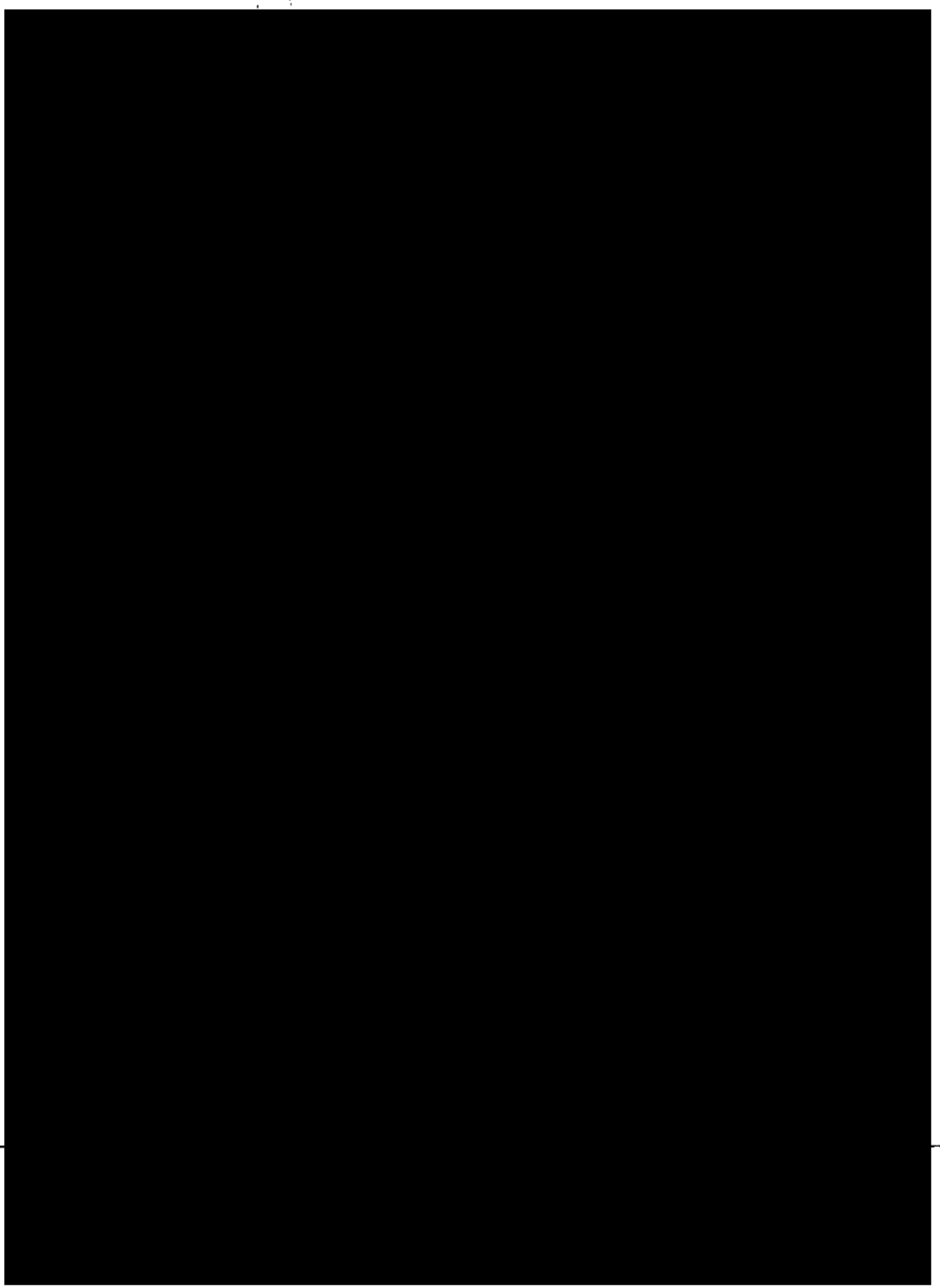

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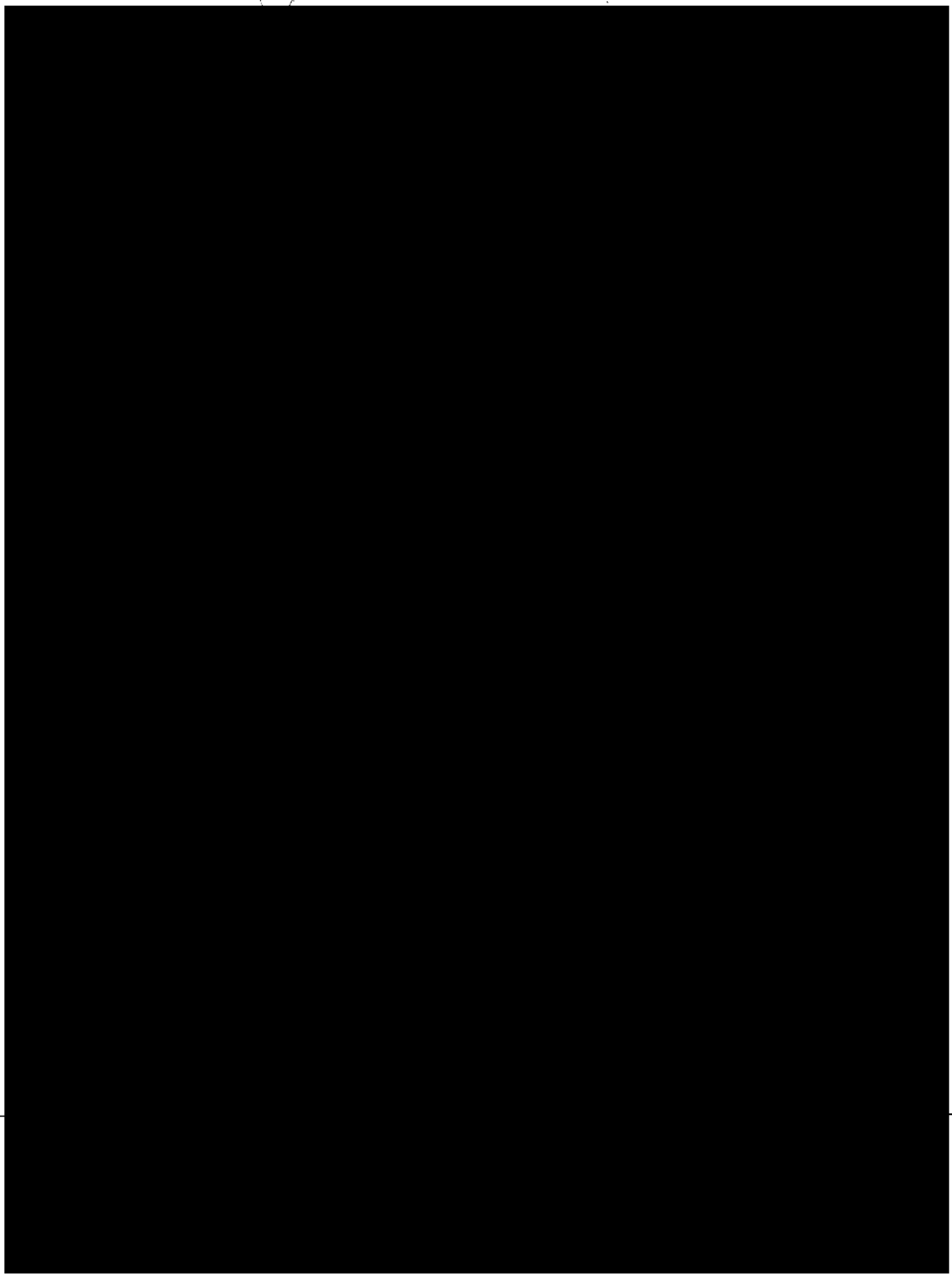



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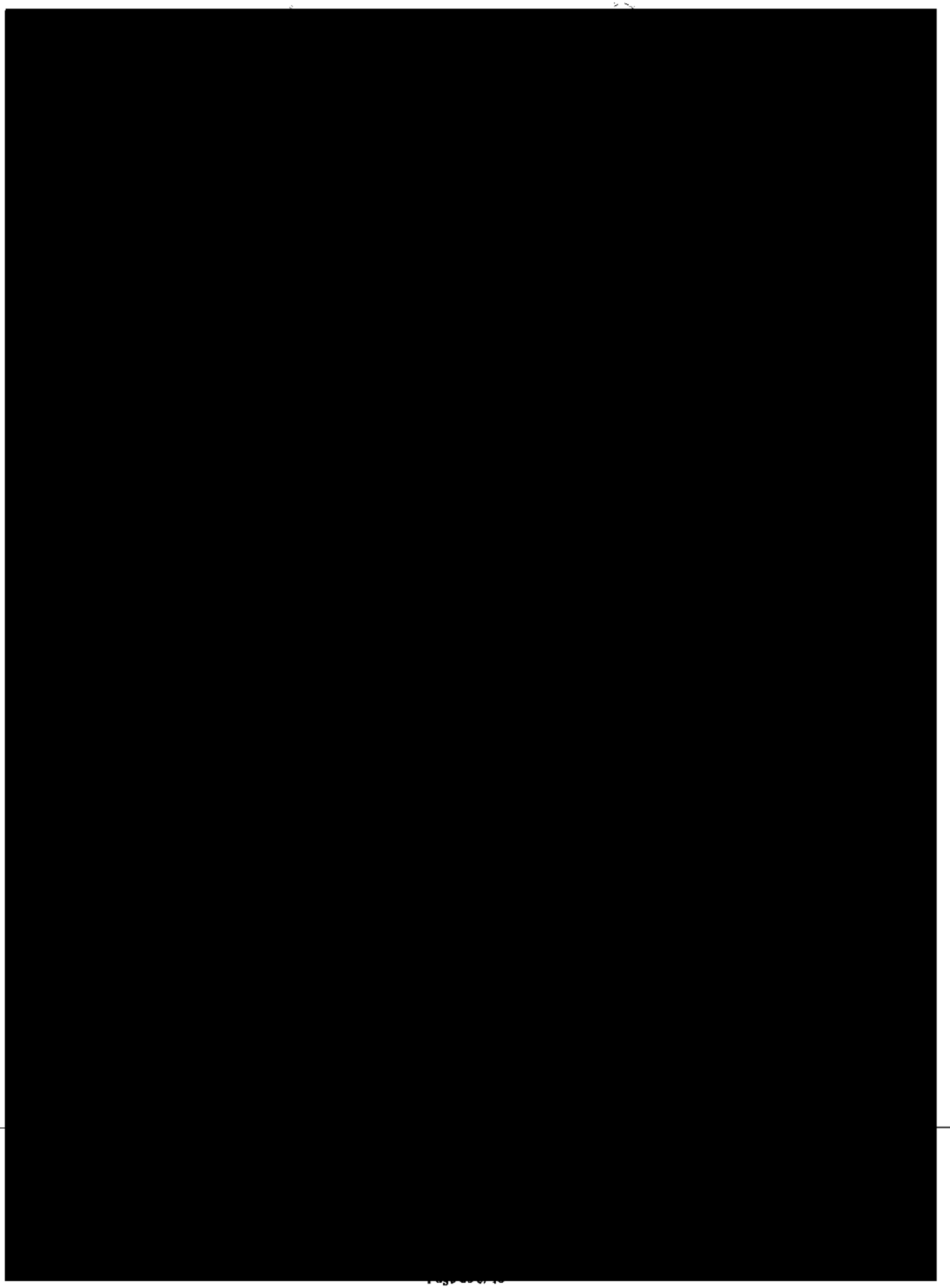

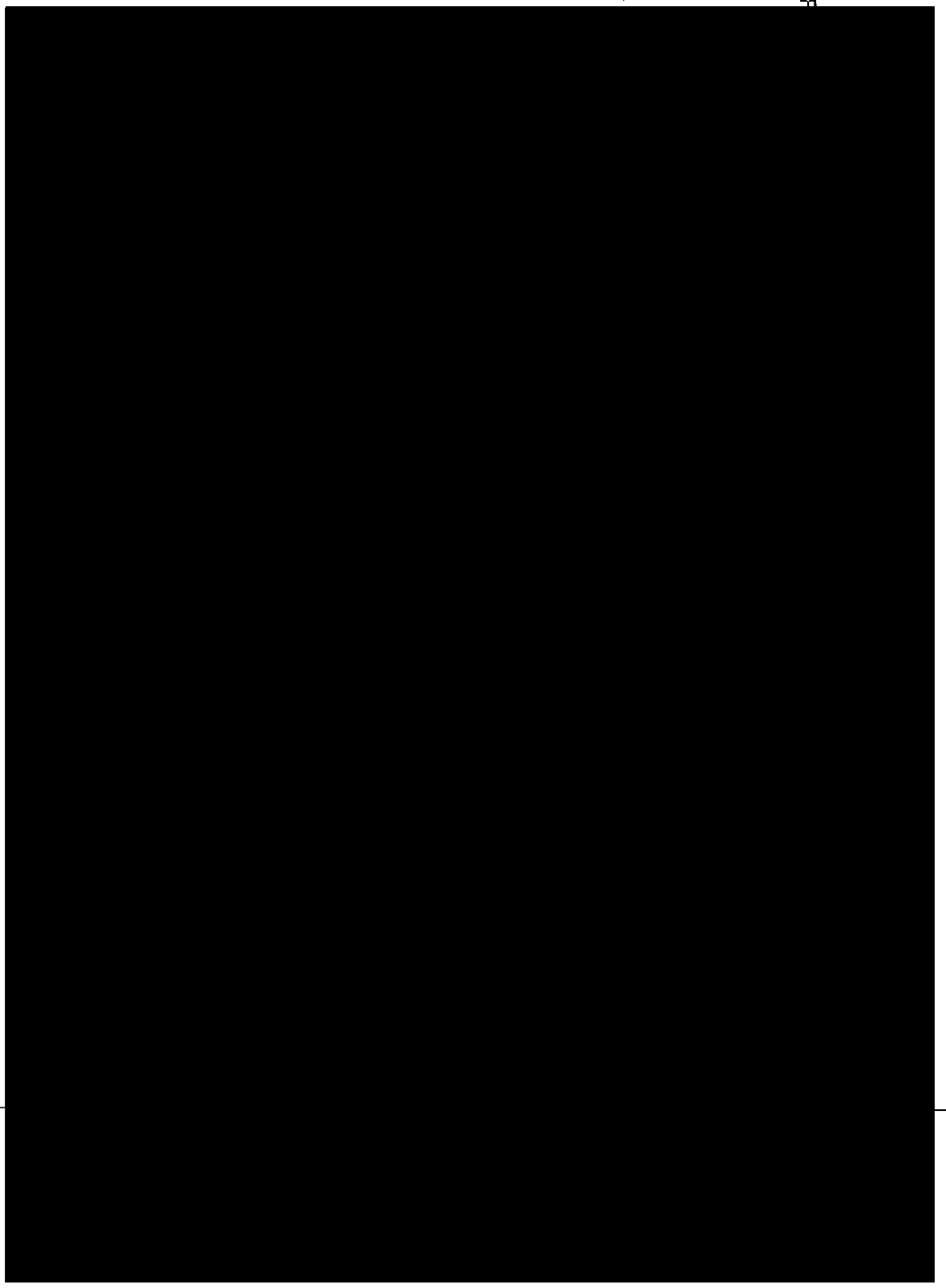

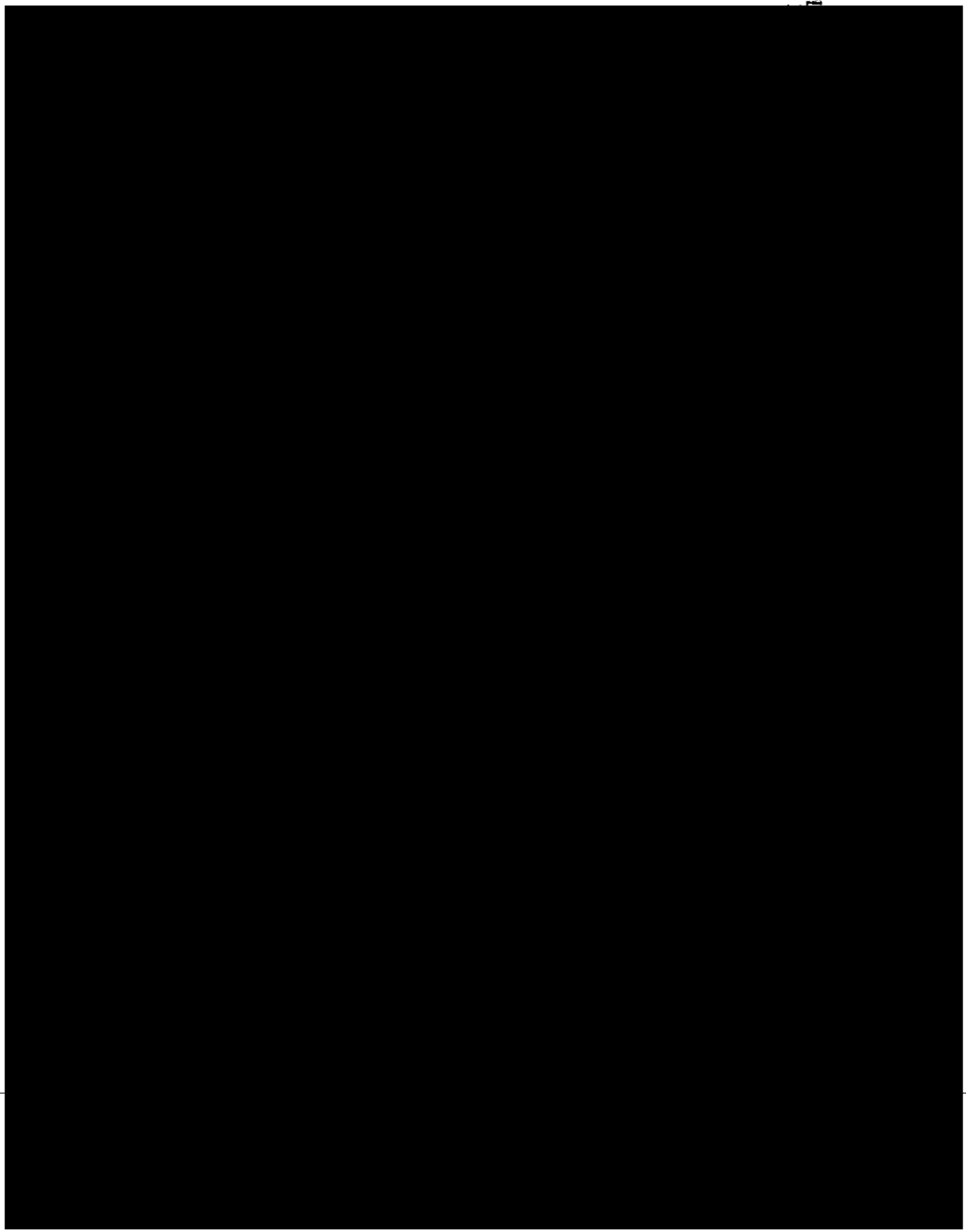

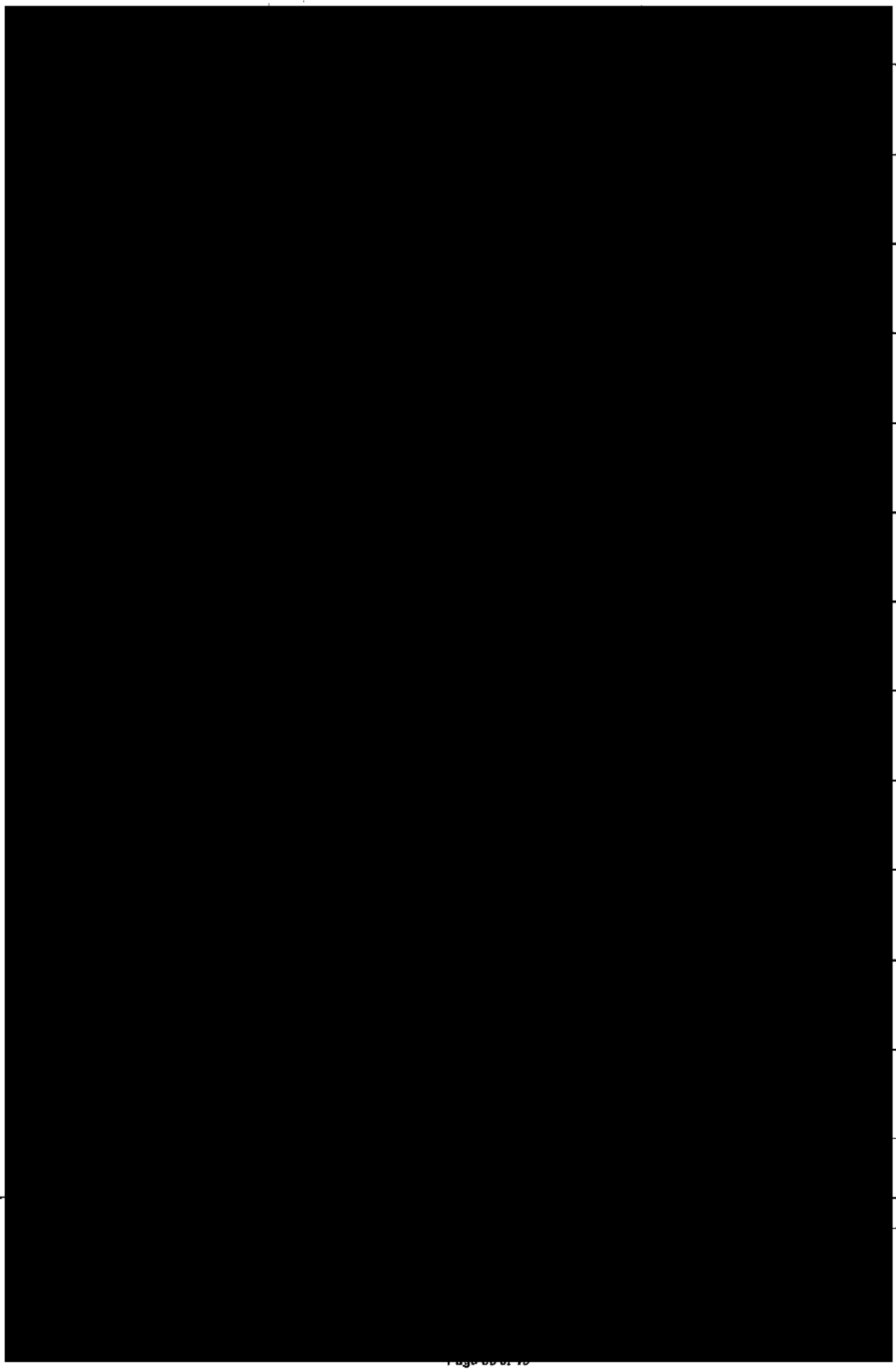

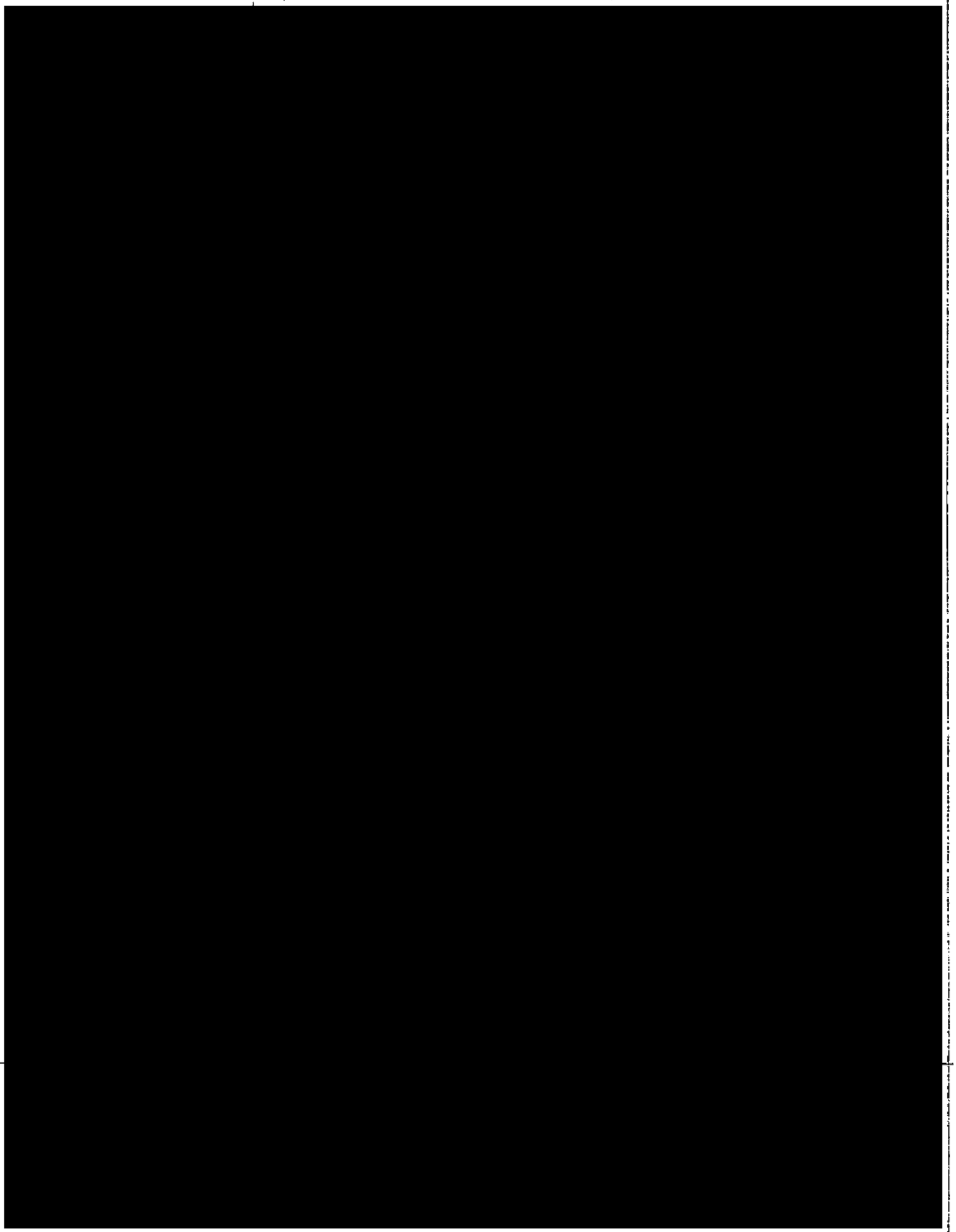

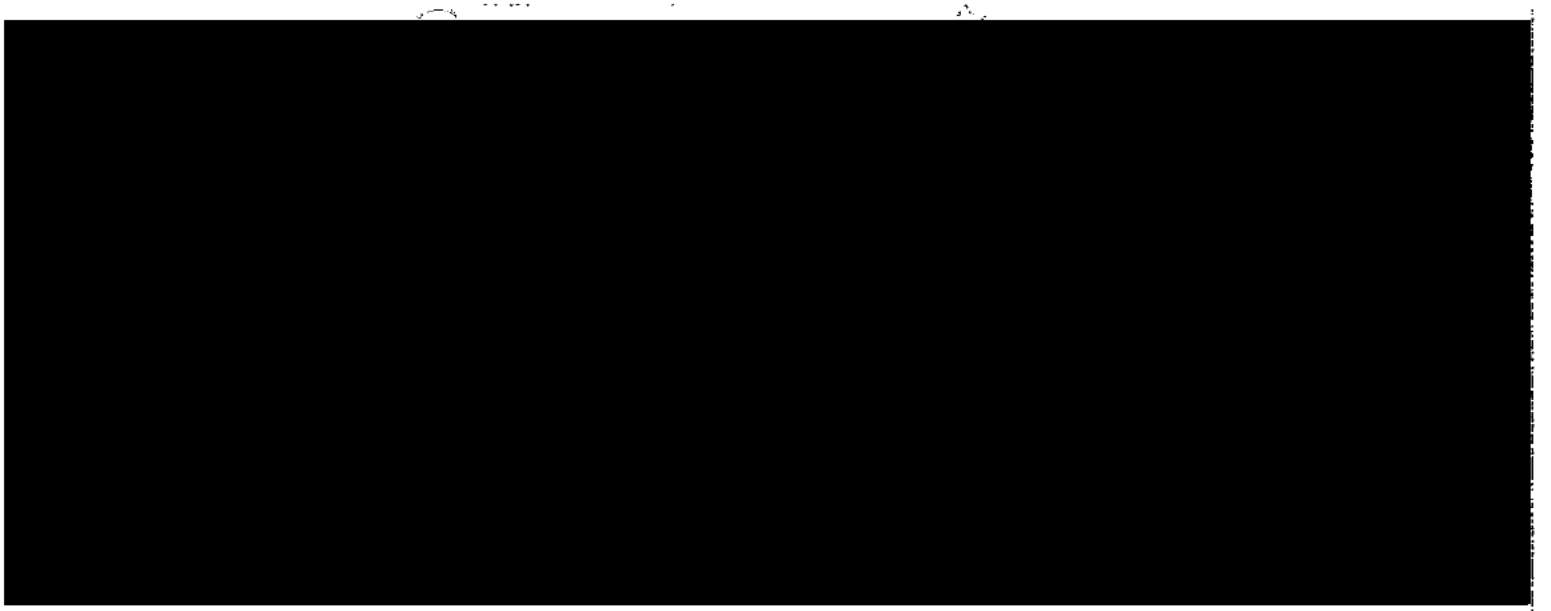

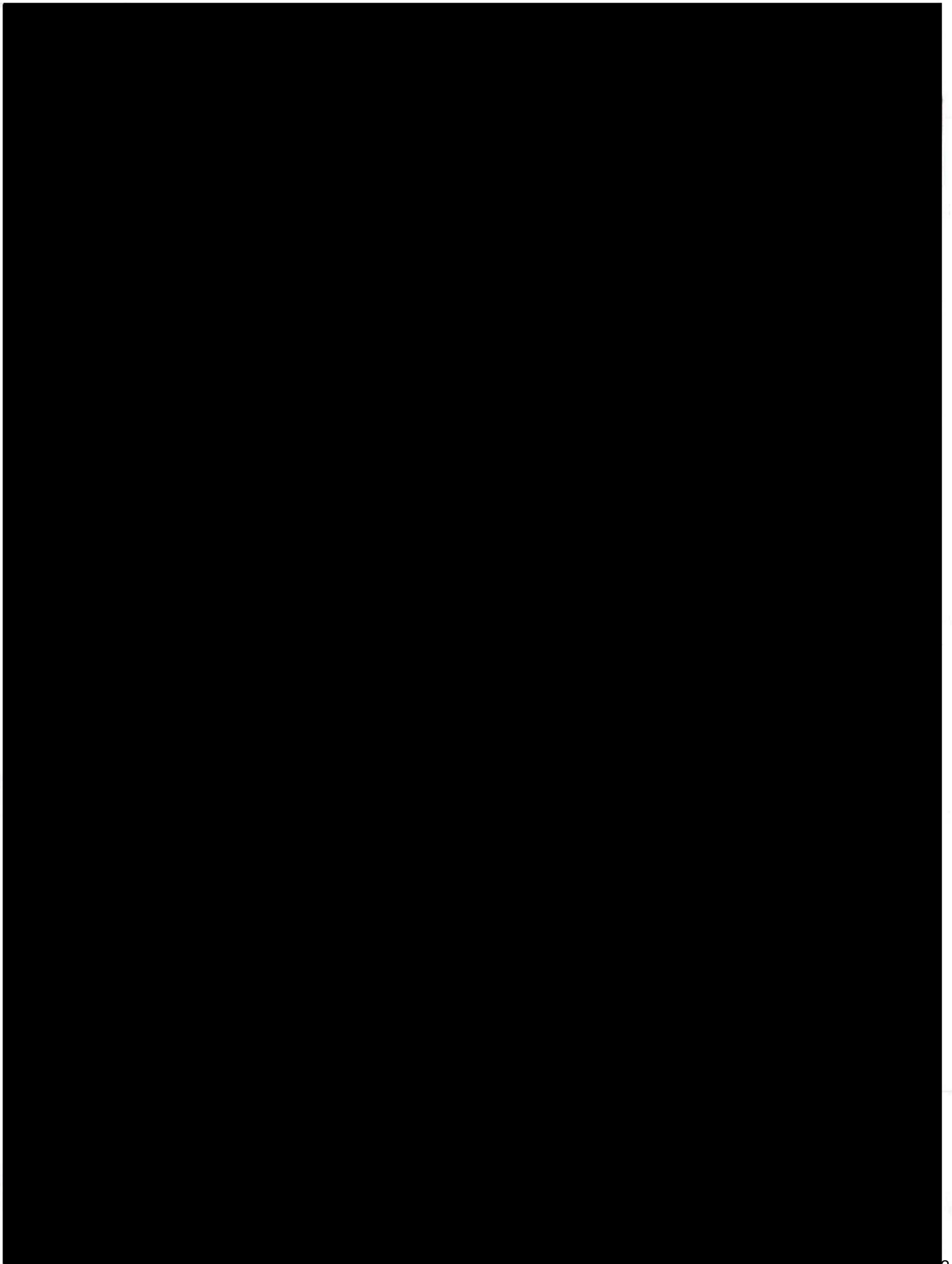

Agenda Item # 22

ZON-UDC-003752-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
4460 Dauphin Island Parkway

Applicant / Agent:
Matthew Noel, Daddy's Boy Seafood

Property Owner:
Charlene Rash

Current Zoning:
R-1, Single Family Residential Suburban District

Proposed Zoning:
ML, Maritime Light District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 1, 2026, at 5:00 p.m. at 1621 Boykin Boulevard.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from R-1 Suburban to ML, Maritime Light
- **Note:**
  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. Rezoning with seven (7) conditions.

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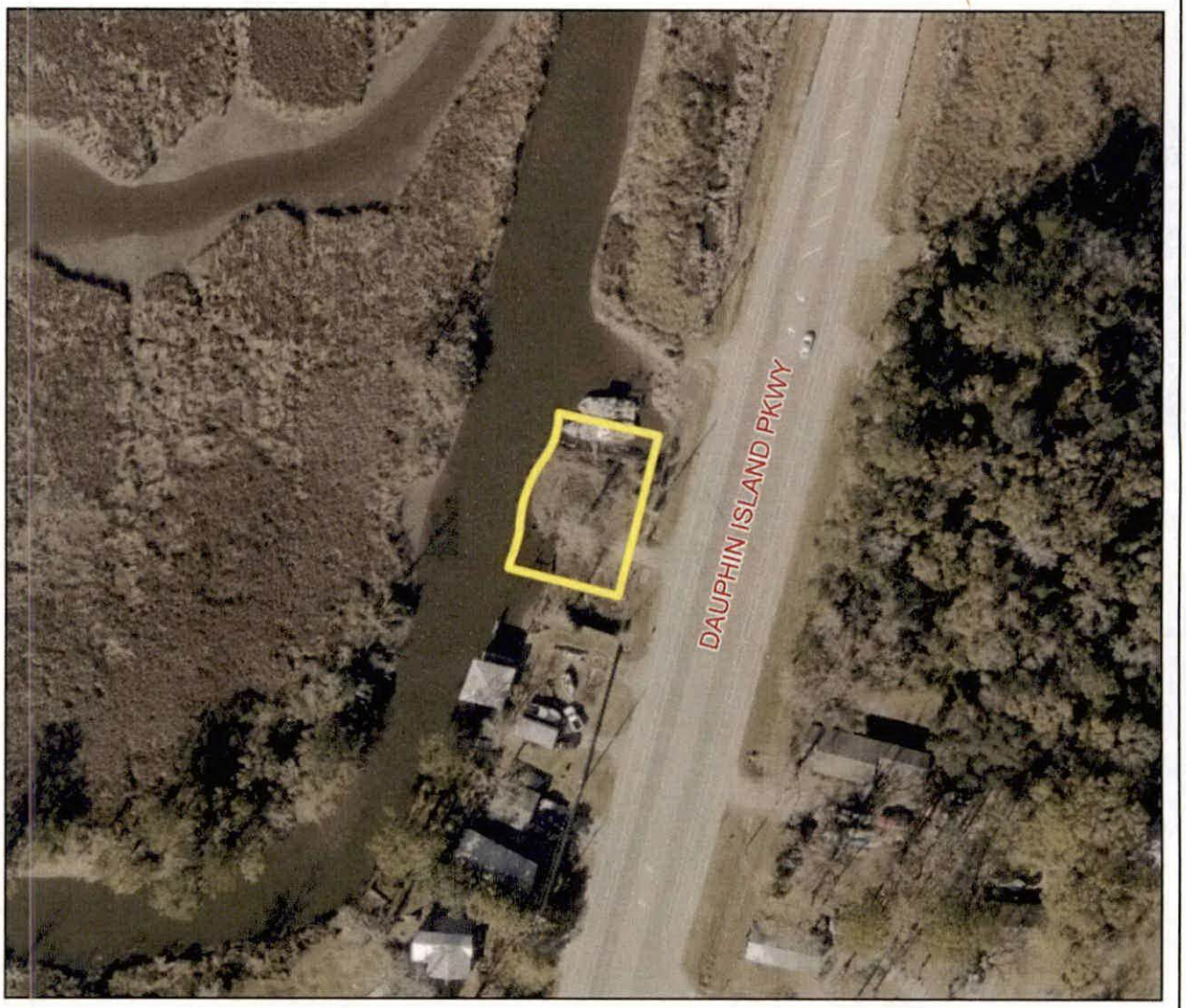
Staff Comments 3
Commission Considerations 5
Exhibits 7

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER 22 DATE July 16, 2026

APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

N

NTS

SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the property was assigned an R-1, Single-Family Residential District, zoning classification.

In January 2001, a rezoning application was submitted to rezone the site from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a marina and seafood sales operation. The request was subsequently denied by the City Council.

There are no other Planning Commission or any Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
7. 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 ALDOT and 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:

The applicant requests the rezoning of the subject property from R-1, Single-Family Residential Suburban District, to ML, Maritime Light District, to allow seafood sales directly from a boat. A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 1, 2026, at 5:00 p.m. at Our Lady of Lourdes Church, located at 1621 Boykin Boulevard. According to the sign-in sheet submitted by the applicant, at least 33 members of the public, excluding the applicant and property owner, attended. All required Neighborhood Meeting documentation was submitted within the prescribed timeframe prior to the Planning Commission meeting, and the applicant executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is surrounded by properties zoned R-1, Single-Family Residential Suburban District. Many of the surrounding properties consist of vacant woodlands, tidal marshes, or a combination thereof.

A survey depicting existing site conditions was submitted with the application; however, no site plan or development plan was provided. Because the proposed use involves the sale of seafood directly from a docked vessel, no building is proposed. Nevertheless, the UDC requires a minimum of 12 percent landscaped area within the ML, Maritime Light District, as well as compliance with applicable tree planting requirements. No landscaping or tree planting information was provided with the application.

Likewise, no parking is proposed for the site. While Table 64-3-12.1, Minimum Parking Spaces, does not establish a parking requirement for seafood sales directly from a vessel, it is reasonable to expect that some level of off-street parking would be necessary to accommodate customers and employees, particularly given the site's location along a heavily traveled two-lane segment of Dauphin Island Parkway.

No public sidewalk is depicted adjacent to the property. As such, installation of a sidewalk or approval of a Sidewalk Waiver would be required.

The site consists of portions of two legal lots of record. Therefore, the property should either be established as a single legal lot of record through a one-lot subdivision or documentation should be provided demonstrating that the property existed in its current configuration prior to 1962.

Any proposed signage must comply with the requirements of the UDC and will require separate review and permitting through the Planning and Zoning Department.

The UDC states that rezoning requests should promote sound, stable, and desirable development patterns and should be evaluated based on consistency with the Comprehensive Plan, compatibility with surrounding development patterns and adjacent uses, available infrastructure capacity, changing conditions within the area, and the broader public benefit of the request.

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential, a classification that generally supports single-family residential development but may accommodate small-scale complementary uses and other residential types in appropriate locations. The proposed ML, Maritime Light District, zoning classification is generally not consistent with this FLUM designation, as the Water Dependent, Light Industry, and Heavy Industry FLUM categories are more closely aligned with the intent of the ML District. Additionally, Section 64-2-19.C. of the UDC states that new ML districts are not appropriate within any overlay district, and the subject site is located within the Peninsula Overlay District.

The applicant does not contend that the existing R-1 zoning classification was established in error. Rather, the request is based on the applicant's desire to promote economic activity and revitalization along the Dauphin Island Parkway corridor.

It should also be noted that the applicant submitted a petition containing 510 signatures in support of the rezoning request.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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.

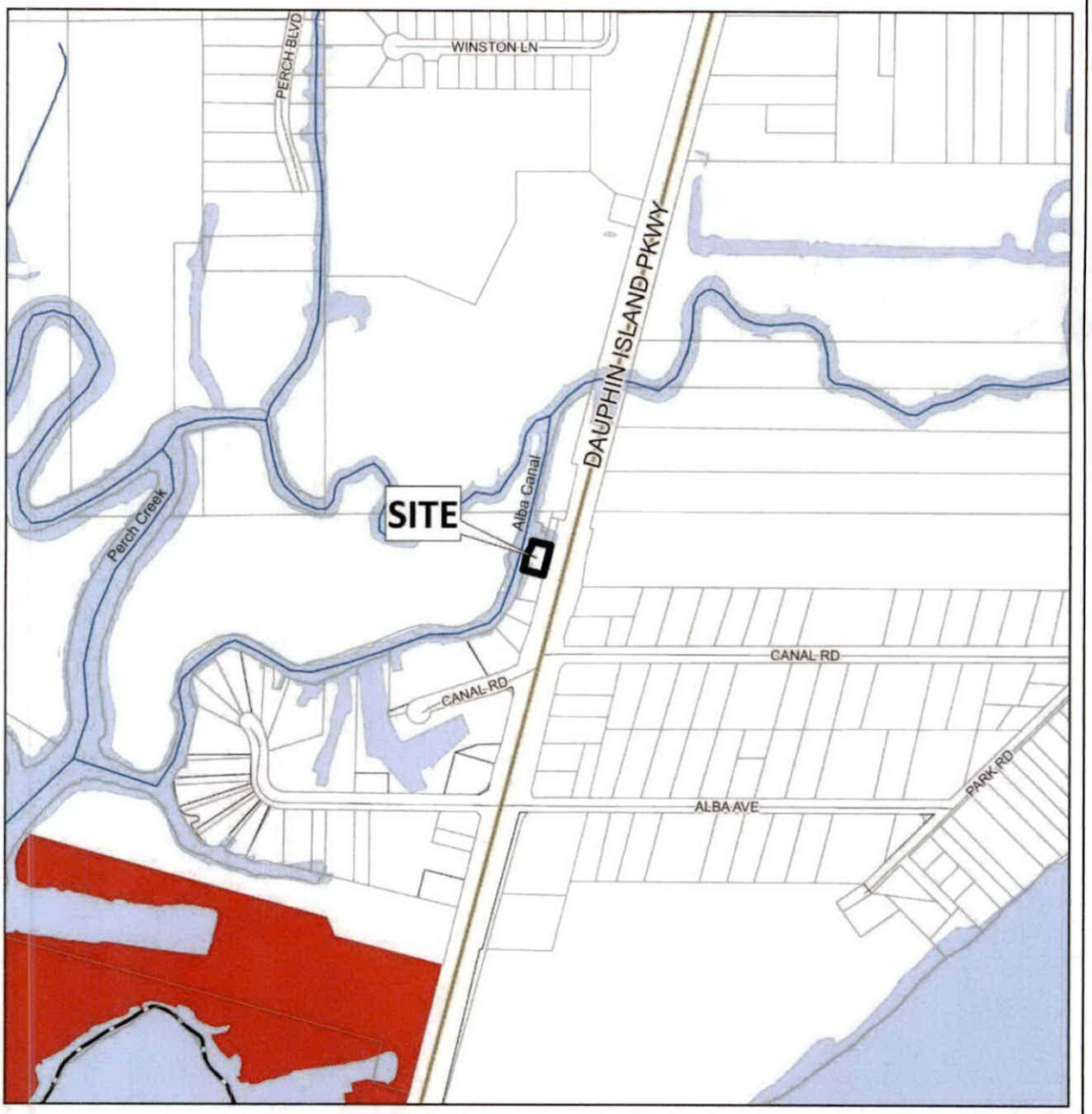
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezone the site to ML, the following conditions could apply:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

LOCATOR ZONING MAP



APPLICATION NUMBER 22 DATE July 16, 2026

APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

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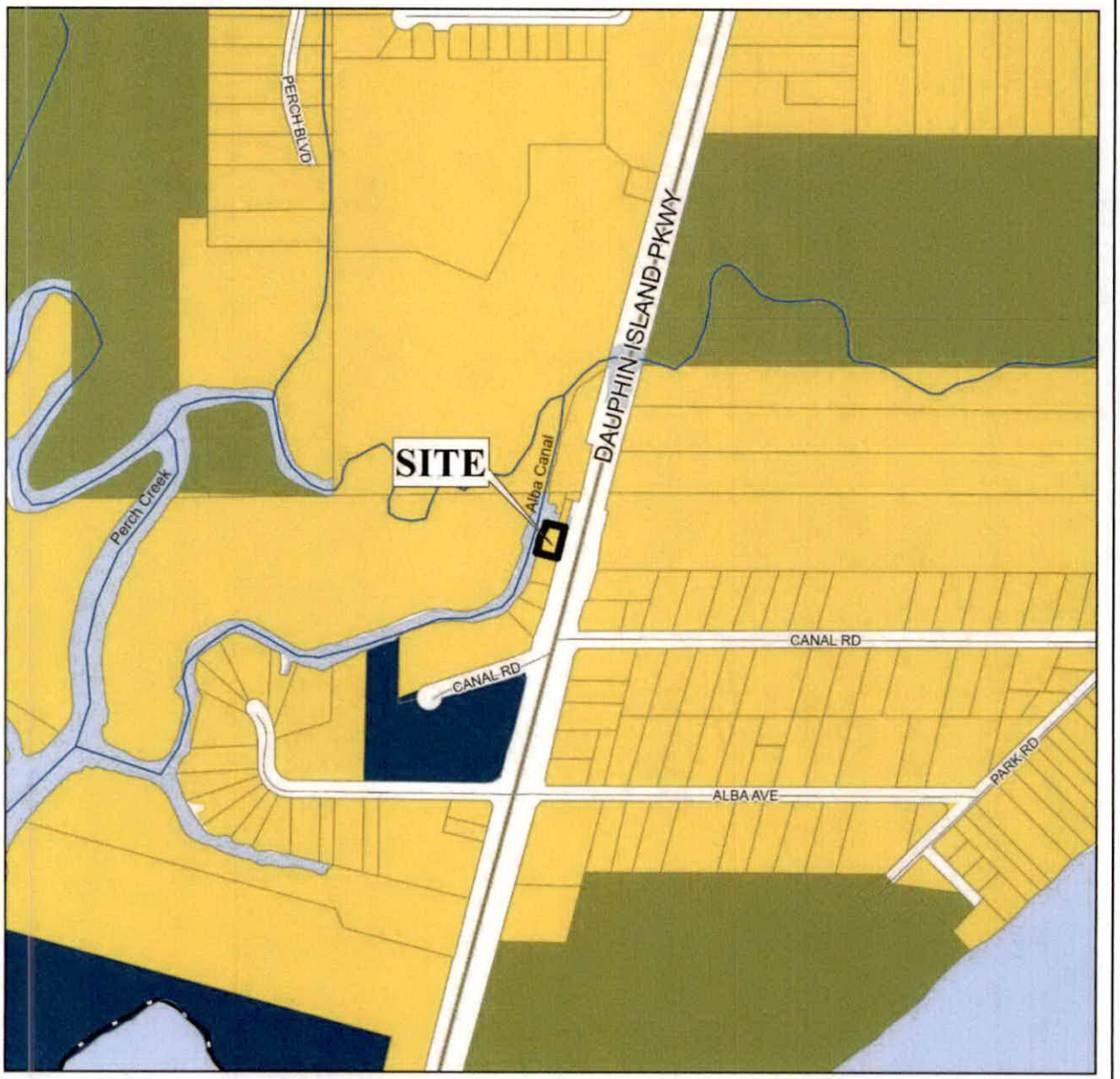
NTS

FLUM LOCATOR MAP



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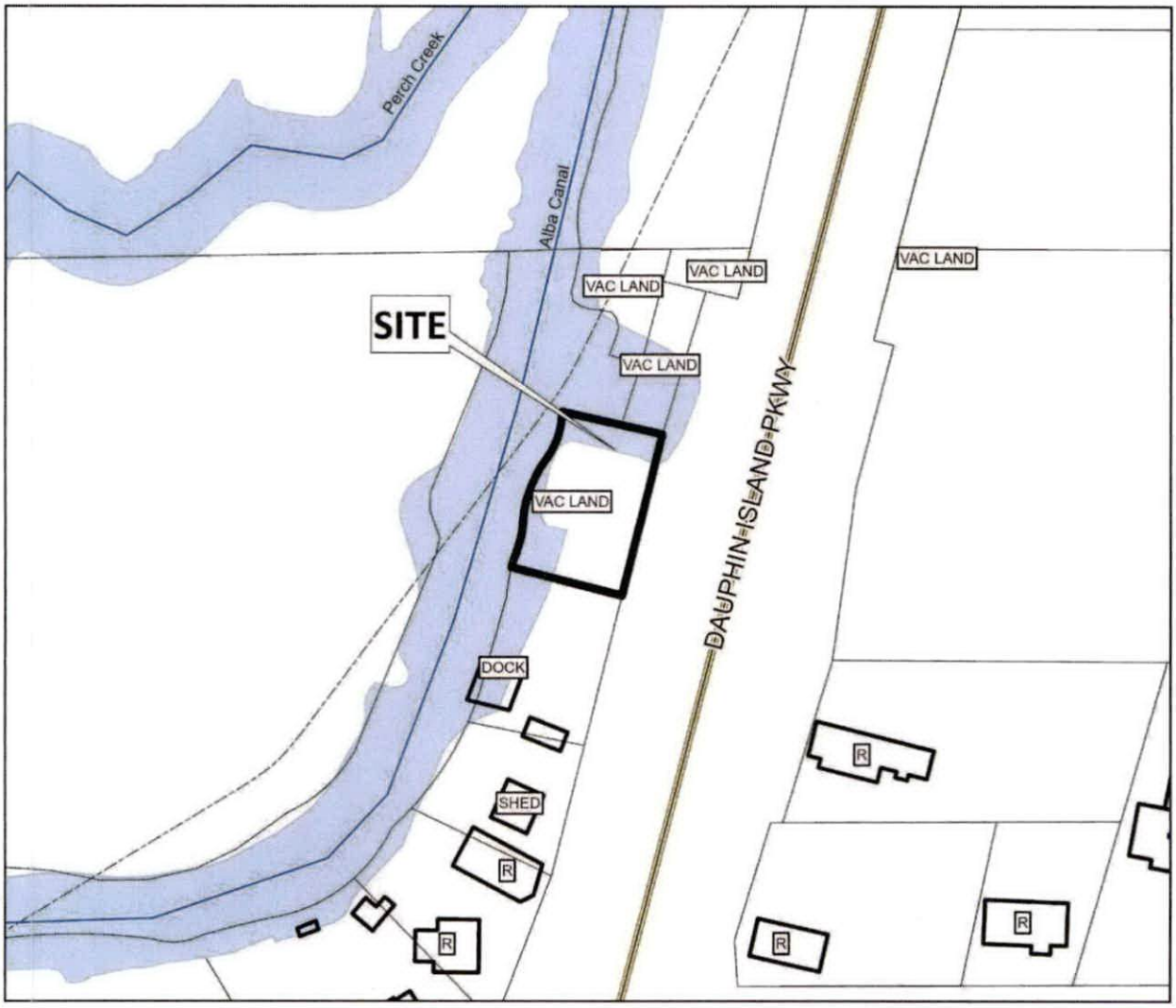
REQUEST Rezoning from R-1 to ML

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



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REQUEST Rezoning from R-1 to ML

R-A R-1 R-2 R-3 R-B H-B B-1 T-B LB-2 B-2 B-3 B-4 B-5 CW MM ML MH I-1 I-2 PD MUN OPEN SD SD-WH T-3 T-4 T-5.1 T-5.2 T-6

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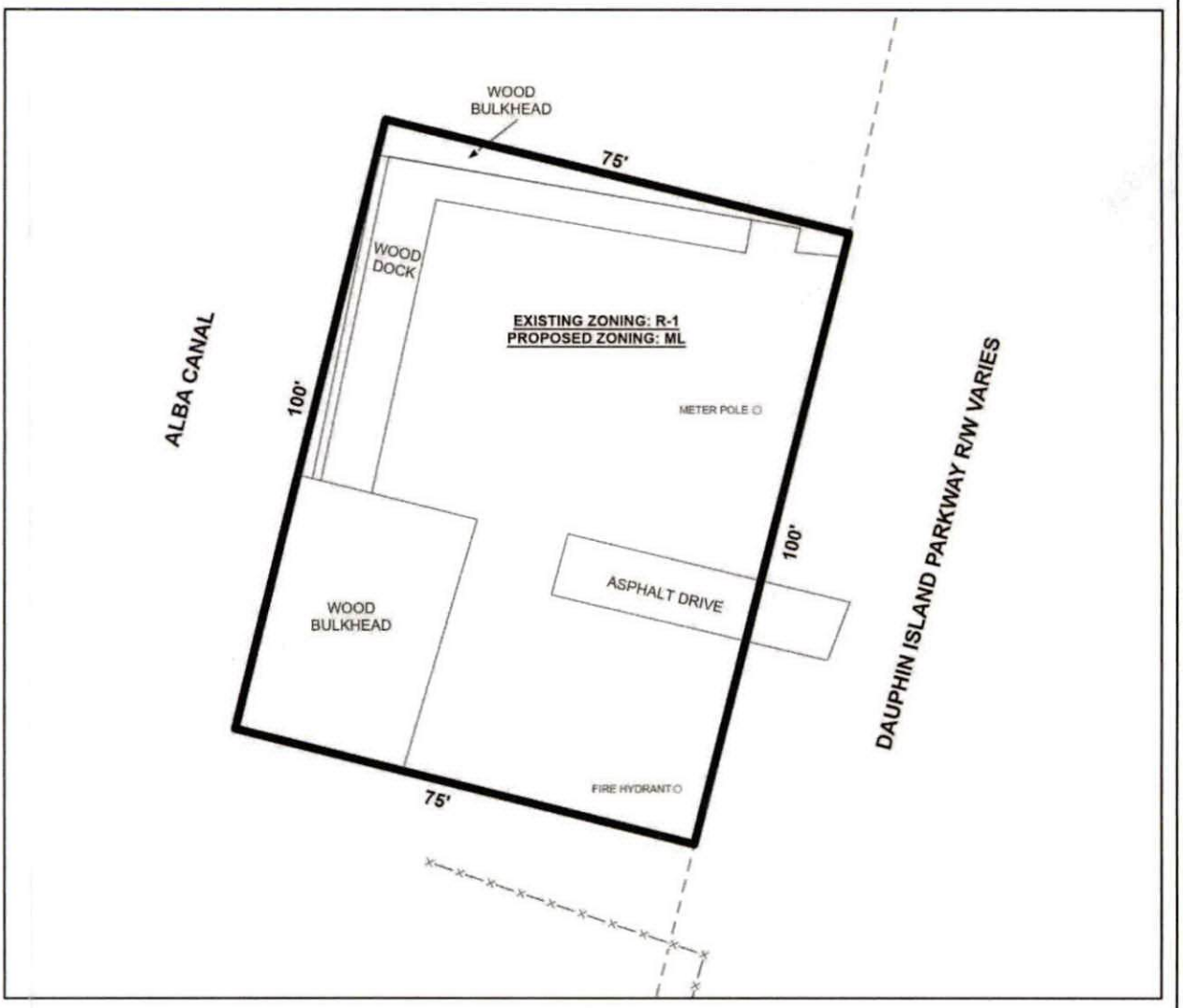
SITE PLAN



The site plan illustrates existing wooden bulkhead, dock and driveway.

APPLICATION NUMBER 22 DATE July 16, 2026	N
APPLICANT Matthew Noel, Daddy's Boy Seafood	
REQUEST Rezoning from R-1 to ML	NTS

FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

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LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■				■															○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)							■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)															■	■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■			○										

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).

Character Example



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

Agenda Item # 17

ZON-UDC-003752-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
4460 Dauphin Island Parkway

Applicant / Agent:
Matthew Noel, Daddy's Boy Seafood

Property Owner:
Charlene Rash

Current Zoning:
R-1, Single Family Residential Suburban District

Proposed Zoning:
ML, Maritime Light District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 1, 2026, at 5:00 p.m. at 1621 Boykin Boulevard.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from R-1 Suburban to ML, Maritime Light
- **Note:**
  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. Rezoning with seven (7) 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 residential units.

APPLICATION NUMBER 17 DATE June 18, 2026

APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

N

NTS

SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the property was assigned an R-1, Single-Family Residential District, zoning classification.

In January 2001, a rezoning application was submitted to rezone the site from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a marina and seafood sales operation. The request was subsequently denied by the City Council.

There are no other Planning Commission or any Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
7. 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 ALDOT and 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:

The applicant requests the rezoning of the subject property from R-1, Single-Family Residential Suburban District, to ML, Maritime Light District, to allow seafood sales directly from a boat. A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 1, 2026, at 5:00 p.m. at Our Lady of Lourdes Church, located at 1621 Boykin Boulevard. According to the sign-in sheet submitted by the applicant, at least 33 members of the public, excluding the applicant and property owner, attended. All required Neighborhood Meeting documentation was submitted within the prescribed timeframe prior to the Planning Commission meeting, and the applicant executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is surrounded by properties zoned R-1, Single-Family Residential Suburban District. Many of the surrounding properties consist of vacant woodlands, tidal marshes, or a combination thereof.

A survey depicting existing site conditions was submitted with the application; however, no site plan or development plan was provided. Because the proposed use involves the sale of seafood directly from a docked vessel, no building is proposed. Nevertheless, the UDC requires a minimum of 12 percent landscaped area within the ML, Maritime Light District, as well as compliance with applicable tree planting requirements. No landscaping or tree planting information was provided with the application.

Likewise, no parking is proposed for the site. While Table 64-3-12.1, Minimum Parking Spaces, does not establish a parking requirement for seafood sales directly from a vessel, it is reasonable to expect that some level of off-street parking would be necessary to accommodate customers and employees, particularly given the site's location along a heavily traveled two-lane segment of Dauphin Island Parkway.

No public sidewalk is depicted adjacent to the property. As such, installation of a sidewalk or approval of a Sidewalk Waiver would be required.

The site consists of portions of two legal lots of record. Therefore, the property should either be established as a single legal lot of record through a one-lot subdivision or documentation should be provided demonstrating that the property existed in its current configuration prior to 1962.

Any proposed signage must comply with the requirements of the UDC and will require separate review and permitting through the Planning and Zoning Department.

The UDC states that rezoning requests should promote sound, stable, and desirable development patterns and should be evaluated based on consistency with the Comprehensive Plan, compatibility with surrounding development patterns and adjacent uses, available infrastructure capacity, changing conditions within the area, and the broader public benefit of the request.

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential, a classification that generally supports single-family residential development but may accommodate small-scale complementary uses and other residential types in appropriate locations. The proposed ML, Maritime Light District, zoning classification is generally not consistent with this FLUM designation, as the Water Dependent, Light Industry, and Heavy Industry FLUM categories are more closely aligned with the intent of the ML District. Additionally, Section 64-2-19.C. of the UDC states that new ML districts are not appropriate within any overlay district, and the subject site is located within the Peninsula Overlay District.

The applicant does not contend that the existing R-1 zoning classification was established in error. Rather, the request is based on the applicant's desire to promote economic activity and revitalization along the Dauphin Island Parkway corridor.

It should also be noted that the applicant submitted a petition containing 510 signatures in support of the rezoning request.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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 request to the City Council to Rezone the site to ML, the following conditions could apply:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

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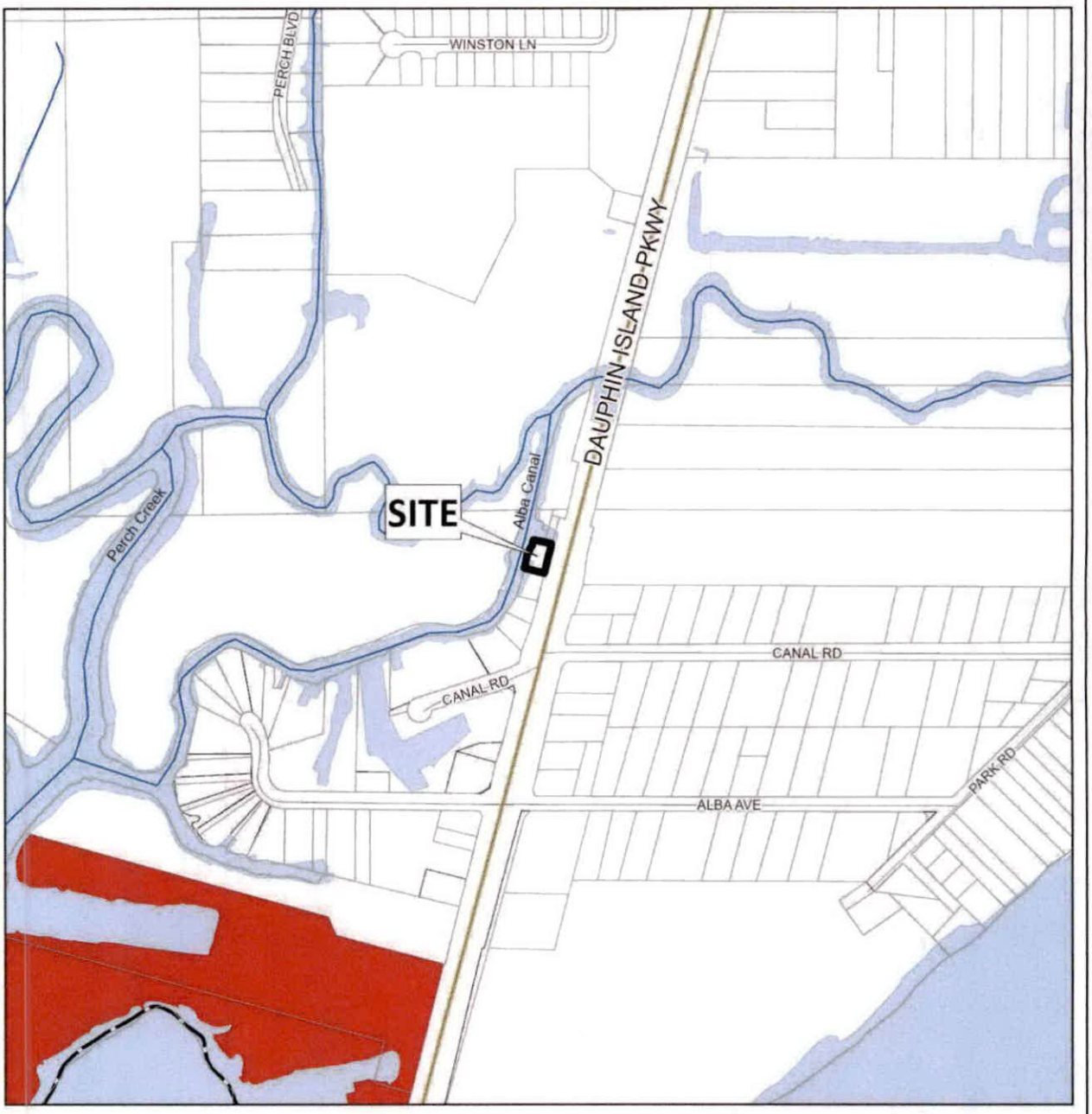

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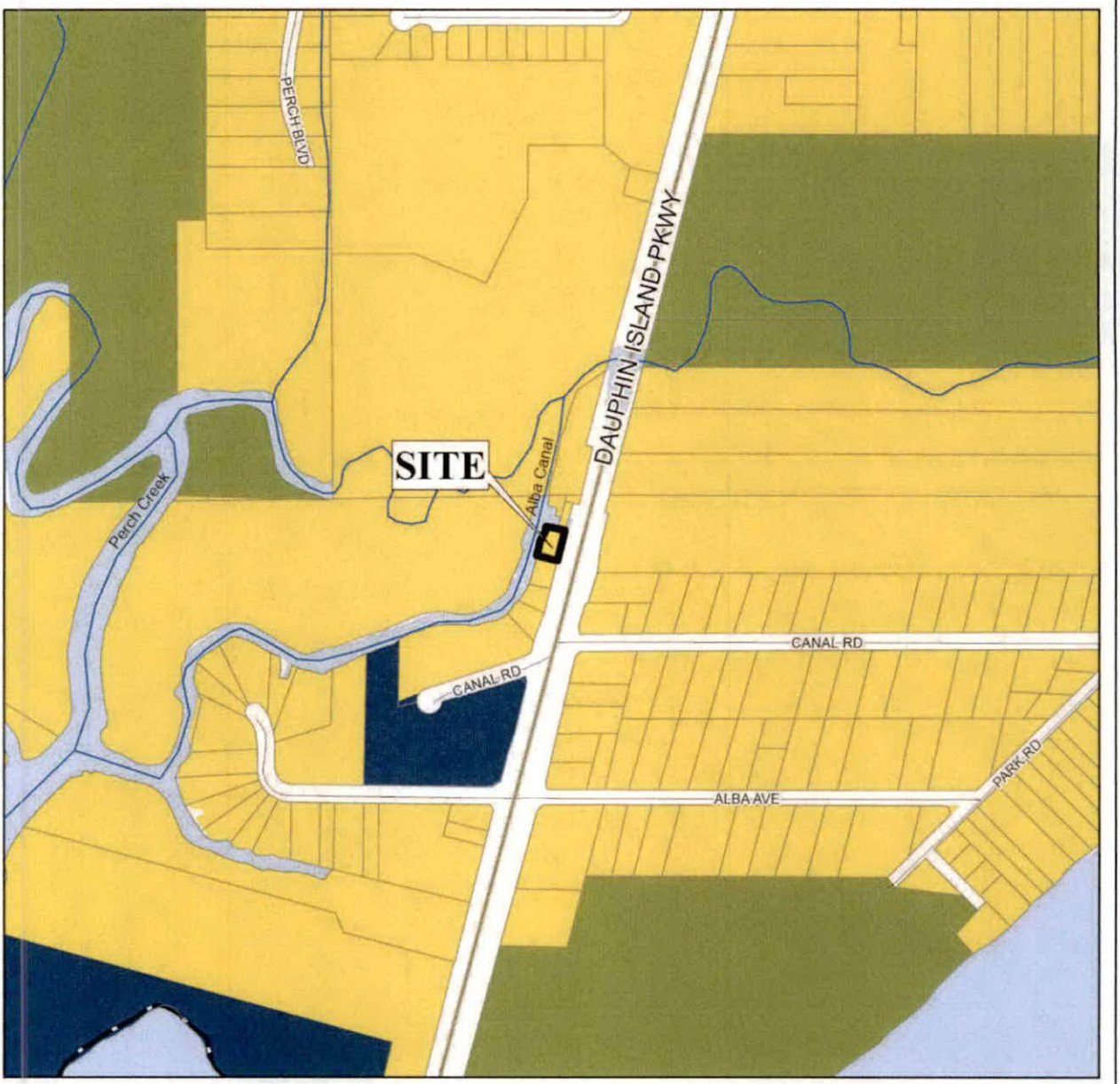

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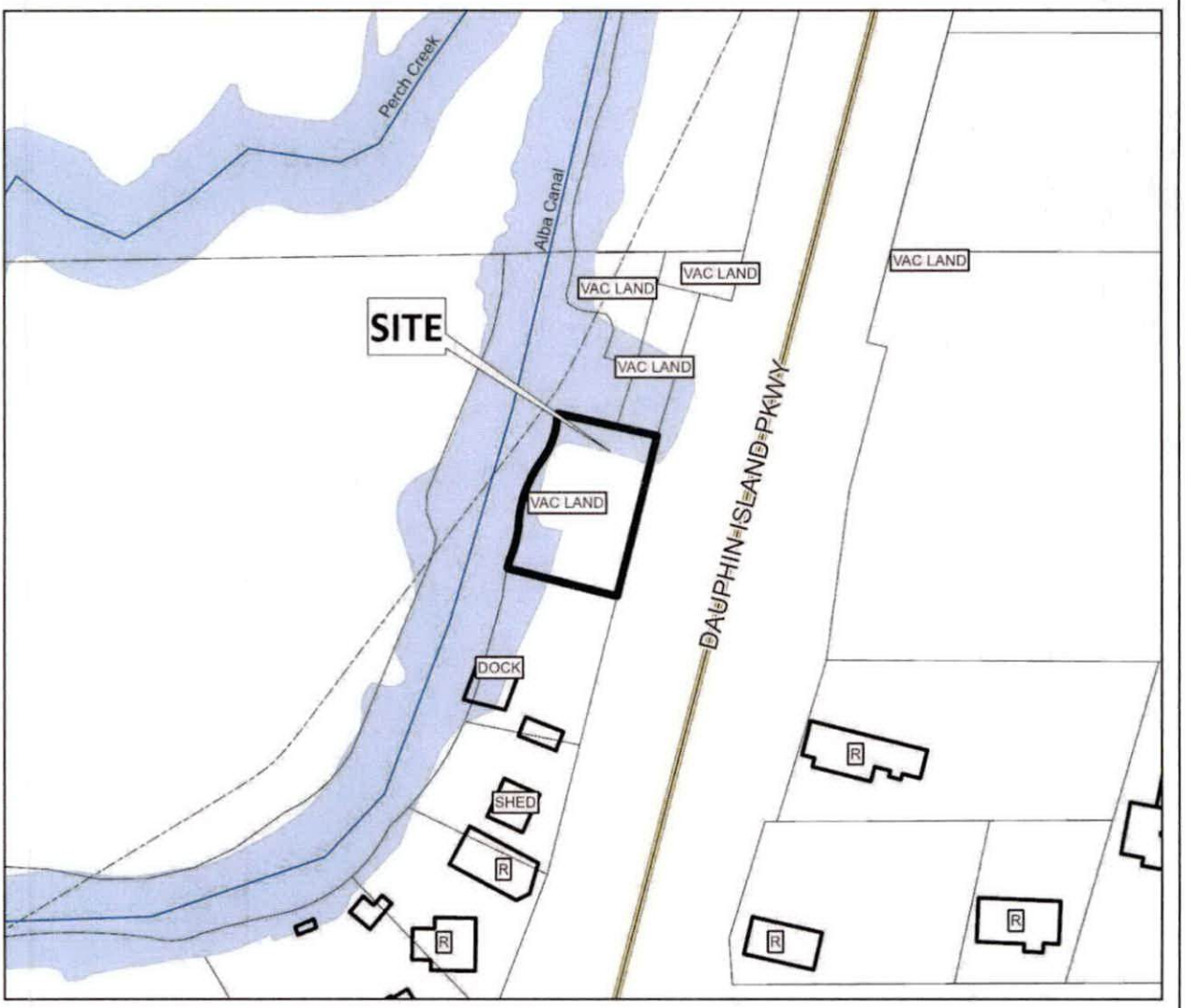

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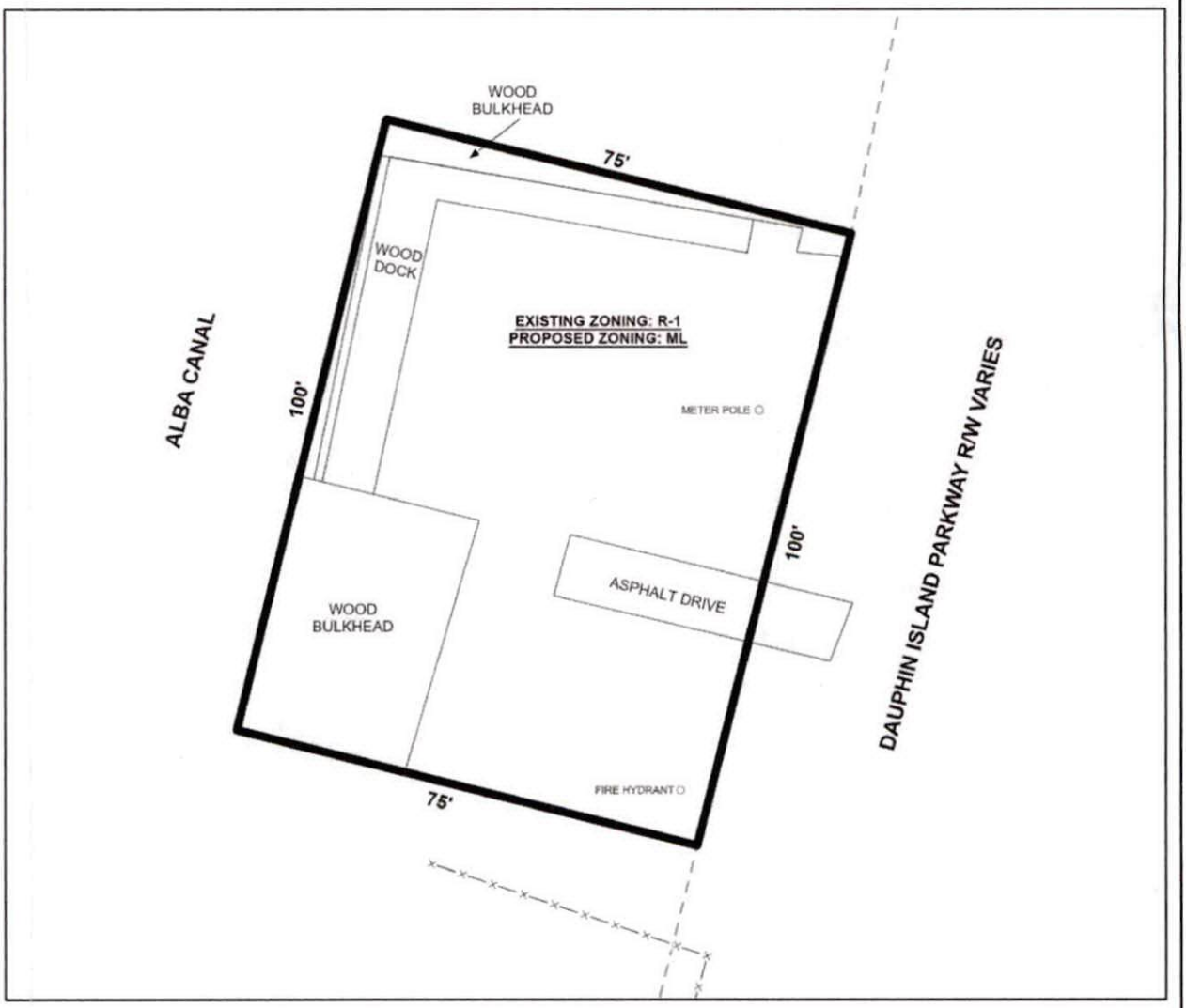

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NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
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WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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).

Character Example



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

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 4213 and 4221 Spring Valley Drive South

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 4213 and 4221 Spring Valley Drive South from R-1, Single-Family Residential Suburban District, and R-3, Multi-Family Residential Suburban District, to R-1, Single-Family Residential Suburban 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:

LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. AND LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. (INST.2021010427) LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1), 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 an R-1, 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 R-1, until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **4213 & 4221 Spring Valley Drive South.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1).** 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 **R-1** 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 **R-1** districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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:

LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. AND LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. (INST.2021010427) LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1),** 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 an **R-1,** 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 **R-1,** until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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

Sawgrass Consulting, LLC
4213 & 4221 Spring Valley Drive South
Council District 4
Ben Reynolds

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 30, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Sawgrass Consulting, LLC,** for a change in zoning **from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1),** for the property located at **4213 & 4221 Spring Valley Drive South**.

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,

[redacted]
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Sawgrass Consulting, LLC
Heath Larson
30673 SGT E.I. Boots Thomas Drive
Spanish Fort, Alabama 36527

Re: 4213 & 4221 Spring Valley Drive South
ZON-UDC-003793-2026
Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision
Sawgrass Consulting, LLC
District 4
Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **Single-Family Residential Suburban District (R-1)**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **Single-Family Residential Suburban District (R-1)**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is $**319.20**. 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.

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

[redacted]

Deputy Director of Planning and Zoning

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

☐ **Terminating a Previously approved Planned Unit Development**
Checklist E

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)
Address:	4213 Spring Valley Dr S	
Email:	[redacted]	
Phone:		
Email:		
Name:		

[redacted]

	Owner	Design Professional
Name:	Carla and Adam Green	Heath Larson
Firm:		Sawgrass Consulting LLC
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

4213 Spring Valley Dr s 4213 Spring Valley Dr s — Property Address

19,310 SF 19,310sf — Property Area (acres or square feet)

R023301122000029.000 R023301122000029.000 — Parcel Number(s) or Key Number(s)

R1/R3 R-1/R-3 — Present Zoning or Transect District

R1 R-1 — 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.

[redacted] — 6/17/26 6/17/26 — Date

6/17/26 6/17/26 — Date

Applicant or Agent Signature (if applicable)

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

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ☐ Boundary Plan
- ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

Future Land Use Map (FLUM) Designation

R-1
Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ■ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
N/A

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
Parcel has split zoning, rezoning to R-1

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   Currently zoned R-1 and R-3, rezoning to R-1

2. Describe the surrounding land uses.
   R-1 and R-3

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   N/A

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   N/A

5. 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.
   Property proposed to be zoned to match adjacent parcels

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

N/A

[redacted]

City of Mobile · Planning & Zoning

Plan Submission Contact Information

Name of Project Resub of Lot 3 & 5 Spring Valley Subdivision Unit 2 & Lot 7 Addition to Spring Valley Subdivision

Address Spring Valley Dr S

Owner Gloria Stewart & Adam & Carla Green

[redacted]

Authorized Agent Sawgrass Consulting LLC

Address 30673 SGT EI BOOTS THOMAS DRIVE SPANISH FORT Zip Code 36527

[redacted]

Contractor _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer Sawgrass Consuling LLC

Address 30673 SGT E I BOOTS THOMAS DRIVE Zip Code 36527

[redacted]

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

[redacted]

Tori Scheer

Print

6/15/26

Date

Affiliation to project/Organization

[redacted]

RESUB OF LOTS 3
VALLEY SUBDIVI
& LOT 7, ADDITION
VALLEY SUBD

SITE DATA:

ACREAGE = 0.87 ACRES±
(37,815 S.F.±)

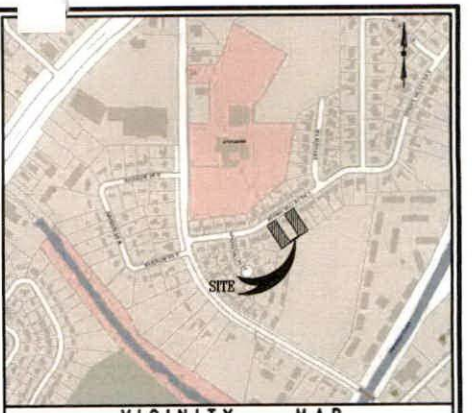
OWNERS:

A ANNE HAMNER STEWART
1 SPRING VALLEY DR S
MOBILE, AL 36693

M C & CARLA M GREEN
3 SPRING VALLEY DR S
MOBILE, AL 36693

AND SURVEYOR:

RCIL E. GODWIN, P.L.S.
GRASS CONSULTING, LLC
GT. E. I. "BOOTS" THOMAS DR.
PANISH FORT, AL 36527
(251)544-7900



VICINITY MAP

T NOTES: REQUIRED BY CITY OF MOBILE

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.

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.

A 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.

ALL EXISTING AND PROPOSED DETENTION FACILITIES, COMMON AREAS, AND WETLANDS SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER(S), AND NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.

ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.

DRIVEWAY NUMBER, SIZE, LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS.

NO STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT WITHOUT PERMISSION FROM THE EASEMENT HOLDER.

ACCEPTANCE OF OWNER:

BY: _____
GLORIA ANNE HAMNER STEWERT

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, SHE EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF OWNER:

BY: _____
ADAM C GREEN

BY: _____
CARLA M GREEN

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ & _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, HE AND SHE EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF MORTGAGEE (LOT 2):

BY: _____
AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RECORD DESCRIPTIONS:

(INST 2010067829)
LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA.

AND

LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA.

(INST 2021010427)
LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

I 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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

_____ _____
ERCIL E. GODWIN, PLS DATE
ALABAMA LICENSE NUMBER 26621

N

GRAPHIC SCALE
20 0 20
(IN FEET)
1 inch = 20 ft.

LEGEND

●C.T.I.F.	CRIMPED TOP IRON FOUND
●I.P.F.	IRON PIPE FOUND
○C.R.S.	1/2" CAPPED REBAR SET "CA 1007-LS"
-o-	POWER POLE
←——	GUY WIRE
AC	AIR CONDITIONER
●SSCO	SANITARY SEWER CLEAN OUT
(S)MH	SANITARY SEWER MANHOLE
TP	TELEPHONE PEDESTAL
(D)	DRAINAGE MANHOLE
○FH	FIRE HYDRANT
WMWM	WATER METER
— — — —	SETBACK LINE
- - - - - - - -	EASEMENT LINE
——— - - ———	PROPERTY LINE

SURVEYORS NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASIS OF BEARING: BASED ON GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- DATE OF FIELD WORK: APRIL, 2026.
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL NO. 01097C0544L, EFFECTIVE JUNE 5, 2020, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE BY ELEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS.
- SURVEYED PROPERTY IS CURRENTLY ZONED R-1 (PER CITY OF MOBILE PLANNING DISTRICT 4).

NUMBER:	REVISION:	DATE:

AT
S 3, 5, & 7
WART

SCALE: 1" = 20'
DATE: APRIL 10, 2026
DRAWN BY: HL
CHECKED BY:
SHEET: 1 OF 1

Outlook

Carla & Adam Green (ZON-UDC-003793-2026)

[redacted]

Good morning,

We have completed our review of the above-referenced Rezoning application.

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. **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, **Tori Aamoth** has been copied on this message.

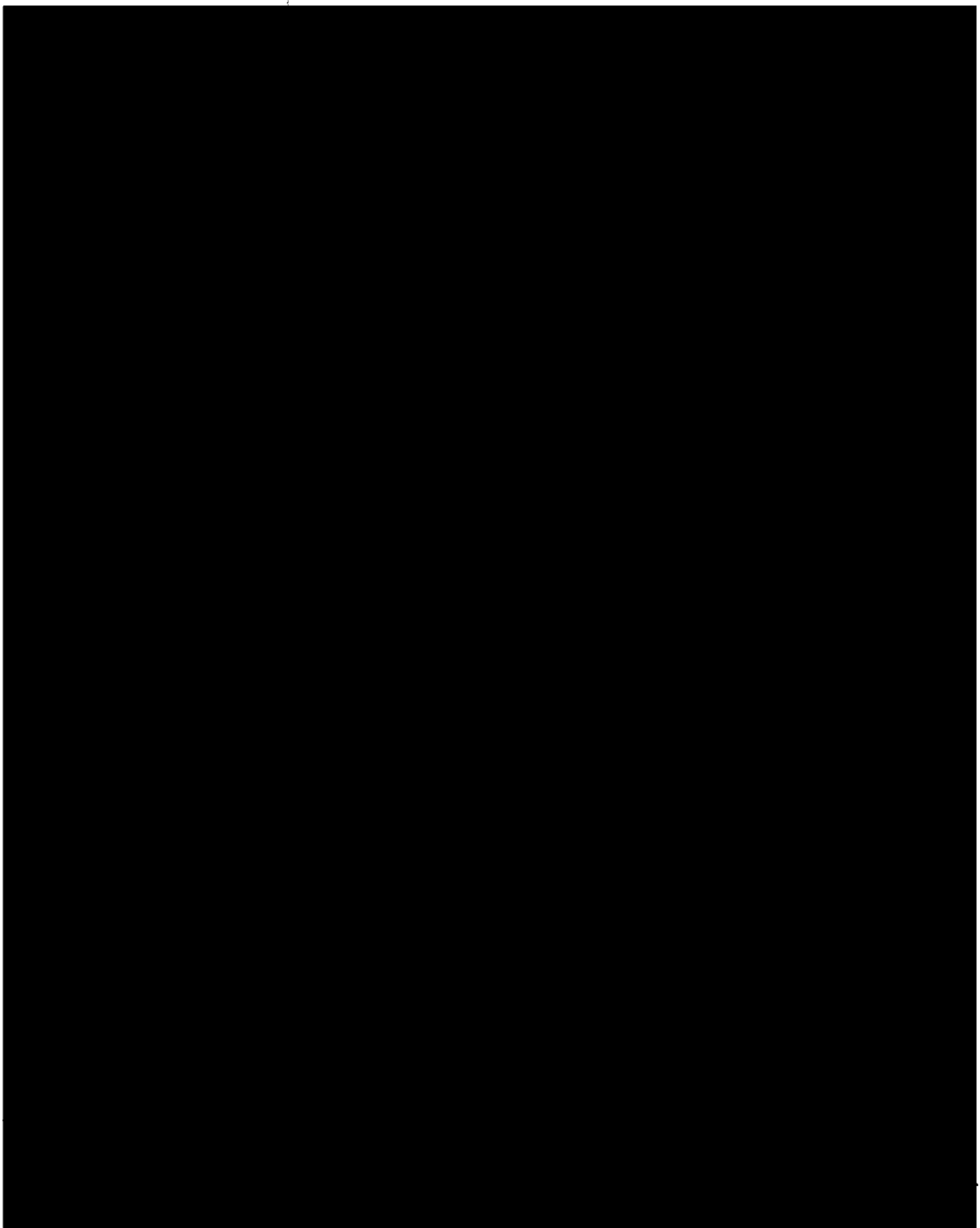
If the application fees are paid **by noon today, June 17, 2026**, the case will be scheduled for the **July 16, 2026, Planning Commission** agenda. If the deadline is not met, the application will be held until all outstanding requirements have been addressed.

IMPORTANT - PLEASE READ

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.gov.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]



Agenda Item # 31

SUB-003791-2026 & ZON-UDC-003793-2026

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:
4213 & 4221 Spring Valley Drive South

Subdivision Name:
Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision

Applicant / Agent:
Sawgrass Consulting, LLC

Property Owner(s):
Adam & Carla Green, and Gloria Stewart

Current Zoning:
R-1, Single-Family Residential Suburban District and R-3, Multi-Family Residential Suburban District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was not required due to the proposed rezoning to a lower zoning classification.

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.
- Rezoning from R-1 Suburban and R-3 Suburban to R-1 Suburban.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with ten (10) conditions.
2. Rezoning with three (3) conditions)

Report Contents: **Page**

Context Map 2
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Commission Considerations 6
Exhibits 8

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

N

NTS

SITE HISTORY

The northern portion of the site was originally part of the 32-lot *Spring Valley Subdivision, Unit Two,* as Lots 3 and 5, the plat for which was approved by the Planning Commission in April 1969 and subsequently recorded in the Mobile County Probate Court.

Rezoning of the southern portion of the site from R-A, Residential Agricultural, to R-3, Multi-Family Residential, was adopted by the City Council on February 6, 1979. It was later part of the 15-lot *Addition to Spring Valley Subdivision*, as Lot 7, the plat for which was approved by the Planning Commission in June 1979 and subsequently recorded in the Mobile County Probate Court.

There are no other Planning Commission or any 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 note - As shown on the 1984 aerial photo LOTS 1 AND 2 share the 9,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 8,200 sf, LOT 2 – 8,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
C. Retain the first five (5) PLAT NOTES REQUIRED BY CITY OF MOBILE.
D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [redacted] 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. 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 Mobile County and Traffic Engineering and conform to AASHTO standards.

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 subdivision request is to create two (2) legal lots of record from three (3) existing legal lots of record. The site is served by public water and sanitary sewer.

The proposed lots have frontage on Spring Valley Drive South, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way. The preliminary plat depicts sufficient right-of-way, making additional dedication unnecessary.

The proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-7.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat; alternatively, a table providing the same information may be provided.

The proposed lots also exceed the minimum lot width requirements of Section 6.C.2.(b)(2) of the Subdivision Regulations for residential lots within the Suburban sub-district.

A 30-foot front yard setback is depicted along Spring Valley Drive South; however, only a 25-foot front yard setback is required in the R-1, Single-Family Residential Suburban, and R-3, Multi-Family Residential Suburban Districts. Accordingly, the Final Plat must depict a front yard setback of at least 25 feet, in compliance with Section 6.C.8. of the Subdivision Regulations and the dimensional standards of Article 2, Section 64-2-5.E. of the UDC.

The preliminary plat illustrates existing single-family dwellings on each proposed lot. Existing structures are not required to be shown on a subdivision plat unless needed to demonstrate compliance with the setback requirements of the underlying zoning district. As illustrated, the existing structures comply with the applicable setbacks; therefore, their depiction on the Final Plat is unnecessary.

Multiple drainage and utility easements are depicted on the preliminary plat. As such, if approved, a note should be placed on the Final Plat stating no structures shall be permitted in any easement without permission from the easement holder.

As submitted, approval of the subdivision would result in the proposed lots being split-zoned between R-1 (Single-Family Residential Suburban District) and R-3 (Multi-Family Residential Suburban District). Therefore, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the subdivision request would result in the proposed lots being split-zoned R-1 and R-3. The applicant is requesting rezoning of the proposed lots to R-1 to resolve the potential split zoning.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was not required due to the request for rezoning to a lower zoning classification. Article 5 of the Unified Development Code (UDC) requires Neighborhood Meetings for requests to rezone property to a higher zoning classification.

The site is surrounded by single-family residentially zoned properties and uses, the exception being multi-family developments within the properties zoned R-3 to the east.

The site plan submitted with the rezoning application depicts the existing single-family dwellings on the proposed lots.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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 this case, the proposed rezoning appears justified to eliminate the split-zoning condition that would result from the subdivision request and to better align the zoning classification with the longstanding use of the respective properties.

If approved, the rezoning should be completed prior to signing the Final Plat associated with the subdivision.

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, the following conditions could apply:

1. Retention of the existing 50-foot-wide right-of-way along Spring Valley Drive South on the Final Plat;
2. Retention of the lot area in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of at least a 25-foot front yard setback along Spring Valley Drive South on the Final Plat, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-5.E. of the Unified Development Code;
4. Revision of the Final Plat to remove or omit the depiction of the existing structures, as their illustration is not necessary to demonstrate compliance with the applicable setback requirements
5. Provision of a note on the Final Plat stating no structures shall be permitted in any easement without permission from the easement holder;
6. Completion of the Rezoning process prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. 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 Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- 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.

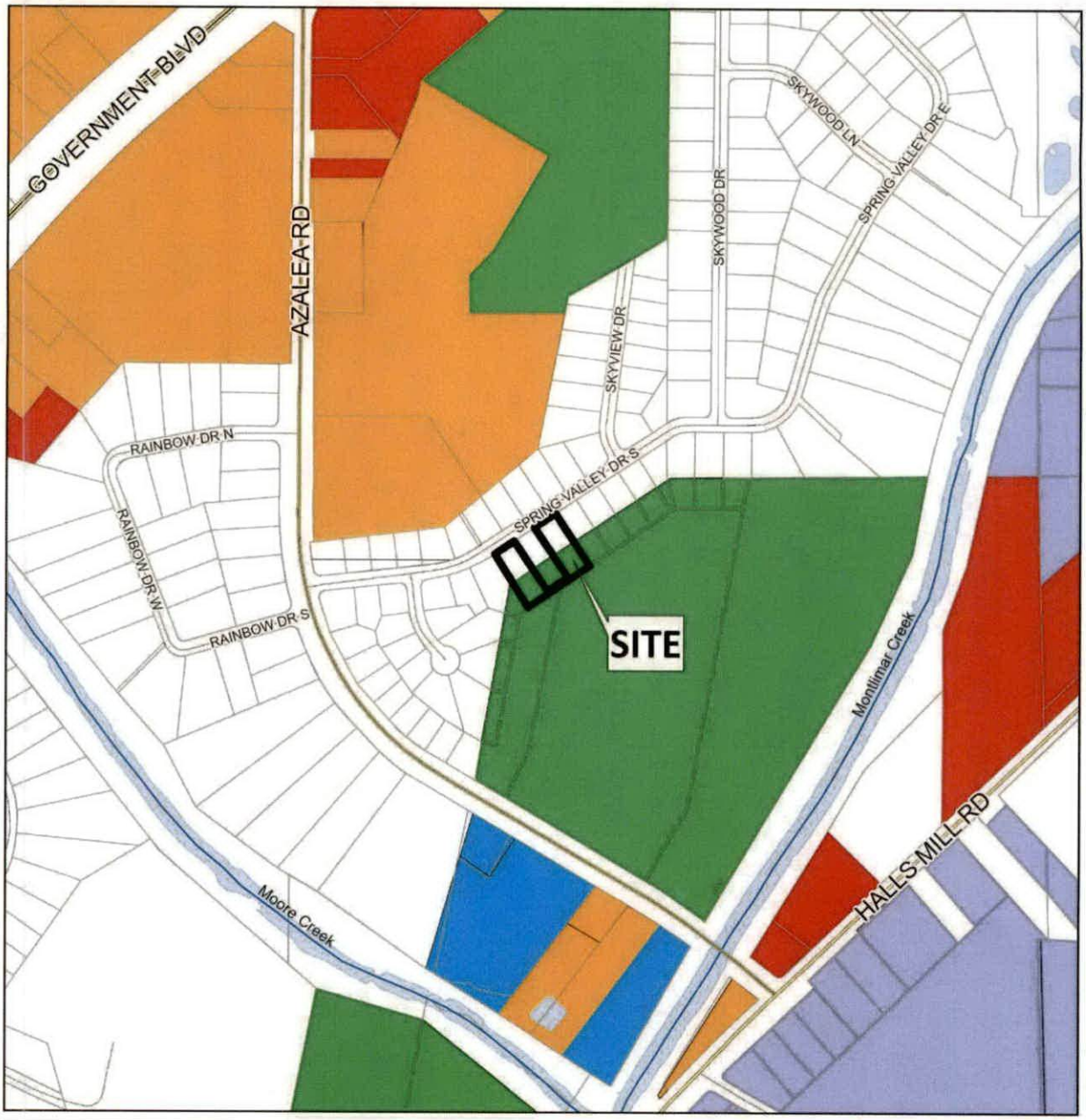
The applicant's responses to address the above criteria are available in the link on page one (1).

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 all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 31 DATE July 16, 2026

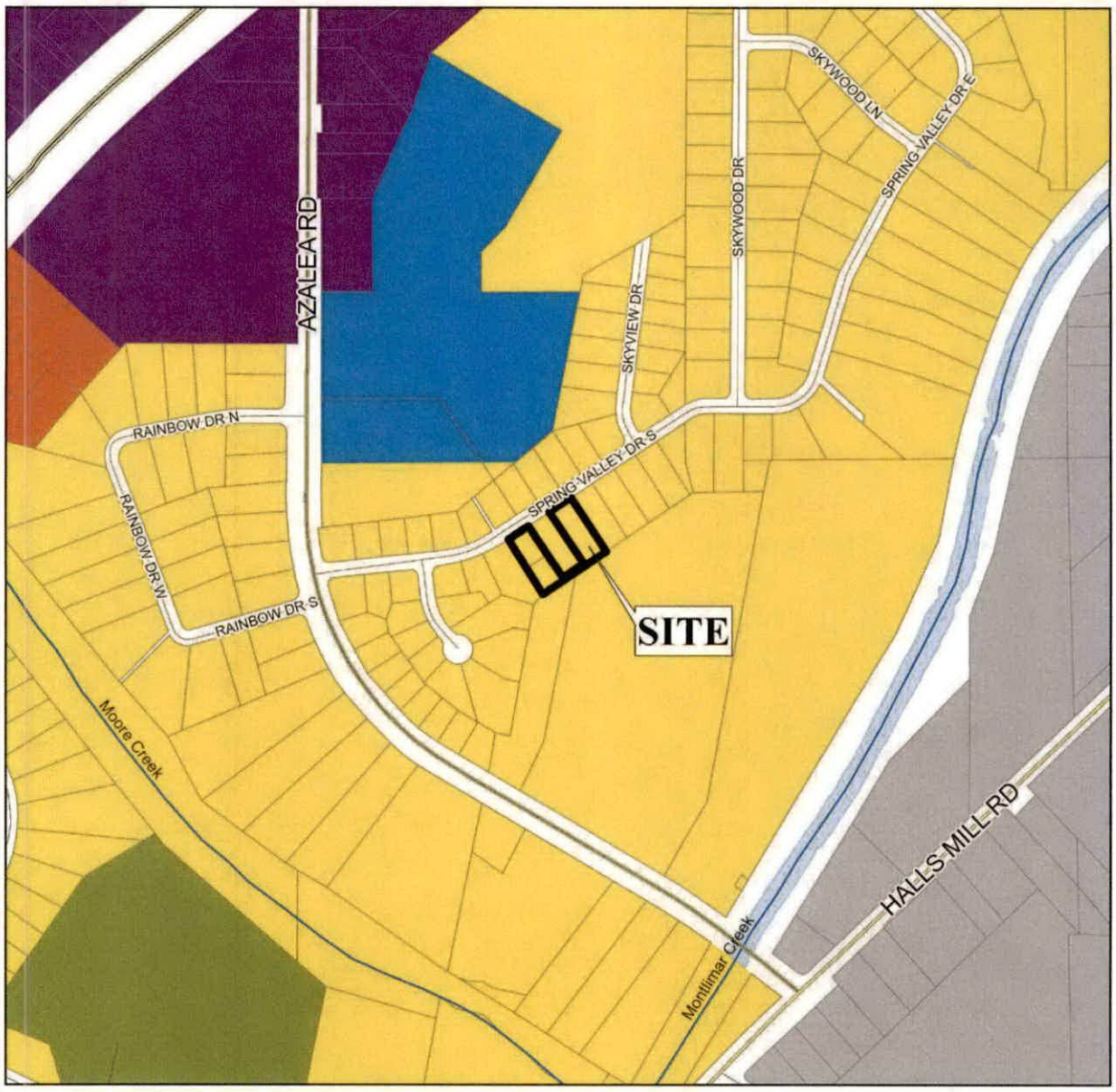
APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

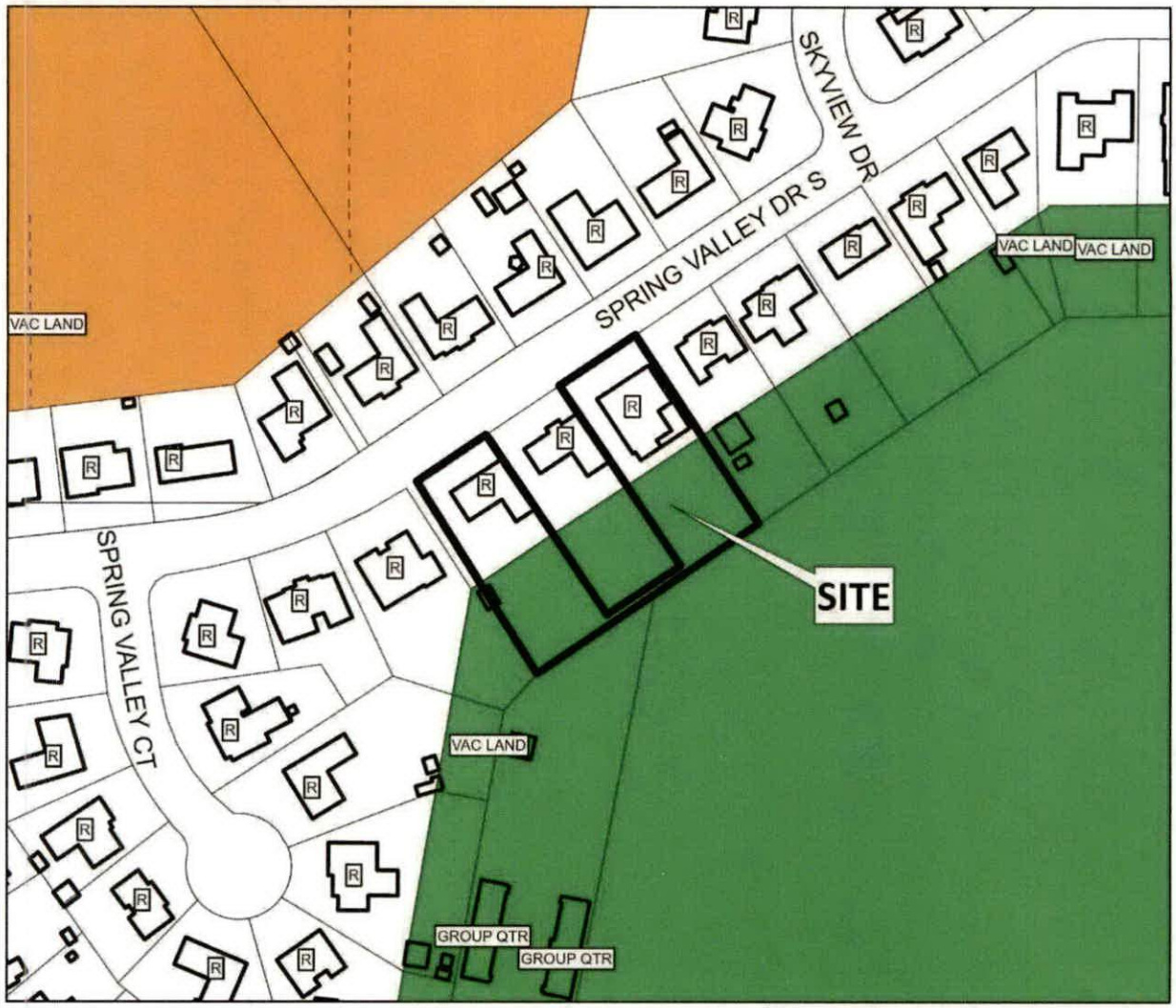
REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

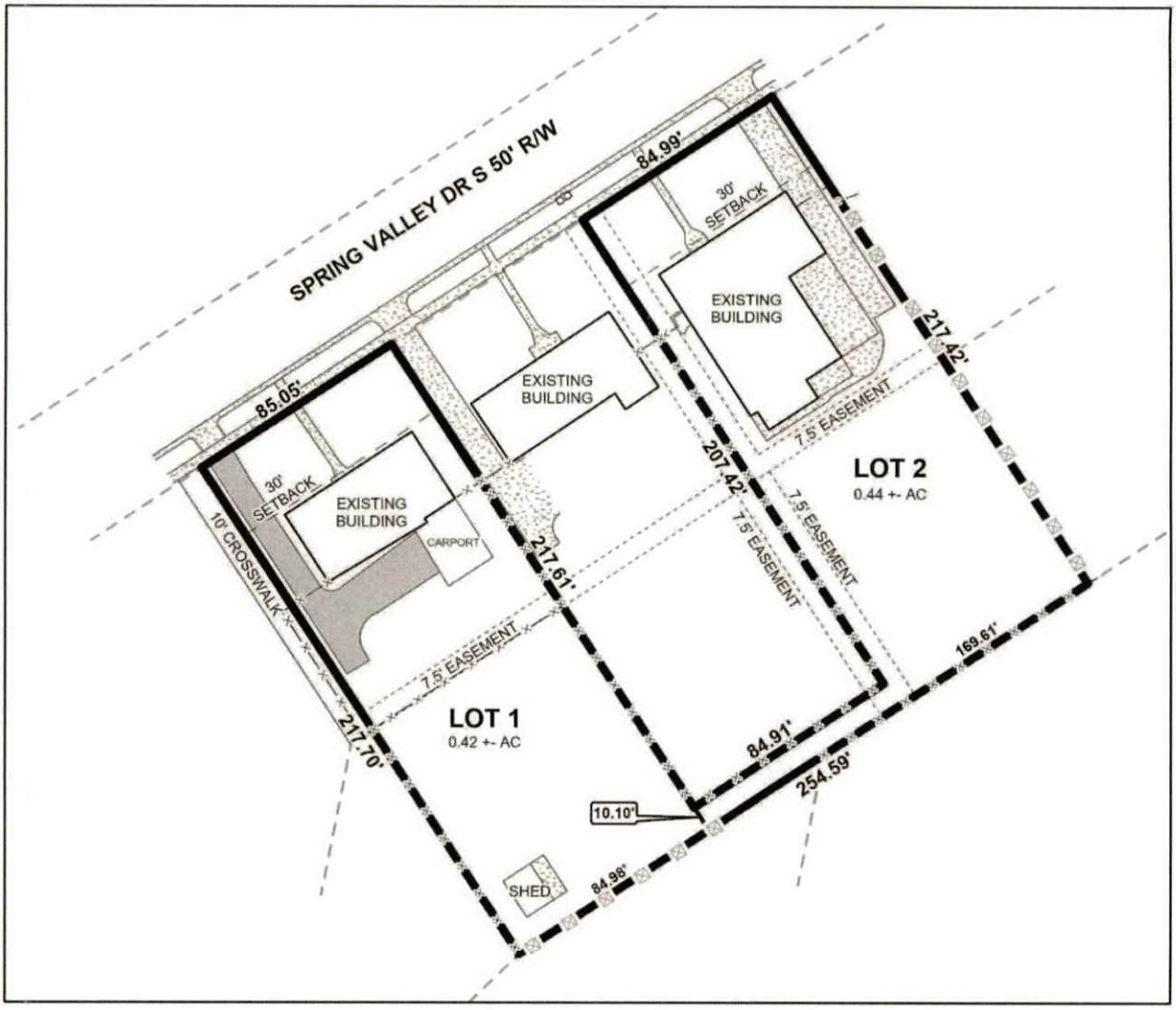
REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

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	

N

NTS

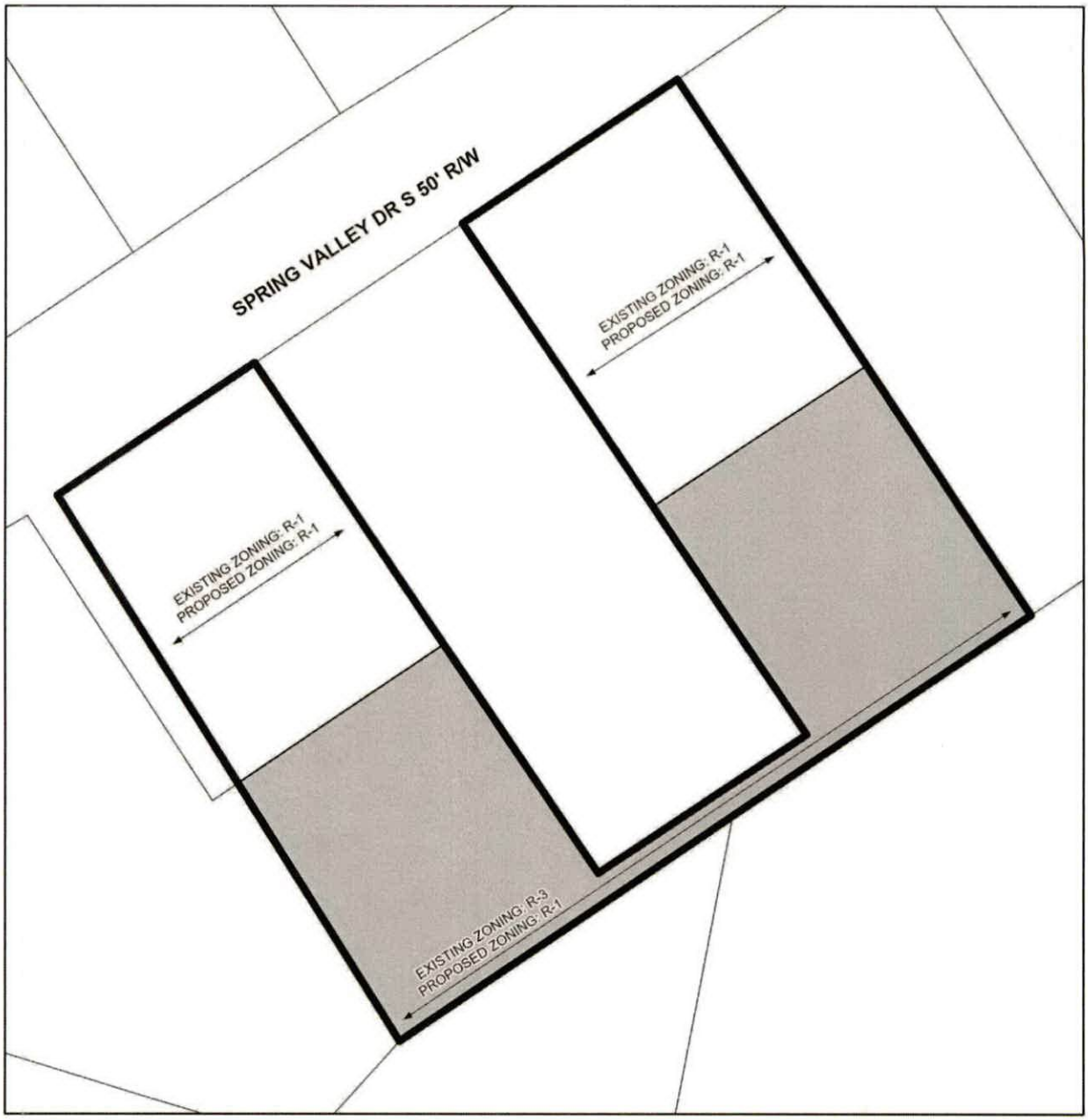
SITE PLAN



The site plan illustrates existing structures, setbacks, drives, and easements.

APPLICATION NUMBER 31 DATE July 16, 2026	N
APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision	
REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1	NTS

DETAIL SITE PLAN



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APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

O Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

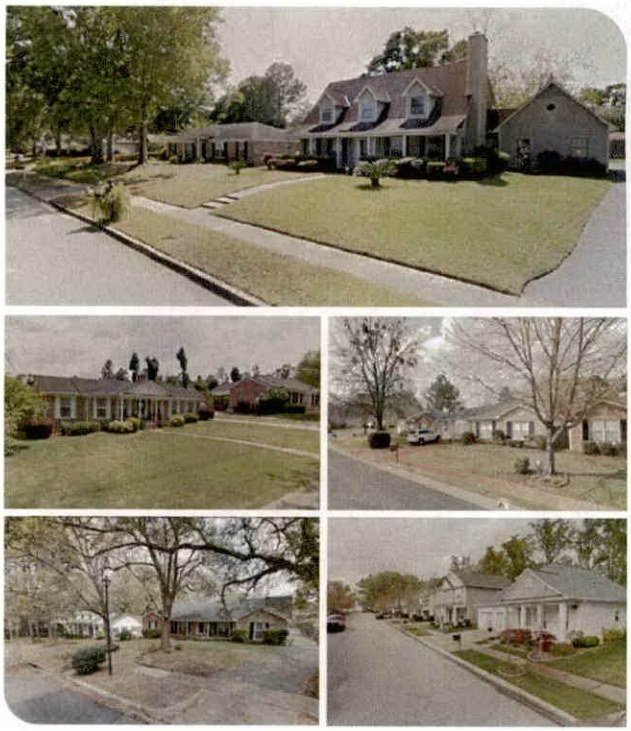
□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AC (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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S		O								O															O
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■		■	■	■					■															O
DOWNTOWN (DT)						■					■													■	■	■	■	■	O	O
DISTRICT CENTER (DC)							■			U	O	O																		
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	O	■	O	O	O									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	O									■	■								O
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	O																		O
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■															
LIGHT INDUSTRIAL (LI)													■	■	■	■			■										O	O
HEAVY INDUSTRY (HI)															■	■	■	■	■										O	O
INSTITUTIONAL LAND USE (INS)										■	■		O	O					O											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					O								■	■	■			O											

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).

Character Example



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

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 the NW Corner of
Bear Fork Road and Moffett Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at the NW corner of Bear Fork Road and Moffett Road from R-1, Single-Family Residential Suburban District, to B-3, Community Business Suburban 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:

LOT 2, MOFFETT - BEAR FORK SUBDIVISION AS RECORDED IN MAP BOOK 83 PAGE 41, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3), 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-3, 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-3, until all of the conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic

Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at the **Northwest corner of Bear Fork Road and Moffett 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 Community Business Suburban District (B-3).** 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-3** 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-3** districts until the following conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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:

LOT 2, MOFFETT - BEAR FORK SUBDIVISION AS RECORDED IN MAP BOOK 83 PAGE 41, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3),** 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-3,** 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-3,** until all of the conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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

Byrd Surveying, Inc.
Michael D. Andress, Buildings, Trailers & More, LLC
Northwest corner of Bear Fork Road and Moffett Road
Council District 7
Gina Gregory

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.,** for a change in zoning **from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3),** for the property located at the **Northwest corner of Bear Fork Road and Moffett 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

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: Northwest corner of Bear Fork Road and Moffett Road
ZON-UDC-003790-2026
Byrd Surveying, Inc.
District 7
Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **Community Business Suburban District (B-3)**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **$356.06.** 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.

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
Stephen Guthrie
Deputy Director of Planning and Zoning

dotloop signature verification: dtlp.us/XZkj-mXsg-oAvf

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

☐ Terminating a Previously approved Planned Unit Development
Checklist E

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)
Address:	2609 HALLS MILL ROAD	
Email:	[redacted]	
Phone:		
Email:		
Name:		

[redacted]

dotloop signature verification: dtlp.us/xZkJ-mXsg-oAvf

	Owner	Design Professional
Name:	MICHAEL D. ANDRESS	
Firm:	BUILDINGS, TRAILERS & MORE, LLC	
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY [redacted] the property location, parcel number, and legal description.

MOFFETT ROAD
Property Address

12.64 ACRES
Property Area (acres or square feet)

KEY #02850202
Parcel Number(s) or Key Number(s)

R-1 SUBURBAN
Present Zoning or Transect District

B-3 SUBURBAN
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.

Michael Andress - Owner/Mgr
dotloop verified 06/15/26 11:01 AM CDT JJU7-VDOI-DXK6-POMO

Owner Signature

06/15/2026
Date

Kori P. G

Applicant or Agent Signature (if applicable)

6/4/26
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.

Kori P. G

Applicant or Agent Signature

6/4/26
Date

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ■ Neighborhood Meeting documentation
- ■ Boundary Plan
- ■ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THIS PROPOSAL WILL BE ADJACENT TO EXISTING B-3 BUSINESS WHICH WILL DEVELOP A "CENTER" AS STATED UNDER SUBURBAN CORRIDOR IN THE MAP FOR MOBILE. FURTHER, THE FLUM ALLOWS FOR MIXED COMMERCIAL ALONG THE CORRIDOR.

MIXED COMMERCIAL CORRIDOR
Future Land Use Map (FLUM) Designation

B-3 SUBURBAN
Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ■ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
THIS PROPOSAL WILL OFFER THE OPPORTUNITY TO PURCHASE NEW, SAFE HOUSING AND MOVE AWAY FROM OLDER, INADEQUATE HOUSING.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
THERE HAVE BEEN COMPARABLE DEVELOPMENTS IN THIS AREA IN THE PREVIOUS 10 YEARS.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   THE OTHER BUSINESSES IN THIS AREA ARE COMPARABLE TO THIS PROPOSAL.

2. Describe the surrounding land uses.
   VACANT LAND, RESIDENCE, CHURCH, RESIDENCE, MINI WAREHOUSES, BUILDING MATERIAL SALES, CAMPER SALES.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   THERE SHOULD BE NO ADVERSE IMPACT TO THE NEIGHBORS.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   THERE IS ADEQUATE INFRASTRUCTURE.

5. 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 MOBILE HOME SALES WILL OFFER THE PUBLIC THE OPPORTUNITY TO PURCHASE AFFORDABLE HOUSING.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

[redacted]

dotloop signature verification: dtlp.us/XZKJ-mXsg-oAxf

City of Mobile • Planning & Zoning

Corporate Letter of Authorization

I, MICHAEL D. ANDRESS, 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 BUILDINGS, TRAILERS & MORE, LLC, a corporation for the property located within the city limits of Mobile, Alabama at MOFFETT ROAD - TAX KEY #02960202.

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.

BYRD SURVEYING
Designee (1)

[redacted]

Designee (2)

Email

Phone Number

06/15/2026
Date

[redacted]

Outlook

Byrd Surveying, Inc. (ZON-UDC-003790-2026)

[redacted]

Good morning,

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. Upon receipt of payment, the application will be scheduled for 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 **no later than 4:30 p.m. on Wednesday, July 1, 2026**.

To date, photographs documenting the required meeting signs have been received along with a copy of the letter advertising the Neighborhood Meeting; however, the date stamp shown on the photographs indicates the signs were posted less than ten (10) calendar days prior to the scheduled Neighborhood Meeting. If additional photographs can be provided demonstrating that the signs were posted at least ten (10) calendar days before the meeting, those photographs may satisfy this requirement.

Based on the information currently available, you may wish to consider one of the following options:

1. Proceed with scheduling the application for the **July 16, 2026, Planning Commission meeting**, with the understanding that the application will be held over if compliant Neighborhood Meeting documentation is not received by the required deadline; or
2. Request that the application be processed for a later Planning Commission meeting date to allow sufficient time for a new Neighborhood Meeting to be conducted and documented in accordance with the Unified Development Code requirements.

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, **Tori Aamoth** has been copied on this email.

If the application fees are paid **by noon on June 17, 2026**, the application will be scheduled for the **July 16, 2026, Planning Commission agenda**. Please note, however, that the application will be held over if the required Neighborhood Meeting documentation is not received by the deadline stated above.

IMPORTANT

The City of Mobile Planning and Zoning Department will **never request payment via wire transfer or any other suspicious payment method**. If you receive a questionable communication claiming to be from our department, please report it immediately to [redacted]

Important: If compliant Neighborhood Meeting documentation is not received by **July 1, 2026**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not satisfy the applicable notice and timing requirements.

If you elect to delay processing of the rezoning application, please let us know. The concurrent subdivision application may continue to move forward, as approval of that application is not contingent upon approval of the rezoning request.

If you have any questions or need additional clarification, please do not hesitate to contact us.

Thank You,

Logan Anderson
Principal Planner II
[redacted]

-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY
ANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF
5070) AND MUST COMPLY WITH THE CITY OF MOBILE
ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VIII).

SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY
CTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE,
S AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND
TED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE

WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR
CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD
N MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION
NOFF CONTROL.

LL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED.
Y PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A
OTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS
IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING
CERTIFICATE OF OCCUPANCY.

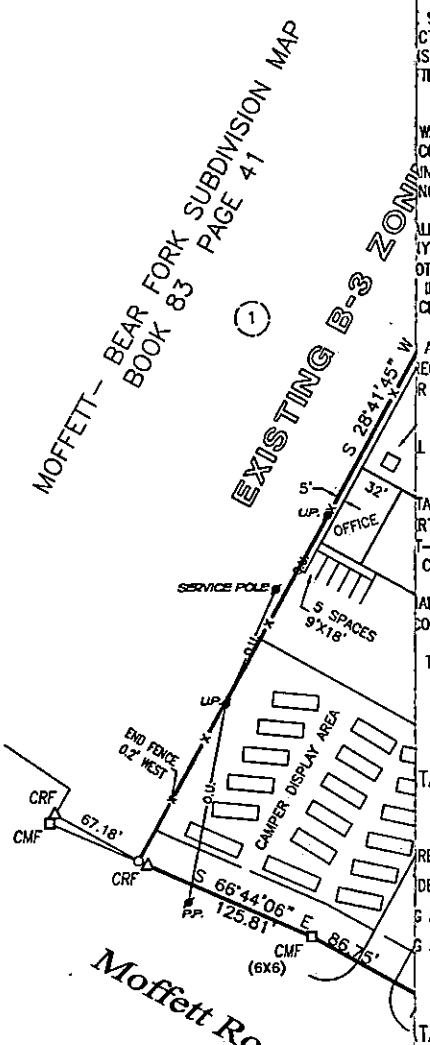
AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF,
EQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE
R ACQUIRING ALL OF THE NECESSARY PERMITS AND

L ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY

TATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION
RTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57
T-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE
COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.

ALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE
ODE).

THE CONSTRUCTION PLANS.



TA : LOT A

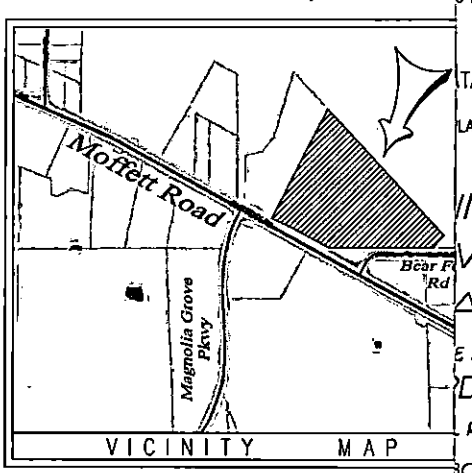
	=	223,373 S.F
RED (15%)	=	33,506 S.F
DED	=	159,202 S.F
G REQUIRED (60% OF 15%)	=	20,104 S.F
G PROVIDED	=	29,421 S.F

TA : LOT B

	=	223,227 S.F
RED (15%)	=	33,484 S.F
DED	=	189,793 S.F
G REQUIRED (60% OF 15%)	=	20,090 S.F
G PROVIDED	=	34,070 S.F

TA : LOT C

LANNED AT THIS TIME.



ING R-1 TO B-3
VISION OF LOT 2,
AR FORK SUBDIVISON

E ASSOCIATES OF MOBILE, D.B.A.
D SURVEYING

ROAD MOBILE , ALABAMA
BYRD•BYRDSURVEYING.BIZ
30' JUNE 15, 2026

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 6/23/2026

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: JUNE 22, 2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: REFUGE CHURCH
6159 MOFFETT 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 of referenced at the meeting
- ___ Additional documents (Describe: _____)

Applicant's Name: MICHAEL ANDRESS / GERALD D BYRD
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X _____ Date: 6/23/2026

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.

Neighborhood Meeting Checklist:

✓ Neighborhood meeting scheduled not more than 60 days, and not less than 21 days, before the Planning Commission meeting date.

✓ Sign(s) posted on the subject property not more than 30 days, and not less than 10 days, before the Neighborhood Meeting.

✓ Notices advertising the Neighborhood Meeting prepared and mailed to all property owners within 300 feet of the subject property, the Planning and Zoning Department, and the applicable City Council representative no less than 15 days before the meeting.

✓ Neighborhood Meeting held.

✓ All required Neighborhood Meeting documentation gathered and signed by the applicant/agent:

- ✓ 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 of referenced at the meeting

✓ Sign(s) removed from the subject property within three (3) working days after the Neighborhood Meeting.

___ All required meeting documentation submitted to the Planning and Zoning Department not less than 15 days before the Planning Commission meeting date.

Neighborhood Meeting

Date: 6/22/2026

Time: 5:00 PM

Location of Neighborhood Meeting: Refuge Church

Project Location: Northeast Corner Moffett Rd & Bear Fork Road

Project/Application (e.g. Rezoning from R-1 to B-1):

R-1 TO B-3

Applicant's Signature Attesting to the Accuracy of This Sheet:

X [signature] Date: 6/23/2026

Please Sign In:

[redacted]

Neighborhood Meeting Summary

Meeting Date: 6/22/2026

Meeting Time: 5:00 PM

Meeting Location: REFUGE Church
6159 MOFFETT ROAD

Below is a summary of the proposed project presented at the Neighborhood Meeting:
I PRESENTED THE SITE PLAN WITH the PROPOSED USE OF EACH LOT. RV SALES AND MAINTENANCE ON LOT A AND MOBILE HOME SALES ON LOT B. NO PLANS to DEVELOP LOT C AT THIS TIME

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):
SITE PLAN

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):
CYNTHIA BURD IS THE REALTOR FOR the OWNER of PROPERTY PROPOSED to BE REZONED.
TISA STEINER IS THE ONLY NEIGHBER THAT ATTENDED the MEETING.
WE DISCUSSED THE PROPOSED USES of THE PROPERTIES AND MRS STEINER VOICED HER OPPOSITION TO the MOBILE HOME SALES ACROSS MOFFETT ROAD FROM HER HOUSE. SHE ALSO RECONIZES THAT IF SHE SOLD

Neighborhood Meeting Summary

Date: 6/22/2026

Applicant: GERALD D BYRD

Meeting Location: REFUGE Church

Application:

(Meeting summary, continued)

HER HOUSE AND PROPERTY, A COMMERCIAL ZONING WOULD BRING A HIGHER SALES PRICE.

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6:02 PM

Applicant's signature attesting to the accuracy of this summary:

X Gerald Byrd Date: 6/23/2026


Neighborhood Meeting
for Zoning Change
June 22, 2026 5:00 pm
Refuge Church 251-476-5010
6159 Moffett Road
06 10 2026


Neighborhood Meeting
for Zoning Change
June 22, 2026 5:00 pm
Refuge Church 251-476-5010
6159 Moffett Road
06 10 2026


Neighborhood Meeting
for Zoning Change
June 22, 2026 5:00 pm
Refuge Church 251-476-5010
6159 Moffett Road
06 10 2026

Byrd Surveying

[redacted]

Dear Neighbor,

The owner of the property at the corner of Moffett Road and Bear Fork Road is submitting a rezoning application to the City of Mobile to allow mobile home sales and recreation vehicle sales, maintenance, and repair.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: Refuge Church at 6159 Moffett Road
Date: June 22, 2026
Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or emai[redacted]

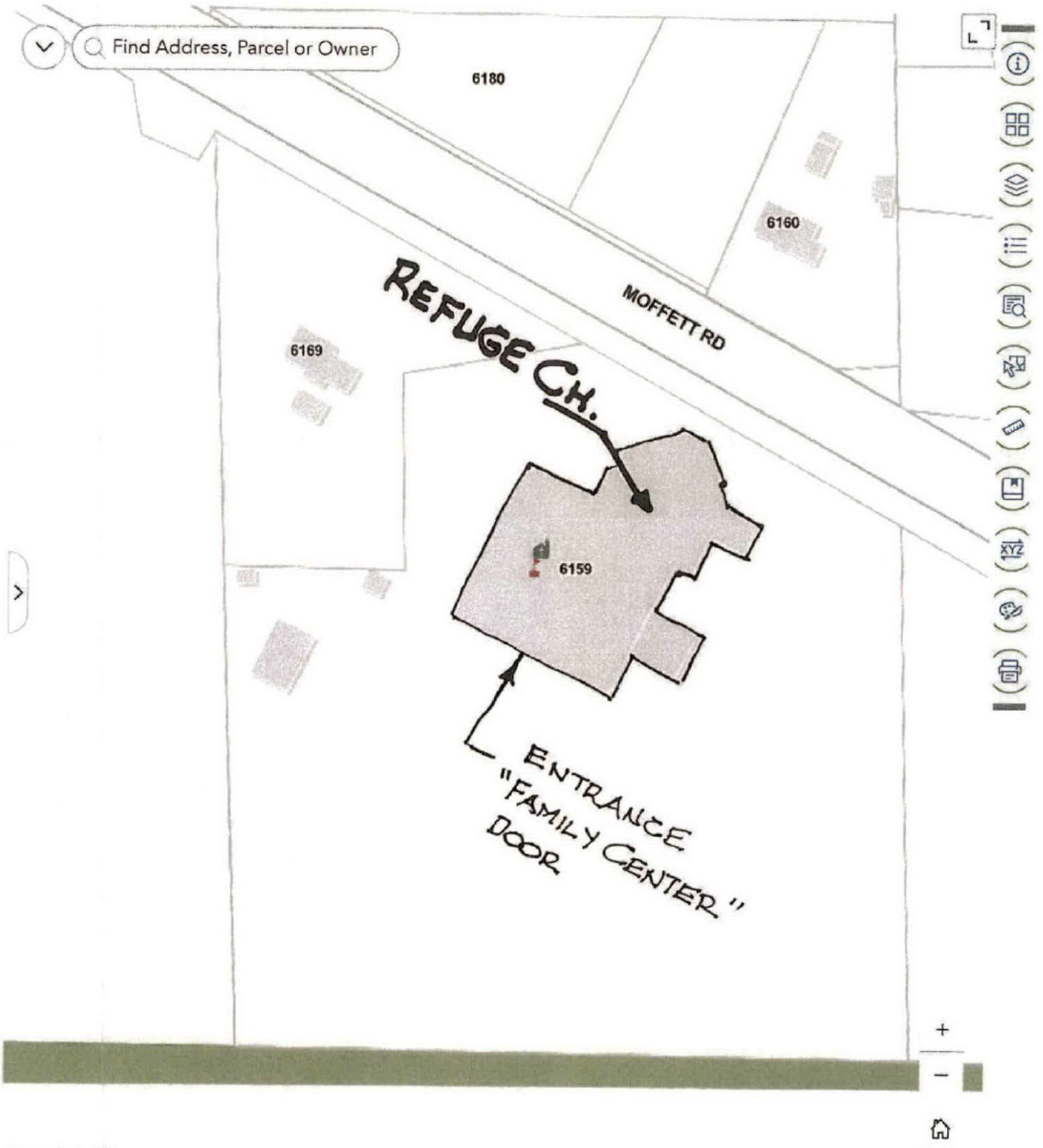
Sincerely,

Gerald D. Byrd
GDB/kpg

City Map

City of Mobile GIS

City of Mobile GIS Hub



Produced by the City of Mobile GIS Department • Updated May

City of Mobile Home

[redacted]



Agenda Item # 33

SUB-003789-2026 & ZON-UDC-003790-2026

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:
Northwest corner of Bear Fork Road and Moffett Road

Subdivision Name:
Moffett-Bear Fork Subdivision

Applicant / Agent:
Byrd Surveying, Inc.

Property Owner:
Michael D. Andress (Buildings, Trailers & More, LLC)

Current Zoning:
R-1, Single-Family Residential Suburban District

Proposed Zoning:
B-3, Community Business Suburban District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 22, 2026, at 5:00 p.m. at 6159 Moffett Road.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban to B-3 Suburban.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 33 DATE July 16, 2026

APPLICANT Moffett-Bear Fork Subdivision, Resubdivision of Lot 2

REQUEST Subdivision, Rezoning from R-1 to B-3

N

NTS

SITE HISTORY

The subject site was made a legal lot of record via Moffett – Bear Fork Subdivision, a two (2)-lot subdivision, approved by the Planning Commission and recorded in July 1999, when the site was within the Planning Jurisdiction.

The site was annexed into the City of Mobile in July 2023 and assigned its current R-1, Single-Family Residential Suburban zoning classification.

There are no previous 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 note - As shown on the 1984 aerial photo LOTS A, B, and C 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) and share the 4,000 SF credit provided to the original SF residential lot as follows: LOT A – NONE, LOT B – 4,000 sf, and LOT C – NONE. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
C. Retain NOTES 1 - 5.
D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review a[redacted]or to obtaining any signatures. No signatures are required on [redacted]

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 ALDOT and 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 subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record. The site is served by public water and on-site septic system.

Proposed Lot A fronts Moffett Road, a Principle Arterial Street requiring a 100-foot-wide right-of-way at this location. The preliminary plat indicates a current right-of-way width along proposed Lot A varying from 104.93 feet to approximately 88 feet. As the current 100-foot right-of-way width requirement is the same as was required at the time of the approval of Moffett – Bear Fork Subdivision, and no dedication was required with that approval to provide 100 feet, no dedication should be required in this case.

Proposed Lot B fronts both Moffett Road and Bear Fork Road. As the portion fronting Moffett Road is indicated to have a right-of-way width of just over 104 feet, no dedication would be required along Moffett Road. Bear Fork Road is a Minor Arterial Street with a planned and current right-of-way width of 80 feet. Therefore, no dedication would be required along Bear Fork Road. As proposed Lot C also fronts Bear Fork Road, no dedication would be required along Bear Fork Road. As on the preliminary plat, the right-of-way widths of Moffett Road and Bear Fork Road should be retained on the Final Plat, if approved.

The preliminary plat illustrates a 25-foot minimum building setback line along both street frontages, and this should be retained on the Final Plat, if approved.

All lots meet the minimum lot sizes of Section 6.C.2.(a)(1)a of the Subdivision Regulations for sites served by public water and individual septic services, and the lot size labels in both square feet and acres should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information.

Proposed Lot C exceeds the maximum depth standards of Section 6.C.3. of the Subdivision Regulations and would require a waiver of that section, if approved.

Rezoning

The subject site is vacant and does not appear to have ever been developed. The applicant is requesting rezoning of all three (3) of the proposed lots from R-1, Single-Family Residential Suburban District, to B-3, Community Business Suburban District. Proposed Lot A would be used for camper sales and service, and proposed Lot B would be used for mobile home sales. Both uses are permitted within the B-3 zoning district. No development plan is yet proposed for Lot C.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

In support of the application, the applicant states that the proposed development will be adjacent to existing B-3 uses which will develop a Neighborhood Center as described under Suburban Corridor land use designation in the Map for Mobile. It is further stated that the Future Land Use Map (FLUM) allows for mixed commercial uses along the corridor. However, the applicant mistook the subject site's current Low Density Residential FLUM designation for the Mixed Commercial Corridor designation of the developed adjacent site, which is also owned by the subject site's owner.

The applicant also states there have been comparable developments in the area over the past ten (10) years as justification for the rezoning.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 22, 2026, at 5:00 p.m. at 6159 Moffett Road. According to the sign-in sheet provided by the applicant, two (2) members of the public attended. The meeting remained open until 6:02 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is surrounded by a mix of commercial and residential development. The property to the East and North is vacant R-1; adjacent to the West is B-3, used by the applicant for sales of campers. Properties to the South across Moffett Road are zoned R-1 and used for single-family dwellings, and vacant land associated with the City of Mobile's Millers Park. To the South across Bear Fork Road is vacant B-2 Neighborhood Business Suburban District zoning.

The site plan submitted with the rezoning application depicts the proposed camper sales on Lot A, and the proposed mobile home sales on Lot B. Parking areas are indicated on each lot, but no parking calculations are provided. A dumpster is indicated for each lot, but the dumpster for Lot B is indicated to be in the front yard of the site. Section 64-3-13 A.2. of the UDC specifically states that dumpsters are not to be placed in a front yard. Therefore, the site plan should be revised to relocate the dumpster to a compliant location on the site.

The site plan does not indicate a public sidewalk along the street frontages or pedestrian connections for the main building entrances. The site plan should be revised to provide a public sidewalk and pedestrian connections, or a Sidewalk Waiver must be granted by the Planning Commission. Compliant landscaping calculations are provided, but no tree planting calculations are provided. If the Rezoning is approved, it should be subject to the provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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

The applicant has not identified which of these criteria would support approval of the request.

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. Retention of the right-of-way widths of Moffett Road and Bear Fork Road on the Final Plat;
2. Retention of the 25-foot minimum building setback line along both street frontages on the Final Plat;
3. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Completion of the Rezoning process prior to signing the Final Plat;
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.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.

- 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.

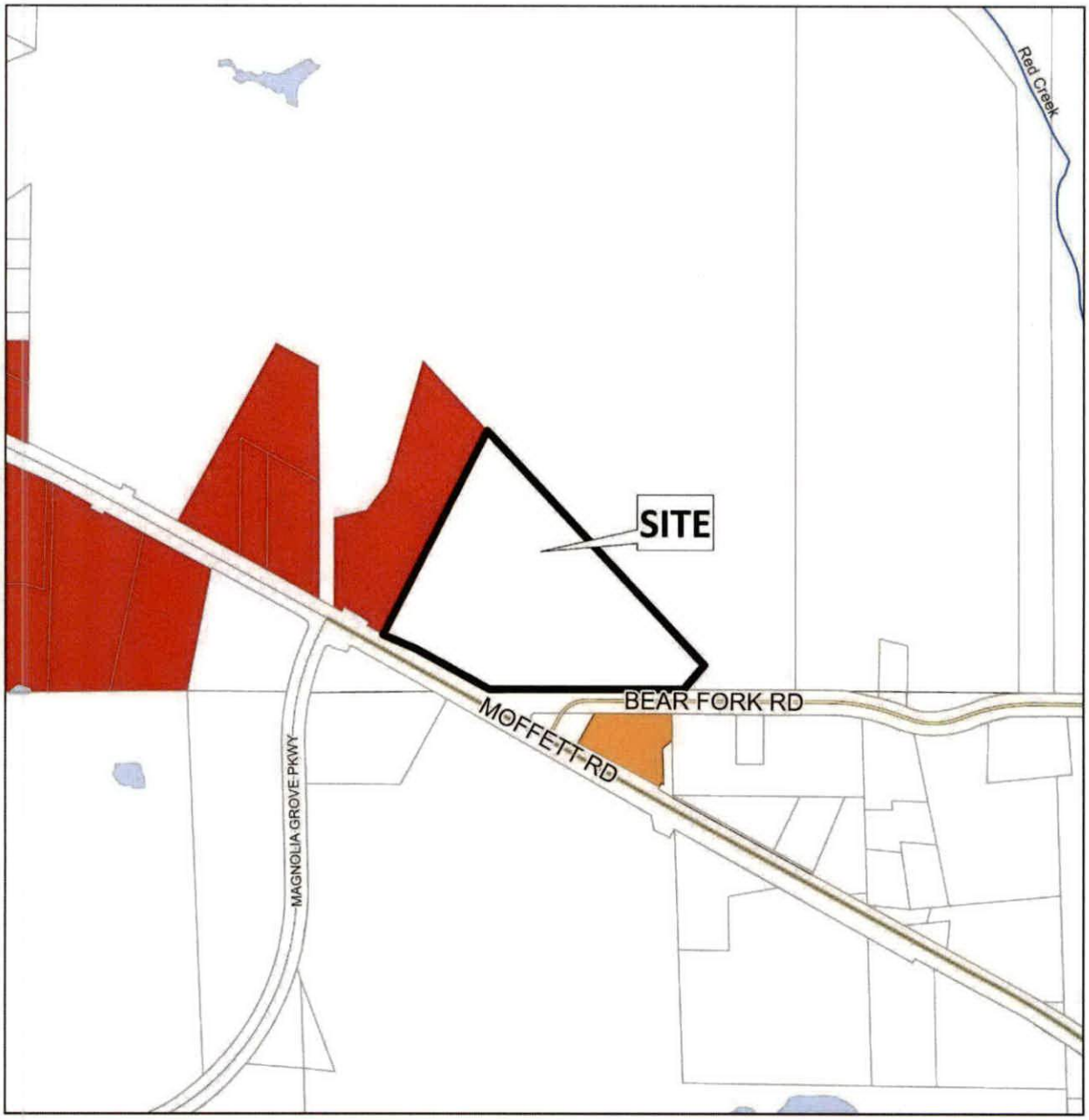
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 33 DATE July 16, 2026

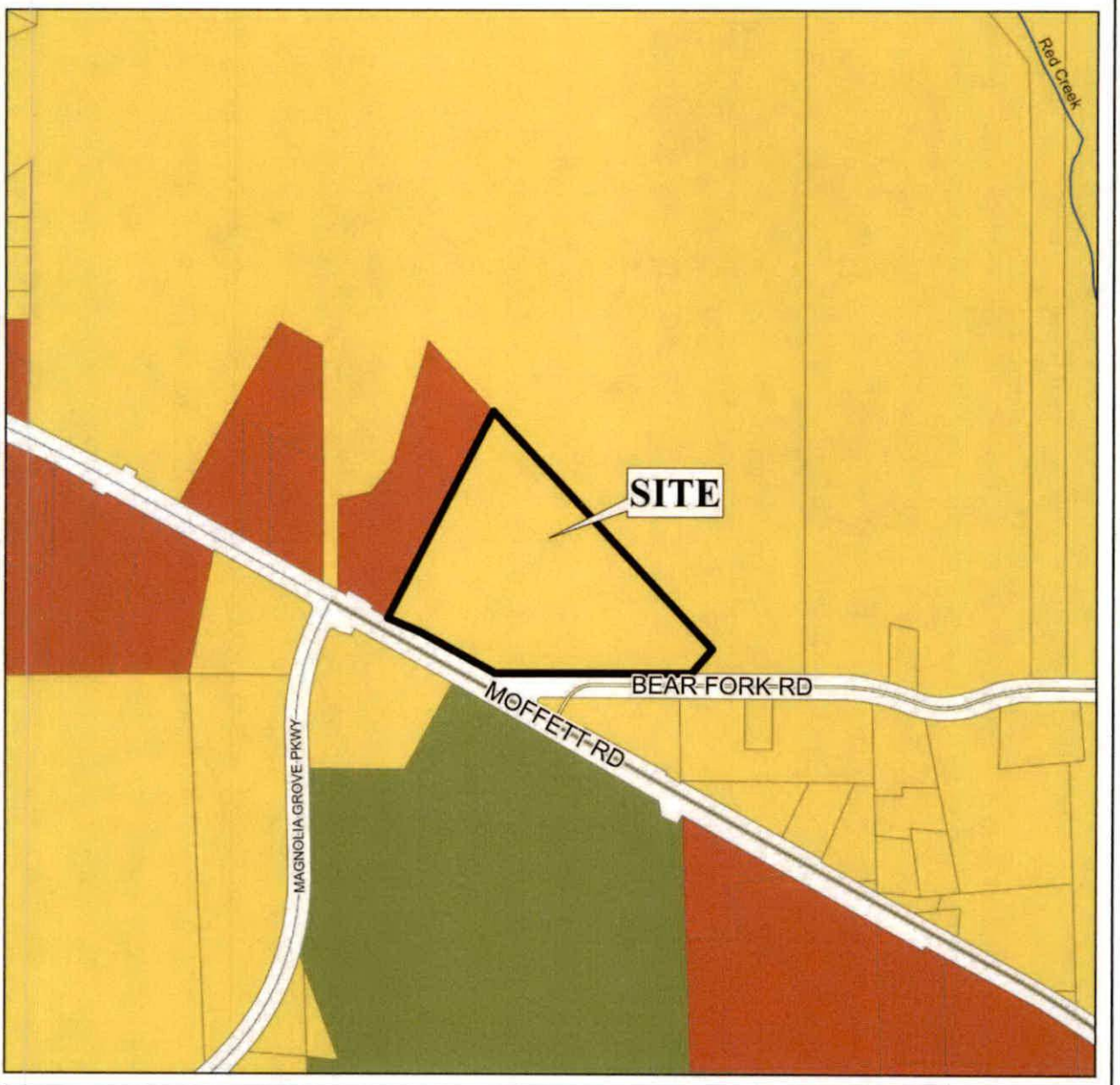
APPLICANT Moffett-Bear Fork Subdivision, Resubdivision of Lot 2

REQUEST Subdivision, Rezoning from R-1 to B-3

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 33 DATE July 16, 2026

APPLICANT Moffett-Bear Fork Subdivision, Resubdivision of Lot 2

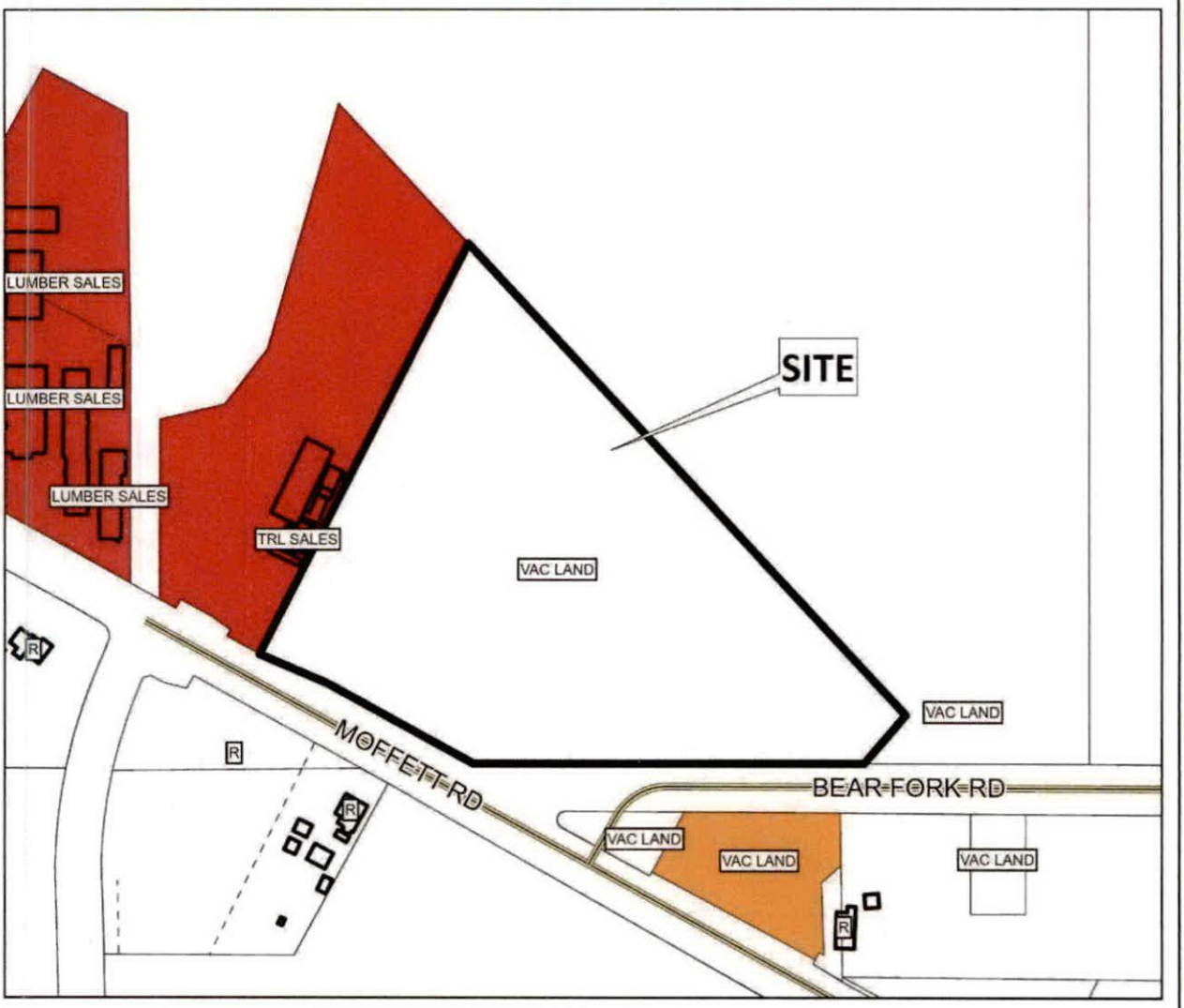
REQUEST Subdivision, Rezoning from R-1 to B-3

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 33 DATE July 16, 2026

APPLICANT

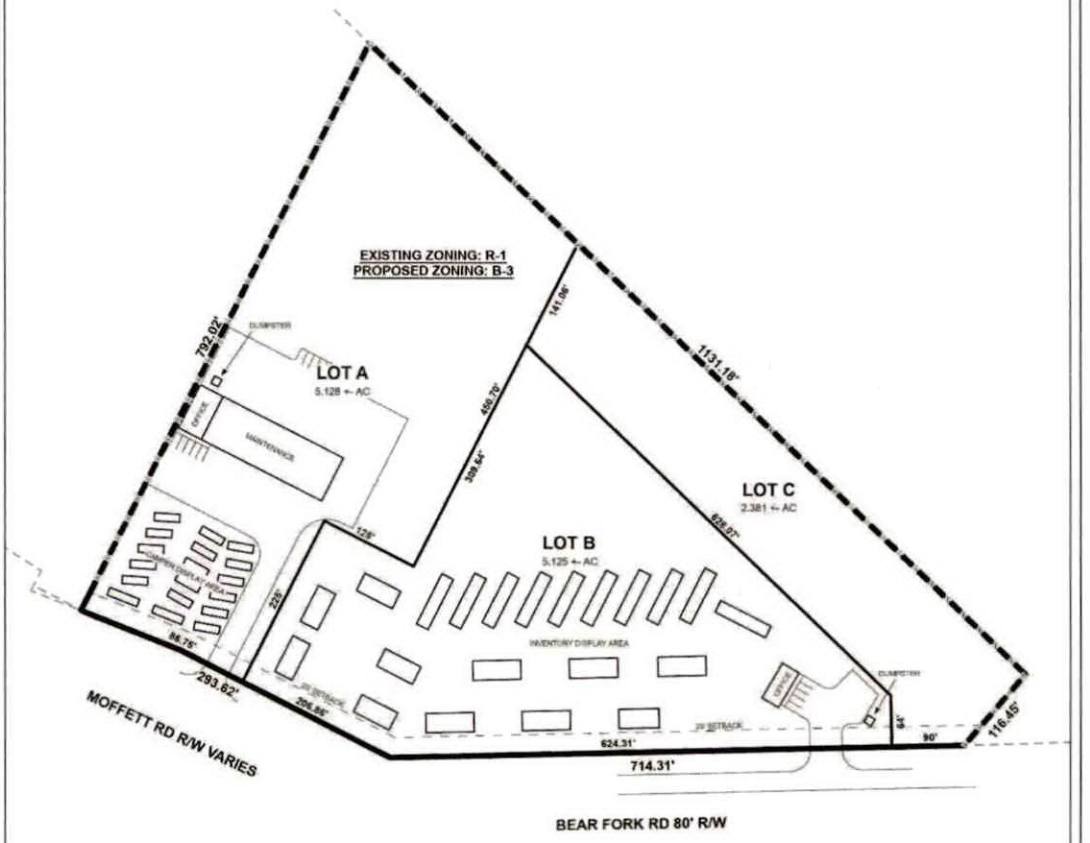
REQUEST Subdivision, Rezoning from R-1 to B-3

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	

N

NTS

SITE PLAN



The site plan illustrates proposed zoning, lots, proposed buildings, and setbacks.

APPLICATION NUMBER	33	DATE	July 16, 2026
APPLICANT	Moffett-Bear Fork Subdivision, Resubdivision of Lot 2		
REQUEST	Subdivision, Rezoning from R-1 to B-3		

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	U S	U S	U S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
DOWNTOWN (DT)						■						■											■	■	■	■	■	○	○
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	U	◎	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○									■	■	■								
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	S	■	■	S	■	S	S	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎	◎
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■			○										

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).

Character Example



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

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 to Consider the Application
to Rezone Property Located at 1509 Navco Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **July 28, 2026**, a public hearing will be held on the **1st** day of **September, 20226**, at 10:30 a.m., to consider adoption of an ordinance for the application to rezone property located at 1509 Navco Road from B-2, Neighborhood Business Suburban District, to B-3, Community Business Suburban 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:

BEGINNING AT THE SOUTHEAST CORNER OF NAVCO ROAD AND BAYOU ROAD (NOW CALLED WHITE AVENUE), RUN THENCE SOUTH 08 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF NAVCO ROAD 125 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE CONTINUE SOUTH 08 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF NAVCO ROAD 126.18 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 44 MINUTES EAST 129.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE BAY SHORE DIVISION OF THE G. M. & O. RAILROAD (NOW VACATED); THENCE ALONG SAID RIGHT OF WAY RUN NORTH 44 DEGREES 27 MINUTES EAST 45.88 FEET TO A POINT, THENCE RUN NORTH 67 DEGREES 36 MINUTES WEST 46.80 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 15 MINUTES EAST PARALLEL WITH NAVCO ROAD 49.30 FEET TO A POINT, THENCE RUN NORTH 55 DEGREES 55 MINUTES WEST PARALLEL WITH WHITE AVENUE 121.30 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3), 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-3, 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-3, until 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 1st day of September, 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 5th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **1509 Navco Road.**

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3).** 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-3** 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-3** 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:

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:

BEGINNING AT THE SOUTHEAST CORNER OF NAVCO ROAD AND BAYOU ROAD (NOW CALLED WHITE AVENUE), RUN THENCE SOUTH 08 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF NAVCO ROAD 125 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED, THENCE CONTINUE SOUTH 08 DEGREES 15 MINUTES WEST ALONG THE EAST LINE OF NAVCO ROAD 126.18 FEET TO A POINT; THENCE RUN SOUTH 70 DEGREES 44 MINUTES EAST 129.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE BAY SHORE DIVISION OF THE G. M. & O. RAILROAD (NOW VACATED); THENCE ALONG SAID RIGHT OF WAY RUN NORTH 44 DEGREES 27 MINUTES EAST 45.88 FEET TO A POINT, THENCE RUN NORTH 67 DEGREES 36 MINUTES WEST 46.80 FEET TO A POINT; THENCE RUN NORTH 08 DEGREES 15 MINUTES EAST PARALLEL WITH NAVCO ROAD 49.30 FEET TO A POINT, THENCE RUN NORTH 55 DEGREES 55 MINUTES WEST PARALLEL WITH WHITE AVENUE 121.30 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3),** 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-3**, 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-3,** until 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

Bayview Auto, LLC
1509 Navco Road
Council District 3
C.J. Small

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 22, 2026

City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Bayview Auto, LLC,** for a change in zoning from **Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3),** for the property located at **1509 Navco Road**.

After discussion the Planning Commission **denied** the Rezoning request due to the following:

A) Consistency. The proposed amendment is not consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, there was no mistake or error in the original zoning map; and
C) Compatibility. The proposed amendment is not compatible with:
    (1) The current development trends, if any, in the vicinity of the subject property;
    (2) Surrounding land uses;
    (3) It would adversely impact neighboring properties; and
    (4) Cause a loss in property values.
D) Health, Safety and General Welfare. The proposed amendment does not promote the community's public health, safety, and general welfare.
E) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
F) Change. There are no changed or changing conditions in a particular area that 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.

Copies of the application and report are attached.

Sincerely,

Stephen Guthrie

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Mohamad Haifa
6595 Red Maple Drive
Mobile, AL 36618

Re: 1509 Navco Road
ZON-UDC-003770-2026
Bayview Auto, LLC
District 3
Rezoning from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion Planning Commission denied the Rezoning request due to the following:

A) Consistency. The proposed amendment is not consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, there was no mistake or error in the original zoning map; and
C) Compatibility. The proposed amendment is not compatible with:
    (1) The current development trends, if any, in the vicinity of the subject property;
    (2) Surrounding land uses;
    (3) It would adversely impact neighboring properties; and
    (4) Cause a loss in property values.
D) Health, Safety and General Welfare. The proposed amendment does not promote the community's public health, safety, and general welfare.
E) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
F) Change. There are no changed or changing conditions in a particular area that 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.

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
Stephen Guthrie
Deputy Director of Planning and Zoning

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
- ■ 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:	Mohamad Haifa	
Firm:	N/A	
Phone:	[redacted]	
Email:		
Address:	1509 Navco rd mobile,AL,36605	

[redacted]

	Owner	Design Professional
Name:	Mohamad Halfa	
Firm:	N/a	
Phone:	[redacted]	
Email:		
Address:	1509 navco rd mobile, AL, 36605	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

1509 navco rd mobile, AL, 36605 — Property Address

0.31 acres or 13,427.6sq ft — Property Area (acres or square feet)

R023202370004175.000 — Parcel Number(s) or Key Number(s)

B2 — Present Zoning or Transect District

B3 — 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: 5/29/24

Applicant or Agent Signature (if applicable) — Date: 5/29/24

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: 5/29/24

[redacted]

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ■ Neighborhood Meeting documentation
- ■ Boundary Plan
- ■ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

Car dealer will help with the revenue Tax for the city of mobile, and it will create new jobs.

Used Car dealer
Future Land Use Map (FLUM) Designation

B3
Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ■ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.

We are trying to make the current property better look for the community.

Also we will make sure that the traffic will run smoothly by having designated parking and entrance and exits signs.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

the amendment is necessary because the area is seeing increased commercial growth, and creating new jobs, and also having new business in the area.

[redacted]

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

This will not have any impact on neighboring, but we if in case there is any, we planned for ample parking and minimal disruption to traffic.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

The drainage and public services, is sufficient to support the propposed used car dealership without negatively affecting surrounding properties of the community.

5. 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 proposed rezoning is in the best interest of the city and the larger community becuase it will drive economic growth, creat new jobs generate tax revenue for the city of Mobile.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

We are planning to add controlling lighting and timing hours to keep impact as low as possible.

N/A

[redacted]

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 6-3-26

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 property at 1509 Navco Rd Mobile AL from B2 TO B3 For Used Car Sales Business

Neighborhood Meeting Date: 6-16-26

Neighborhood Meeting Time: 5 PM - 6PM

Neighborhood Meeting Location: 1719 Navco Rd Mobile AL Baptist church

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 of referenced at the meeting
- ___ Additional documents (Describe: _____)

Applicant's Name: Mohamad Haifa
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X _____ Date: 6-3-26

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.

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ■ Neighborhood Meeting documentation
- ■ Boundary Plan
- ■ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
Car Dealer will help bing in a new tax revenue base and create new jobs for the area.

Used Car Dealer
Future Land Use Map (FLUM) Designation

B3
Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ■ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
We are trying to improve the community's look. We will make sure thr traffic will not be impacted by the new business.
We will improve the enteance and exit area and designated parking areas.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
By changing the zoning from B2 to B3 it will atracced more buisness to the area and creat new jobs for the sounding area.

[redacted]

SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for mpatibility with surrounding uses.

Describe the current development trends in the area of the property.
It appears to be going in local ownership for small business (mom and pop stores)

Describe the surrounding land uses.
Residential and Commercial

Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

There will be very little impact on the neighbor, cause the a privous business at this location (fried chicken place).

Describe if there is adequate infrastructure in place to accommodate the proposed request.
The infrastructure that is in place is adequate for the future business no new asphalt will be applied.

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 proposesd rezoning is in the best interst of the city and the larger community buecause it will drive economic growth,creato new jobs gemerate tax revenue for the city of Mobile

PECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe)osed changes to area plan.

N/A

[redacted]

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 6/20/26

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 From B2 - To B3

Neighborhood Meeting Date: 6/16/26

Neighborhood Meeting Time: 5PM - 6PM

Neighborhood Meeting Location: 1719 Navco Rd
Mobile AL 36605

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 of referenced at the meeting
- ___ Additional documents (Describe: _____)

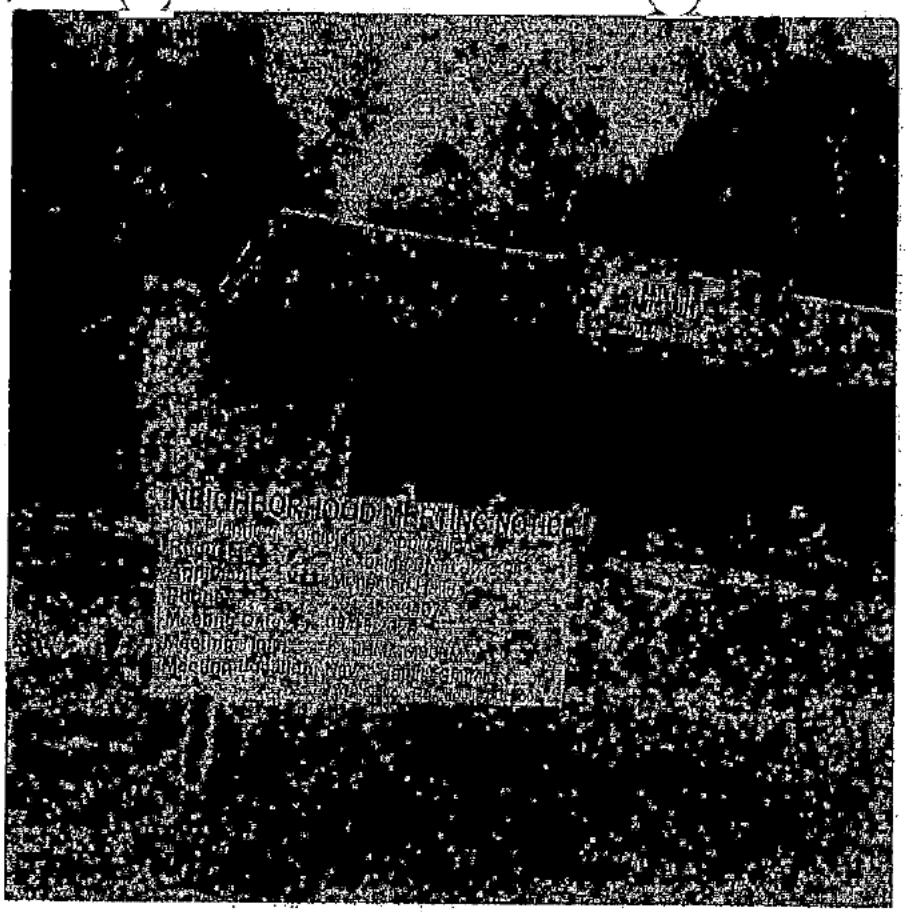
Applicant's Name: Mohamad Hajjar
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X _____ Date: 6/20/26

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.

Page 1



Add a Caption

Thursday • May 28, 2026 • 9:50 AM

Adjust

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[redacted]



Notice of Neighborhood Meeting

5-27-2026

Dear Property Owner(s):

This letter is to inform you that the Neighborhood Meeting has been rescheduled for June 16, 2026 to discuss the following application that Mohamad Halfa will be resubmitting to the Mobile City Planning Commission:

1) Application for Zoning Change to rezone the property at 1509 Nevco Rd. Mobile Al. 36605 from Business District (B-2) to Business District (B-3), a Used Car Dealership.

The Neighborhood Meeting will be held at the following time, date, and location:

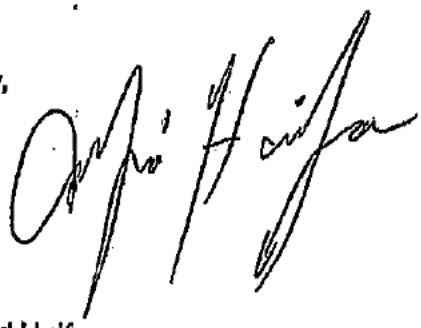
5pm-6pm

June 16, 2026

Navco Baptist Church 1719 Navco Road Mobile Alabama 36605

You are receiving this notice because your property is located within 300 feet of 1509 Navco Road Mobile Alabama 366058-2623, in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent is invited to attend the Neighborhood Meeting to learn more about the above-referenced application, ask questions, and present your views.

Sincerely,



Mohamad Halfa

[redacted]

Neighborhood Meeting Sign-In Sheet
Date: 6-16-26
Applicant: _____

Meeting Location: Norco Baptist Church
Application(s): _____

[redacted]

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary
Date:_____06/16/2026__
Meeting Location: 1719 Navco rd mobile al 36605
Applicant: Mohamad Halfa_ Application: Rezoning From B2 to B3

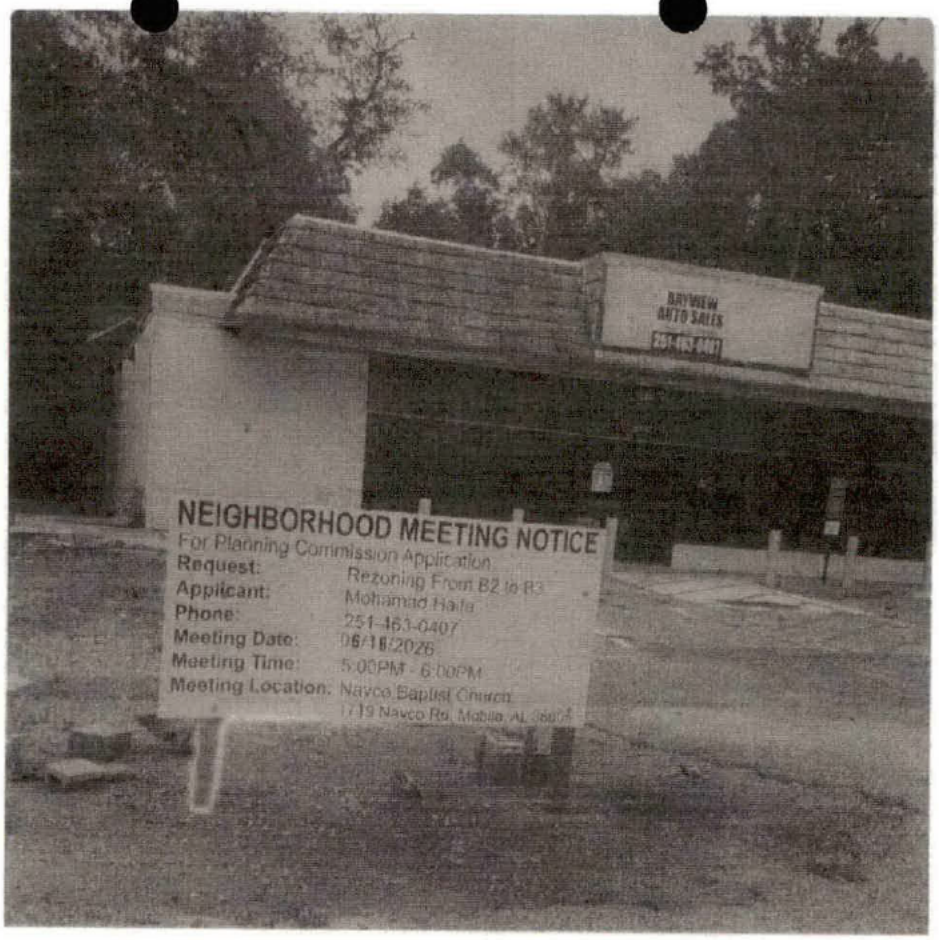
(Meeting summary, continued)
The proposed project involves rezoning the property located at 1509 Navco Road from B-2 to B-3 to allow the operation of a used automobile sales business. The existing building and site will be used for vehicle sales, and no major structural changes are proposed.
One attendee, Ms. Shirley Gary, asked why the property was being rezoned from B-2 to B-3. It was explained that the City of Mobile requires B-3 zoning for a used automobile sales business, and the rezoning request is being made to comply with the City's zoning regulations. The proposed use is compatible with the surrounding commercial area, which includes other automotive-related businesses.

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: _6:13_pm

Applicant's signature attesting to the accuracy of this summary:

X_____ Date:
__06/22/16_____



Add a Caption

Thursday • May 28, 2026 • 9:50 AM Adjust

IMG_4934



PROPERTY DESCRIPTION:

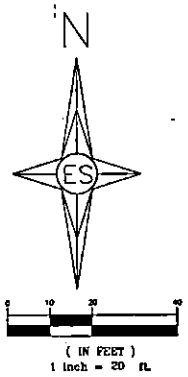
Beginning at the Southeast corner of Navco Road and Bayou Road (now called White Avenue), run thence South 08 degrees 15 minutes West along the East line of Navco Road 125 feet to the POINT OF BEGINNING of the property herein described, thence continue South 08 degrees 15 minutes West along the East line of Navco Road 126.18 feet to a point; thence run South 70 degrees 44 minutes East 129.50 feet to a point on the West right of way line of the Bay Shore Division of the G. M. & O. Railroad (now vacated); thence along said right of way run North 44 degrees 27 minutes East 45.88 feet to a point, thence run North 67 degrees 36 minutes West 46.80 feet to a point; thence run North 08 degrees 15 minutes East parallel with Navco Road 49.30 feet to a point, thence run North 55 degrees 55 minutes West parallel with White Avenue 121.30 feet to the POINT OF BEGINNING

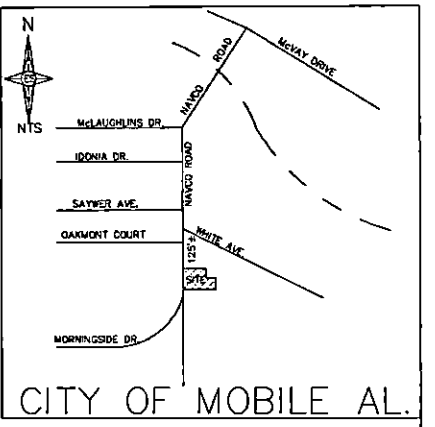
I am requesting that this property be rezoned from B-2 to B-3 so it can be used as a used car sales lot. The property is located at (1509 Navco Road) in an area that already has several automotive-related businesses, including a car wash, mechanic shop, and tire shop. The site has an existing commercial building with office space and parking that can support the proposed use.

I believe this rezoning is appropriate because it will allow the property to be put to better use while remaining compatible with surrounding businesses. The proposed use will improve the property, create job opportunities, and provide an additional service to the community. The request fits the commercial character of the area and should not negatively affect neighboring properties.

6/6/2026

Mohamad Haifa





PROPERTY DESCRIPTION:

Beginning at the Southeast corner of Navco Road and Bayou Road (now ca White Avenue), run thence South 08 degrees 15 minutes West along the Ea line of Navco Road 125 feet to the POINT OF BEGINNING of the property he described, thence continue South 08 degrees 15 minutes West along the Ea line of Navco Road 126.18 feet to a point; thence run South 70 degrees 4 minutes East 129.50 feet to a point on the West right of way line of the F Shore Division of the G. M. & O. Railroad (now vacated); thence along said right of way run North 44 degrees 27 minutes East 45.88 feet to a point, thence run North 67 degrees 36 minutes West 46.80 feet to a point; then run North 08 degrees 15 minutes East parallel with Navco Road 49.30 feet a point, thence run North 55 degrees 55 minutes West parallel with White Avenue 121.30 feet to the POINT OF BEGINNING.

GENERAL NOTES:

1) TYPE OF SURVEY: SITE PLAN.
2) BASIS OF BEARINGS: EAST RW OF NAVCO ROAD FROM DEED.
3) NO EASEMENT OR TITLE RESEARCH PERFORMED
4) UTILITIES AND UNDERGROUND IF SHOWN ARE APPROXIMATE.
5) ALL CORNERS SET WERE #5 REBAR AND CAP CA-635-LS.
6) THE LAWS OF EVIDENCE ARE NOT AN EXACT SCIENCE AND ARE OPEN TO COURT INTERPRETATION.
7) THIS SURVEY IS INTENDED FOR THE SOLE USE OF THE CLIENT SHOWN HEREON, VALID FOR A PERIOD OF 3 YEARS FROM DATE OF SURVEY AND NON-TRANSFERABLE.
8) FENCE LINES IF SHOWN HEREON ARE EXAGGERATED FOR THE PURPOSE OF CLARIFICATION.
9) UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
10) I HAVE CONSULTED THE DIGITAL FLOOD INSURANCE RATE MAP FOR CITY OF MOBILE, ALABAMA, AND HAVE DETERMINED THAT THE PROPERTY IS IN FLOOD ZONE AE-11 & X-SHADED, MAP NO. 01097C0563 L, DATED JUNE 05, 2020.

LEGEND

B.O.B.	BASIS OF BEARING
(R)	RECORD DATA
(C)	CALCULATED DATA
(G)	CALCULATED FROM GPS DATA
RBF	REBAR FOUND
RBCF	REBAR AND CAP FOUND
CTF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
RBCS	REBAR AND CAP SET
(NAME)	SURVEYOR'S NAME
OHP	OVERHEAD POWER LINES
WM	WATER METER
MBSL	MINIMUM BUILDING SETBACK LINE
GM	GAS METER
(N)	NOT MEASURED
AC	AIR CONDITIONER
NTS	NOT TO SCALE
RW	RIGHT OF WAY
CB	CATCH BASIN
CO	CLEAN OUT
-◍	POLE ANCHOR
-x-	CHAIN LINK FENCE LINE
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(#5)	SIZE OF REBAR
TP	TELEPHONE PEDESTAL
EB	ELECTRICAL BOX
CP	CABLE PEDESTAL
CM	CONCRETE MONUMENT
P/P	POOL PUMP
-|-|-	WOOD BOARD FENCE LINE
GEN.	GENERATOR
R	RADIUS OF CURVE
A	ARC LENGTH OF CURVE
T	TANGENT OF CURVE

SITE PLAN FOR:
MOHAMAD HAIFA
1509 NAVCO ROAD
MOBILE ALABAMA 36605-2623

SCALE: 1"=20'	
DATE FIELD: 4-14-26	
DRAWN BY: CEE	
DATE: 4-16-2026	
CHECK BY: TPC	
DATE: 4-16-2026	
FILE NO.: BS260698	

ERDMAN SURVEYING LLC
4337 SCHILLINGER RD. S.
MOBILE ALABAMA 36619
PHONE 251-422-6510
ERDMANSURVEYING@GMAIL.COM

NOTE: ALL MEASUREMENTS ARE IN FEET, TENTHS AND HUNDREDS OF FEET NOT FEET AND INCHES.

Outlook

Re: Bayview Auto, LLC (ZON-UDC-003770-2026)

[redacted]

An invoice for the application fees associated with the above-referenced request was issued and payment was due by noon on June 15, 2026. **This notice serves to inform you that a one-time extension of the filing deadline has been granted.**

If payment is received by **4:00 p.m. on June 16, 2026 (today)**, the application will remain eligible for consideration at the July 16, 2026, Planning Commission meeting.

If payment is not received by this extended deadline, the application will be deemed incomplete and will not be scheduled for Planning Commission review. Please note that failure to meet this deadline may also impact any previously scheduled Neighborhood Meeting, potentially requiring a new meeting to be noticed and held in order to satisfy the requirements for a future Planning Commission filing deadline.

IMPORTANT - PLEASE READ

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.gov.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

BUILDMOBILE

[redacted]

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Good morning,

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, July 1, 2026**.
   - To date we have not received any documents regarding the Neighborhood Meeting. The cover sheet provided cannot be accepted without all required documents. A new and complete cover sheet will need to be submitted when the Neighborhood Documents are submitted.

2. **DWG File Submission:** If you have not already done so, please have your surveyor submit the **DWG AutoCAD file** for the conceptual plan to our GIS staff. For your convenience, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon on Monday, June 15, 2026**, the case will be scheduled for **the July 16, 2026, 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.

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Principal Planner II
[redacted]

BUILDMOBILE

[redacted]

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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. **Complete Application:** Please email the following items to **planning@cityofmobile.gov**:
   - Section B of Checklist B (Site and Neighborhood Compatibility) is missing from the rezoning application. Please provide this information.
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BUILDMOBILE

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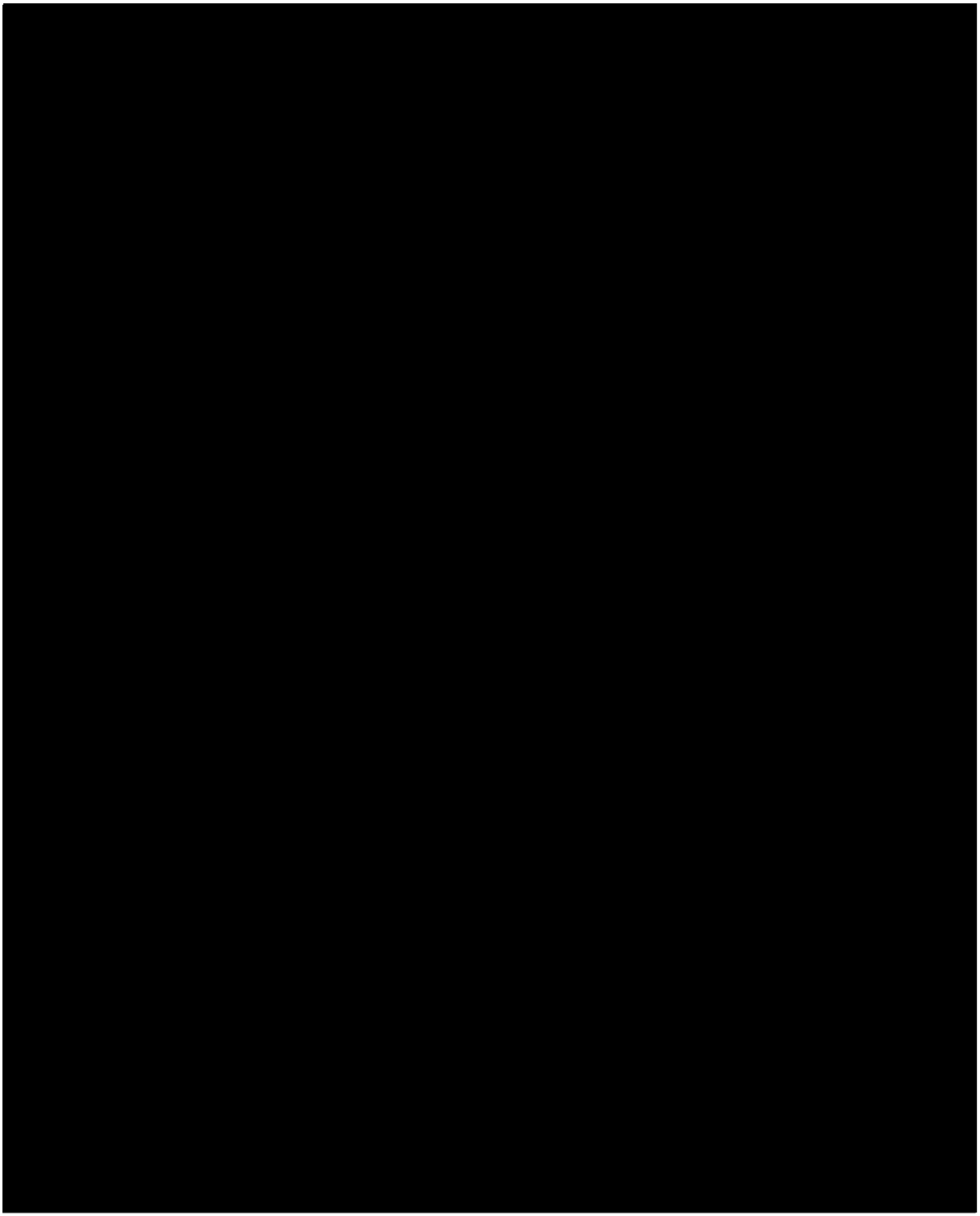


Planning Commission
July 16, 2026

Agenda Item # 23

ZON-UDC-003770-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
1509 Navco Road

Applicant / Agent:
Mohamad Haifa

Property Owner:
Mohamad Haifa

Current Zoning:
B-2, Neighborhood Business Suburban District

Proposed Zoning:
B-3, Community Business Suburban District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 16, 2026, at 5:00 p.m. at 1719 Navco Road.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from B-2 Suburban to B-3 Suburban.
- **Note:**
  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. Rezoning with one (1) condition.

Report Contents: **Page**

Context Map 2
Site History 3
Staff Comments 3
Commission Considerations 6
Exhibits 7

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 23 DATE July 16, 2026

APPLICANT Bayview Auto, LLC

REQUEST Rezoning from B-2 to B-3

N

NTS

SITE HISTORY

The site was annexed into the City of Mobile in 1956.

The site is currently developed with a one-story concrete block structure, and asphalt and concrete surfacing.

There are no Planning Commission or Board of Zoning Adjustment cases associated with the property.

STAFF COMMENTS

Engineering Comments:

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:

The applicant requests to rezone the subject property from B-2, Neighborhood Business Suburban District to B-3, Community Business Suburban District to allow the site to be used as an automotive dealership. A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) because the request involves rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 16, 2026, at 5:00 p.m. at 1719 Navco Road. According to the sign-in sheet submitted by the applicant, one (1) member of the public attended. The meeting remained open until 6:00 p.m., satisfying the UDC requirement that Neighborhood Meetings remain open for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist certifying the accuracy and completeness of the materials provided.

The subject site is adjacent to property zoned B-2, Neighborhood Business Suburban District to the east and west and B-3, Community Business Suburban District to the south.

Surrounding land uses include single-family residential development to the north and south and commercial development to the east and west, including a car wash and an automotive repair shop. An automotive dealership is also located within one (1) mile of the subject site.

The site is developed with a one-story concrete block building and associated asphalt and concrete paving. According to the applicant, the property was previously occupied by a frozen meat market. No site improvements are proposed at this time. Because the property is a metes and bounds parcel, any future development may require approval of at least a one (1)-lot subdivision and compliance with all applicable development regulations.

The submitted site plan depicts existing asphalt and concrete paved areas; however, it does not identify customer parking spaces or areas designated for vehicle inventory. Pursuant to Article 3, Table 64-3-12.1 of the UDC, an automotive dealership is required to provide one (1) parking space per 500 square feet of building area.

The site currently has legal nonconforming status with respect to parking deficiencies associated with a previous convenience store use. That nonconforming status would not extend to the proposed automotive dealership, and the site would be required to comply with all applicable parking requirements for the proposed use.

The property has frontage along Navco Road, a Major Collector Street.

Any proposed signage must comply with the applicable provisions of the UDC and must be permitted separately through the Planning and Zoning Department.

In support of the request, the applicant notes that the surrounding area contains several automotive-related businesses, including a car wash, automotive repair shop, and tire shop. The applicant also states that the existing commercial building, office space, and paved parking areas are suitable for the proposed use. Additionally, the applicant believes the proposed rezoning would improve the property, create employment opportunities, provide an additional commercial service to the area, and remain compatible with surrounding commercial development without adversely affecting nearby properties.

The proposed B-3, Community Business Suburban District zoning is not consistent with the property's Low Density Residential Future Land Use Map (FLUM) designation, which is intended to accommodate a range of residential uses from single-family to multi-family development.

While the Comprehensive Plan and FLUM serve as guiding policy documents, rezoning requests must also be evaluated based on the criteria established in Section 64-5-5.E. of the UDC. The UDC and corresponding zoning map are founded on long-range planning principles intended to promote orderly and desirable development. Accordingly, rezoning requests are evaluated based on consistency with the Comprehensive Plan; the existence of a mistake or error in the original zoning map; compatibility with the surrounding neighborhood; promotion of the public health, safety, and welfare; the capacity of infrastructure to support the proposed zoning; and the presence of changed or changing conditions that justify the amendment.

Based on the information submitted, the application does not demonstrate consistency with the Comprehensive Plan, identify an error in the existing zoning classification, or establish changed or changing conditions that would justify the requested rezoning. Although the proposed use may be generally compatible with surrounding commercial development and existing infrastructure appears adequate to support the request, the applicant has not provided sufficient evidence demonstrating that the proposed amendment satisfies the rezoning criteria established in Section 64-5-5.E. of the UDC.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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.

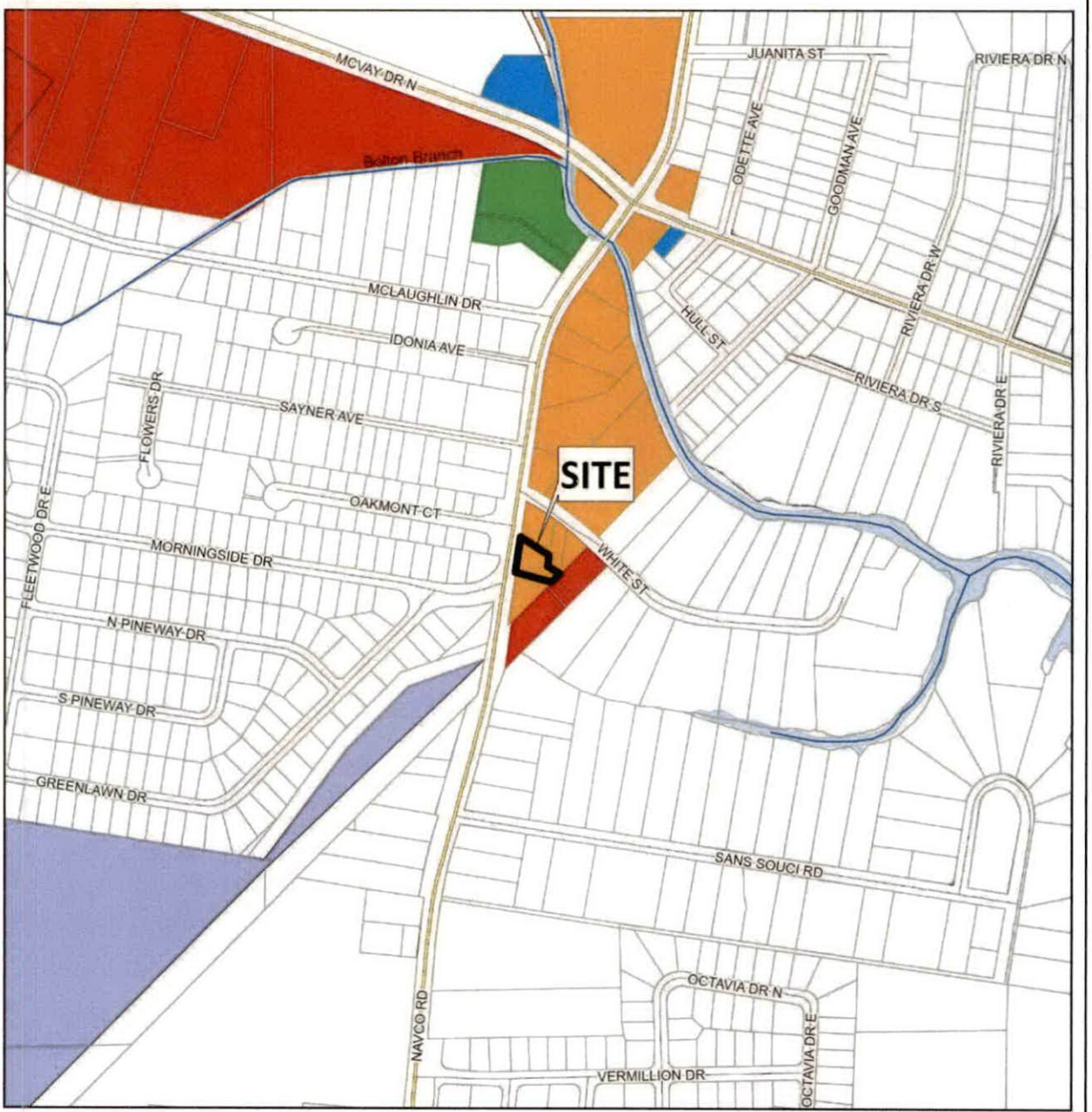
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezone the site to B-3, the following condition could apply:

1. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP

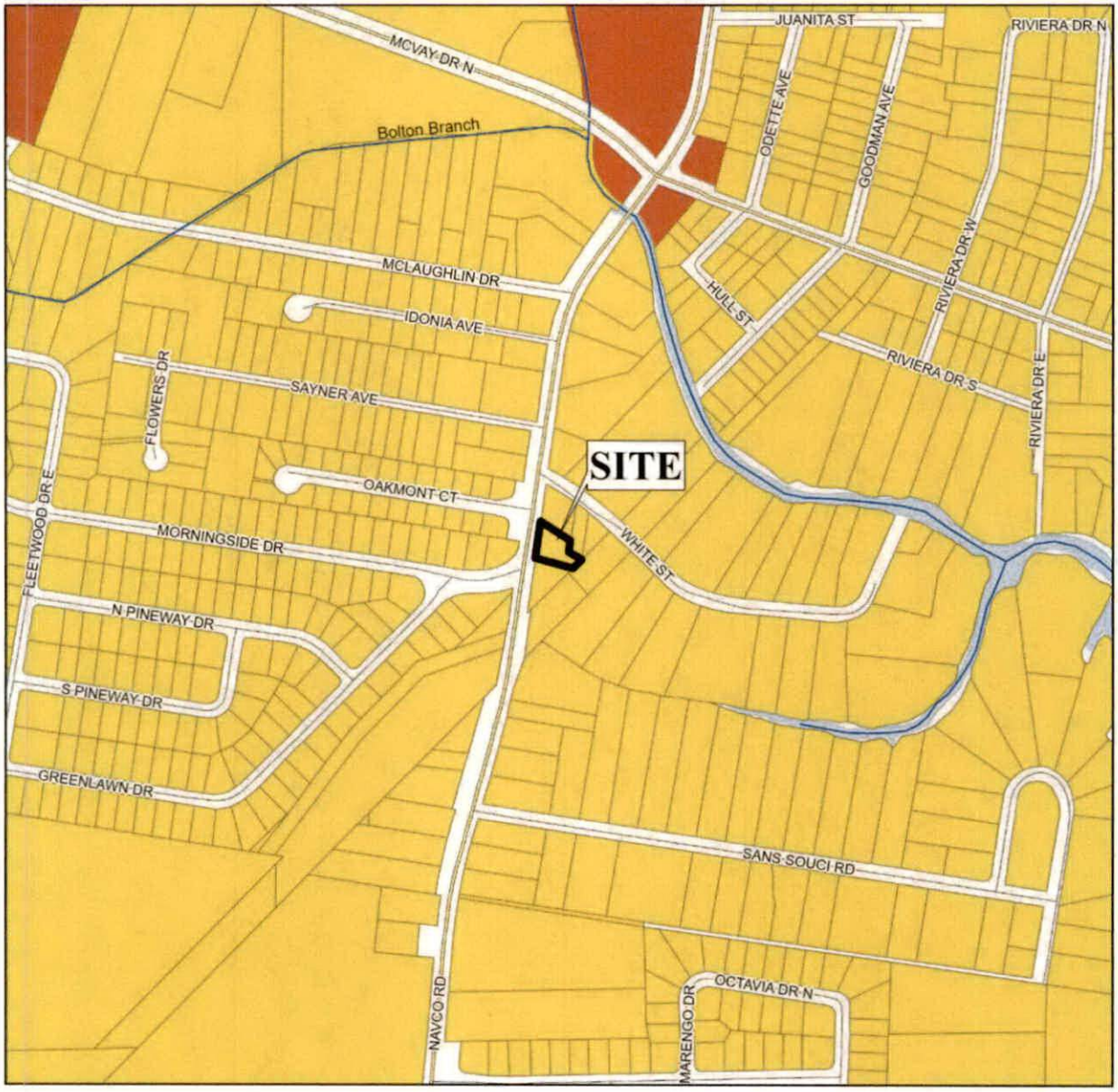


APPLICATION NUMBER	23	DATE	July 16, 2026
APPLICANT	Bayview Auto, LLC		
REQUEST	Rezoning from B-2 to B-3		

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 23 DATE July 16, 2026

APPLICANT Bayview Auto, LLC

REQUEST Rezoning from B-2 to B-3

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	

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 23 DATE July 16, 2026

APPLICANT Bayview Auto, LLC

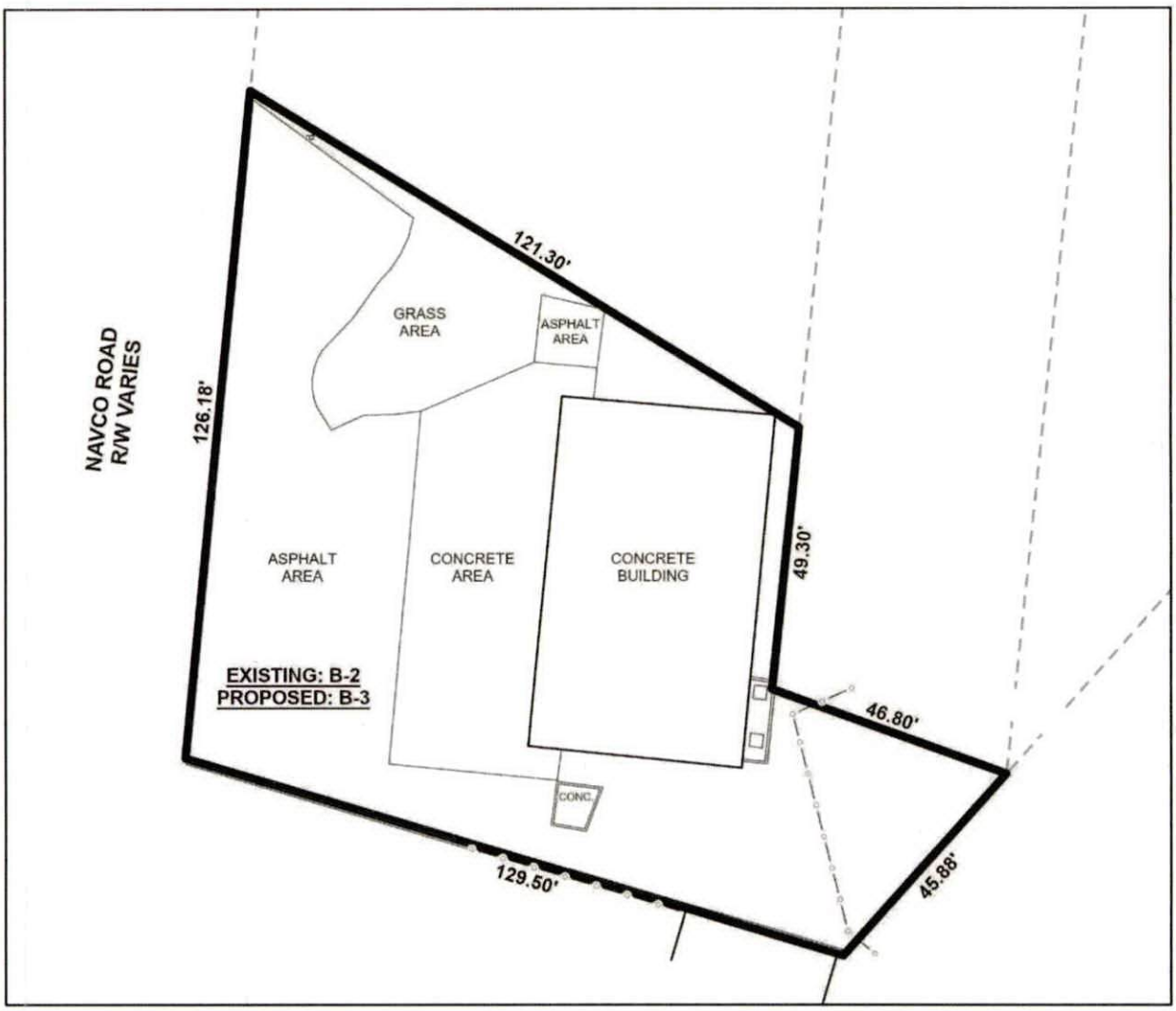
REQUEST Rezoning from B-2 to B-3

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	

N

NTS

SITE PLAN



The site plan illustrates existing buildings and proposed zoning.

APPLICATION NUMBER 23 DATE July 16, 2026 APPLICANT Bayview Auto, LLC REQUEST Rezoning from B-2 to B-3	N NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	U S	U S	U S			○								○														○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■					■														○
DOWNTOWN (DT)						■						■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■								
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■									○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																			○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■															
LIGHT INDUSTRIAL (LI)													■	■	■	■			■										○	○
HEAVY INDUSTRY (HI)																■	■	■	■										○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○				○											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○												

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).

Character Example



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

City of Mobile · Planning & Zoning

Voluntary Conditions & Use Restrictions

I, the undersigned, as the owner of the property located at 97 Center Drive (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:

Furthermore, I voluntarily place the following conditions and restrictions on the property as a part of the rezoning of the property:

the property will be limited to residential uses with a maximum of 32 bedrooms.

The above stated restrictions shall run with the land and are fully enforceable by the City of Mobile as a condition of the Rezoning.

Owner Signature — Date

Applicant Signature — Date

STATE OF Alabama

COUNTY OF Mobile

CITY OF Mobile

I, the undersigned authority, a Notary Public in and for said State and County, do hereby certify that Denise Brown 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 5th day of June, 2026.

Natalie Bryan
Notary Public

My commission expires: 2-13-30

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
Shonnda Smith, Exec Director

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To teach Tennis Lessons and Clinics

Amount of Contract:
$80,000 for 3 years

Funding Source
Teaching Pro's are paid as Lessons and Clinics are paid through our Court Reserve Software

ATTACHMENTS:
1. RICHARD CUNY TEACHING PRO CONTRACT 8.26
2. RICHARD CUNY RESOLUTION 8.26

REVIEWERS:
Tiereney Leverette
Lana Pafenbach

STATE OF ALABAMA)

COUNTY OF MOBILE)

PROFESSIONAL SERVICES CONTRACT
City of Mobile

This Professional Services Contract (sometimes hereinafter "Agreement"), made and entered into as of the date of execution, by and between **THE CITY OF MOBILE**, a Municipal Corporation of the State of Alabama (hereinafter referred to as the "City") and **Richard Cuny** an Alabama Professional Tennis Instructor, (hereinafter "Contractor"), as follows:

WHEREAS, the Contractor is uniquely qualified and has expertise in teaching tennis lessons/clinics; and

WHEREAS, said services benefit the public at large and the community and it serves a public purpose for the City desires to assist Contractor financially in providing said services; and

WHEREAS, the specialized nature of the services required does not fall within any current classification of the Mobile County Personnel Board, making it appropriate to secure such services by independent contract; 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 attached hereto as 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 Scott Novak, the Manager of the Mobile Tennis Center or his/her designee .

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) year or thirty six (36) months, subject to the renewal and/or availability of funding.

III. COMPENSATION

The total amount payable for hourly compensation only under this Agreement shall not exceed Eighty Thousand Dollars ($80,000.00) per fiscal year. This hourly compensation applies solely to amounts paid by the City on an hourly basis and does not include compensation derived from public clinic flat-rate payments or the Contractor's eighty-five percent (85%) private lesson revenue splits, which shall be calculated separately in accordance with Exhibit B.

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. The City shall not pay for any additional service or work performed before a written amendment to this Contract 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.

For the term of this Agreement, the Contractor 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 contract, as proof thereof, a certificate of insurance issued by an agent licensed and qualified to do business in the State of Alabama. Said insurance coverage shall be Primary and Non-contributory, waiver of subrogation shall apply in favor of City with respect to all policies, and no policy will be altered or terminated unless City shall be given written notice of such alteration or termination delivered to City not less than thirty (30) days before the effective date of such alteration or termination

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

If the certificate of insurance referenced in this agreement does not evidence insurance of owned vehicles, said certificate and this sentence shall evidence the Contractor's covenant that it will not purchase or obtain any vehicles during the term of this Agreement.

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's Department Head, 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 Department Head(s) or other 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's Designated representative will do all things necessary to properly administer the terms and conditions of this Agreement.

D. 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 thirty (30) calendar day's written notice to the Contractor to terminate the services of the Contractor. 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 work completed in any commenced but incomplete services.

B. Any failure of the Contractor to satisfy the requirements of this Contract, as documented by the Department Head, 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 City, 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 Scott Novak, manager of the Mobile Tennis Center, as a 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 Clerk
City of Mobile
Post Office Box 1827
Mobile, AL 36633-1827

Copy to:
City Attorney
City of Mobile Legal Department
P.O. Box 1827
Mobile, AL 36633-1827

CONTRACTOR:
Richard Cuny
6455 Audubon Sq. W
Mobile, Al. 36695

C. Any change in the Mobile Tennis Center Management 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.

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. The provisions of this Agreement shall bind and inure to the benefit of the parties and their respective successors and permitted assigns.

N. 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.

O. 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.

P. 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.

Q. 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.

R. 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.

S. 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.

T. 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]

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: Richard Cuny

Richard Cuny

Date: 8/17/26

State of Alabama }
County of mobile }

I, the undersigned Notary Public, in and for said county and state, hereby certify that Peyton Hickman 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 17th day of August, 2026

Notary Public

Print Amber Miller

My commission expires: 3/19/2030

AMBER MILLER
Notary Public
Alabama State at Large
My Commission Expires Mar 19, 2030

(Seal)

CITY OF MOBILE

By: _____

Spiro N. Cheriogotis, Mayor

Date: _____

ATTEST:

_____

Its City Clerk

EXHIBIT A – Statement of Work

1. Contractor will possess and maintain a current SafePlay certification, USPTA or PTR certification, liability insurance with additional coverage to include City of Mobile, and CPR/AED certification. Performance of work below this standard or failure to maintain the required proficiency will be cause for termination of the contract.

2. Contractor will always maintain a professional appearance and demeanor while engaged in performance of the contract. Contractor will reflect the Tennis Center's customer friendly, helpful, professional, and knowledgeable image.

3. Contractor will uphold and enforce Mobile Tennis Center Policies and Procedures and strictly enforce and adhere to the Inclement Weather Policy.

4. Tennis Center will set and collect all Customer fees for lessons and court usage. Students will make all lesson payments with the Tennis Center. Tennis Center will coordinate with Contractor to assign Customers to Contractor based on Contractor availability. Contractor is not required to accept any specific Customers or conduct any specific classes. Once Contractor accepts a customer or class assignment, Contractor is required to keep the student and class commitment for the duration of the scheduled class duration unless otherwise agreed to by the Tennis Center Director. The Tennis Center will notify students of class assignments and meeting dates and times. Contractor is not guaranteed a minimum amount of work.

5. Contractor is required to teach a minimum of 4 hours of public clinics per week when scheduled through the Mobile Tennis Center if the hours are available.

6. Contractor may also independently schedule Contractor's own lessons, at Contractor's own schedule, directly with Customers. Contractor must notify Tennis Center, of any planned instruction times, locations, and student names, at least 24 hours in advance of any class. Contractors must direct Customers to make payment for classes directly with the Tennis Center. The City will take 15% of every fee paid by the public for private lessons and group lessons.

7. Contractor will notify the City promptly of any Customer complaints regarding contract services provided.

8. The City will provide balls, baskets, and other teaching aids to the contractor within reason.

9. City will pay Contractor per hour Contractor teaches according to the below pay rate schedule.

10. Contractor will invoice City, and City will pay Contractor, bi-weekly for the number of lessons taught the previous two weeks. Contractor must detail in Contractor's invoice the class dates, location, duration, and number of students for each class for which instructor is invoicing.

EXHIBIT B – Tennis Contractor Pay Rates

Private Instructor Lesson Rates at Mobile Tennis Center

HALF HOUR
Customer Pays $30.00 (1-4 STUDENTS) 85% to Instructor = $25.50

1 HOUR
Customer Pays $55.00 (1-4 STUDENTS) 85% to Instructor = $46.75
Customer Pays $65.00 (5-8 STUDENTS) 85% to Instructor = $55.25
Customer Pays $75.00 (9-12 STUDENTS) 85% to Instructor = $63.75

Public Clinic Instructor Pay Rates at Mobile Tennis Center

Flat Rate
1/2 Hour Clinic-$30.00 1
Hour Clinic-$60.00

Private Group Clinic Instructor Pay Rate at Mobile Tennis Center

- City retains 15% of amount collected for Private Group Clinic Instruction
- Rates negotiated and agreed upon among Mobile Tennis Center Administration, Instructor and Group Representative
- Rate cannot be lower than a Private Lesson Instructor Rate
- Private Clinic hours do not count as part of the Public Clinic Instruction requirement in the contract

01- 2026

R E S O L U T I O N

Sponsored by: Spiro N. Cheriogotis.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the 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 Agreement with Richard Cuny to provide Tennis Teaching Pro for Parks and Recreation Department, compensation for work provided by the contractor will be as provided in the statement of work but in no event should not exceed $80,000 per year as outlined in the agreement attached hereto and made a part hereof as though set forth in full. A copy of said agreement is filed in the office of the City Clerk.

BE IT FURTHER RESOLVED that the City Council finds that this resolution is necessary to perform essential minimum functions of the Council.

Adopted:

_____

City Clerk

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Kone Inc to rebuild Convention Center Exhibit Hall escalators.

Amount of Contract:
$354,397.20

Funding Source
Capital - Convention Center Exhibit Hall Escalator Upgrades

ATTACHMENTS:
1. 20260821 Kone Agenda Package POs

REVIEWERS:
Tiereney Leverette
Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 1 September 2026 (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 Kone Inc

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to Kone Inc to rebuild Convention Center Exhibit Hall escalators.
Capital - Convention Center Exhibit Hall Escalator Upgrades

RESOLUTION ☐ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $354,397.20

FUNDING SOURCE:

Budget Item: See Requisition 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: Omnia 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:

R E S O L U T I O N

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
16555	2026	(3035) FACILITY MAINTENANCE	REBUILD CONVENTION CENTER EXHIBIT HALL ESCALATORS (OMNIA COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	$354,397.20	(273592) KONE INC

Adopted:

_____
City Clerk

Bill To	Requisition 00016555-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.48010. Review: Buyer: 9105paij Status: Approved Page 1

Vendor	Ship To
KONE INC 30604 SGT. E. I. BOOTS THOMAS SPANISH FORT, AL 36527 Tel#251-661-7522 Fax 251-661-7516	BUILDING SERVICES 205 GOVERNMENT STREET 5TH FL S TOWER RM 542 & 543 MOBILE, AL 36644 KATIE.CASSIL@CITYOFMOBILE.ORG Delivery Reference KATIE CASSIL Deliver To MECHANICAL SYSTEMS 850 OWENS STREET MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/06/26	273592				FACILITY MAINTENANCE

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes --- KONE INC'S PROPOSAL (NO NUMBER) DATED 11/17/2025 FOR ESCALATOR INTERNAL REBUILD OF THE EXHIBIT HALL ESCALATORS AT THE CONVENTION CENTER (REQ 16555). TO BE PAID UNDER F717-003 FOR NC-003-26. TOTAL AMOUNT TO BE PAID: $354,397.20 APPROVED FOR R/PO PER C.HOLM. SCOPE OF WORK TO INCLUDE REPLACE GEAR BOX, BULL GEAR, STEP CHAINS & CLEAN DOWN. WORK IS FOR THE INTERNAL COMPONENTS OF THE ESCALATOR AND WILL EXTEND THE LIFE OF THE CURRENT EQUIPMENT.			
001	EXHIBIT HALL UP = $177,198.60	1.00 EACH	177198.60000	177198.60
	1 2000.80.00.0000.0000.0000.0000.0000.48010. E F717-003 .CONSTRUCTN. .			177198.60
	Ship To BUILDING SERVICES 205 GOVERNMENT STREET 5TH FL S TOWER RM 542 & 543 MOBILE, AL 36644 Delivery Reference KATIE CASSIL Deliver To MECHANICAL SYSTEMS 850 OWENS STREET MOBILE, AL 36604			
002	EXHIBIT HALL DOWN = $177,198.60	1.00	177198.60000	177198.60

Bill To	Requisition 00016555-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.48010.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
KONE INC	BUILDING SERVICES
30604 SGT. E. I. BOOTS THOMAS	205 GOVERNMENT STREET
	5TH FL S TOWER RM 542 & 543
	MOBILE, AL 36644
SPANISH FORT, AL 36527	KATIE.CASSIL@CITYOFMOBILE.ORG
Tel#251-661-7522	Delivery Reference
Fax 251-661-7516	KATIE CASSIL
	Deliver To
	MECHANICAL SYSTEMS
	850 OWENS STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/06/26	273592				FACILITY MAINTENANCE

LN	Description / Account	Qty	Unit Price	Net Price
	PER PROPOSAL (NO NUMBER) DATED 11/17/2025, TO PROVIDE ESCALATOR INTERNAL REBUILD OF THE EXHIBIT HALL ESCALATORS AT THE CONVENTION CENTER. TOTAL: $354,397.20 (REQ 16555) *** SCOPE OF WORK TO INCLUDE REPLACE GEAR BOX, BULL GEAR, STEP CHAINS & CLEAN DOWN. WORK IS FOR THE INTERNAL COMPONENTS OF THE ESCALATOR AND WILL EXTEND THE LIFE OF THE CURRENT EQUIPMENT***	EACH		
1	2000.80.00.0000.0000.0000.0000.0000.48010. E F717-003 .CONSTRUCTN. .			177198.60

Ship To
BUILDING SERVICES
205 GOVERNMENT STREET
5TH FL S TOWER RM 542 & 543
MOBILE, AL 36644
Delivery Reference
KATIE CASSIL

Deliver To
MECHANICAL SYSTEMS
850 OWENS STREET
MOBILE, AL 36604

Requisition Link

Requisition Total 354397.20

Bill To	Requisition 00016555-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.48010. Review: Buyer: 9105paij Status: Approved Page 3

Vendor	Ship To
KONE INC 30604 SGT. E. I. BOOTS THOMAS SPANISH FORT, AL 36527 Tel#251-661-7522 Fax 251-661-7516	BUILDING SERVICES 205 GOVERNMENT STREET 5TH FL S TOWER RM 542 & 543 MOBILE, AL 36644 KATIE.CASSIL@CITYOFMOBILE.ORG Delivery Reference KATIE CASSIL Deliver To MECHANICAL SYSTEMS 850 OWENS STREET MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/06/26	273592				FACILITY MAINTENANCE

LN	Description / Account	Qty	Unit Price	Net Price

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E F717-003 .CONSTRUCTN. .	354397.20	45602.80

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.0000.48010. CAPITAL IMPROVEMENTS FUND EXP CONSTRUCTION	354397.20	1535738.96

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	08/06/26	CARLEEN STOUT	approved!
Approved	08/06/26	CHAD HOLM	Auto approved by: 910518486
Approved	08/06/26	BRENDA RHODES	
Approved	08/06/26	TIFFANY HOLLINS	Auto approved by: 910511034
Approved	08/06/26	DONALD ROSE	Auto approved by: 9105paij
Approved	08/06/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	08/06/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	08/06/26	MARYLYN BUSCHELL	Auto approved by: 9105paij
Approved	08/06/26	JAMES NEESE	Auto approved by: 9105paij
Approved	08/06/26	PATRICIA KENNEDY-JONES	Auto approved by: 9105paij
Approved	08/06/26	REBECCA CRUMPLER	Auto approved by: 9105paij
Approved	08/06/26	ANNE FOLEY	Auto approved by: 9105paij
Approved	08/06/26	JOHN PAINE	

Authorized By: _____ Date: _____
Signature

OMNIA PARTNERS

Industries | Solutions | About Us | Resources & Events | Get Started | OPUS Log In

KONE

A global leader in elevators, escalators, and people flow solutions

KONE designs and delivers elevators, escalators, and moving walks and ramps — along with modernization and maintenance services — to keep people moving safely and smoothly. With a focus on innovation, sustainability, and user experience, KONE helps make urban life flow better.

Behind the scenes, KONE Service Technicians work to ensure elevators and escalators are dependable, efficient, and ready to meet the demands of daily life.



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
- Real Estate
- Private Equity

Public Sector

- K-12 Education
- Higher Education
- State & Local Government

With a nationwide team of dedicated vertical transportation professionals, KONE can assist with all your service, repair and modernization needs, available through OMNIA Partners competitively solicited and publicly awarded cooperative contracts.

- **Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services**
  University of California, CA | 2019001564
- **Elevator, Escalator and Walkway Maintenance and Modernization Services and Related Solutions**
  City of Kansas City, MO | EV2516



CONTRACT DOCUMENTATION | CONTACT US

KONE 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.

Elevator, Escalator, Chairlift and Platform Lift Maintenance & Repair and Related Services

University of California, CA
Contract Number: 2019001564

Initial Term: October 1, 2019 through September 30, 2024
Renewal Options: Option to renew for five (5) additional one-year periods through September 30, 2029
RENEWED THROUGH August 31, 2029

DOWNLOAD CONTRACT FILES

Executive Summary & Overview

- Executive Summary
- Pricing
- AZ Due Diligence

Master Agreement Documents

- Official Signed Master Agreement
- New Jersey Business Compliance
- Federal Funds Certifications
- Contract Amendment 1 - Service Fee Pricing Increase
- Contract Amendment 2 - Add Vertical Transportation Services - new construction & modernization

Evaluation & Award Documents

- Contract Award Letter
- Contract Award Documents
- Evaluation Documents

Solicitation Process

- Original Request for Proposal
- RFP Request List
- Proof of Publication

Elevator, Escalator and Walkway Maintenance and Modernization Services and Related Solutions

City of Kansas City, MO
Contract Number: EV2516

Initial Term: December 1, 2018 through November 30, 2024
Renewal Options: Option to renew (5) additional one-year periods through November 30, 2029
RENEWED THROUGH November 30, 2029

DOWNLOAD CONTRACT FILES

Executive Summary

- Executive Summary
- Pricing
- Due Diligence

Master Agreement Documents

- Contract EV2516
- EV2516 Terms & Conditions
- EV2516 Attachment D: Scope of Services

- EV2516 Attachment F: Insurance
- EV2516 Exhibit 4
- Recommendation of Award Letter
- Contract Amendment 1

Solicitation Process

- RFP EV2516
- RFP EV2516 Addendum 1
- RFP Posting Document

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® PARTNERS

5001 Aspen Grove Drive
Franklin, TN 37067

info@omniapartners.com
(866) 875-3299

BECOME A MEMBER

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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 23, 2025

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. With the exception of the contracts referenced below, 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, 2026**. 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. **Please note, "dynamic pricing" contracts, including but not limited to, awarded Contracts MA3457 and R-TC-17006, are specifically excluded from this approval.**

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.

Attention Counties and Municipalities:

Please be advised, this letter authorizes the purchase of materials or equipment 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 the materials or equipment. See Section 39-2-2(m)(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,

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Thompson Tractor Co Inc for one Crown CD25S-9 5,000 pound diesel forklift for MFRD

Amount of Contract:
$57,304.28

Funding Source
General fund

ATTACHMENTS:
1. 20260826 Thompson Agenda Package POs

REVIEWERS:
Tiereney Leverette
Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 1 September 2026 (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 Thompson Tractor Co Inc

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to Thompson Tractor Co Inc for one Crown CD25S-9 5,000 pound diesel forklift for MFRD
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $57,304.28

FUNDING SOURCE:

Budget Item: See Requisition 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: AL 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:

R E S O L U T I O N

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
15114	2026	(1510) FIRE ADMINISTRATION	ONE CROWN CD25S-9 5,000 POUND DIESEL FORKLIFT FOR MFRD (AL STATE CONTRACT)	$57,304.28	(203865) THOMPSON TRACTOR CO INC

Adopted:

_____
City Clerk

Bill To	Requisition 00015114-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 1000.30.15.1510.1510.1510.0000.0000.44020. Review: Buyer: 9105paij Status: Approved Page 1

Vendor	Ship To
THOMPSON TRACTOR CO INC 30950 STATE HIGHWAY 181 SPANISH FORT, AL 36527 Tel#251-626-5100 Fax 251-626-7041	FIRE CENTRAL SUPPLY 2851 OLD SHELL ROAD MOBILE, AL 36607 RICHARDSONV@CITYOFMOBILE.GOV Delivery Reference VICTORIA RICHARDSON Deliver To FIRE CENTRAL SUPPLY 2851 OLD SHELL ROAD MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/10/26	203865				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes --- AS PER STATE OF ALABAMA CONTRACT MA24000004845 AND YOUR QUOTE JG01366 DATED 7-10-2026			
001	TRUCK LIFT, FORK	1.00 EACH	53044.28000	53044.28
	Additional Description Notes --- New Crown CD25S-9 5,000 lb. Capacity, 4-Wheel Diesel, Internal Combustion Truck basic rated capacity @ 24” load center Offer # JG 01366 *Pricing under State Contract MA24000004845 described as follows: Mast Triple Telescopic MFH 189” OAL 86” FFH 60” Attachment 43” Wide Cascade Hang-On Sideshifter Class II Carriage Hook Type - 43” Wide Class II Forks Standard - Class II Length 47” Width 4” Thick 1.8” Load Backrest 44” Wide x 47” High - Class II Auxiliary Hydraulics 3-Way Valve with 3 Levers			

Bill To	Requisition 00015114-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.30.15.1510.1510.1510.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
THOMPSON TRACTOR CO INC	FIRE CENTRAL SUPPLY
30950 STATE HIGHWAY 181	2851 OLD SHELL ROAD
	MOBILE, AL 36607
SPANISH FORT, AL 36527	RICHARDSONV@CITYOFMOBILE.GOV
Tel#251-626-5100	Delivery Reference
Fax 251-626-7041	VICTORIA RICHARDSON
	Deliver To
	FIRE CENTRAL SUPPLY
	2851 OLD SHELL ROAD
	MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/10/26	203865				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
	Attachment Carriage Plumbing 3 Way Single Accessory Plumbing for Sideshifter Overhead Guard Height Standard Height Overhead Guard - 86”			
	Display 5” Display			
	Tilt Restriction 5° Back / 6° Forward			
	Drive Tires Single Drive Soft Solid 7.00-15			
	Steer Tires Soft Solid 6.50-10			
	Seat Vinyl Suspension Seat with Hip Restraint			
	Seatbelt Seat Belt Interlock			
	Front Worklights Combination Lights with Front Floodlights - LED			
	Rear Worklights One Rear Floodlight - LED			
	Travel Alarm Back-Up Alarm (Outside Mount)			
	Operator Start-Up Key Switch			
	Warning Device Light Amber Strobe Light - Mounted Below OHG			
	Side Panel Vented Side Panels			
	Exhaust Vertical Muffler			
	Fuel Cap Fuel Cap without Key			

Bill To	Requisition 00015114-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 1000.30.15.1510.1510.1510.0000.0000.44020. Review: Buyer: 9105paij Status: Approved Page 3

Vendor	Ship To
THOMPSON TRACTOR CO INC 30950 STATE HIGHWAY 181 SPANISH FORT, AL 36527 Tel#251-626-5100 Fax 251-626-7041	FIRE CENTRAL SUPPLY 2851 OLD SHELL ROAD MOBILE, AL 36607 RICHARDSONV@CITYOFMOBILE.GOV Delivery Reference VICTORIA RICHARDSON Deliver To FIRE CENTRAL SUPPLY 2851 OLD SHELL ROAD MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/10/26	203865				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
	Fire Extinguisher 1.5 lb. ABC Chemical Extended Warranty 24 Months / 4,000 Hours (Powertrain Only, See Product Warranty Standard Equipment Doosan 2.4L DM02P Tier 4 Diesel Engine Power Shift Transmission Power Steering Park Brake Maintenance Free Battery Tilt Steering Wheel Dual Element Air Cleaner Vertical Exhaust Muffler Low Fuel Indicator Ground Speed Control Interior Tilt Cylinder Covers Auto Shift Control 12v Aux Power and USB Port Combo Lights Pre-Cleaner Vented Side Panels Other Crown Equipment Cup Holder Guardian Stability System Heated Secondary Fuel Filter Mirrors, Large Rear View Polycarbonate Top Cover Pre-Cleaner Rear Grab Bar with Horn Button Steering Knob Vendor Item Inventory Item/Loc 7831			
1	1000.30.15.1510.1510.1510.0000.0000.44020.			53044.28

Bill To	Requisition 00015114-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.30.15.1510.1510.1510.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 4

Vendor	Ship To
THOMPSON TRACTOR CO INC	FIRE CENTRAL SUPPLY
30950 STATE HIGHWAY 181	2851 OLD SHELL ROAD
	MOBILE, AL 36607
SPANISH FORT, AL 36527	RICHARDSONV@CITYOFMOBILE.GOV
Tel#251-626-5100	Delivery Reference
Fax 251-626-7041	VICTORIA RICHARDSON
	Deliver To
	FIRE CENTRAL SUPPLY
	2851 OLD SHELL ROAD
	MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/10/26	203865				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To FIRE CENTRAL SUPPLY 2851 OLD SHELL ROAD MOBILE, AL 36607 Delivery Reference VICTORIA RICHARDSON Deliver To FIRE CENTRAL SUPPLY 2851 OLD SHELL ROAD MOBILE, AL 36607			
002	FREIGHT	1.00 EACH	4260.00000	4260.00
	Vendor Item Inventory Item/Loc 14009			
1	1000.30.15.1510.1510.1510.0000.0000.44020.			4260.00
	Ship To FIRE CENTRAL SUPPLY 2851 OLD SHELL ROAD MOBILE, AL 36607 Delivery Reference VICTORIA RICHARDSON Deliver To FIRE CENTRAL SUPPLY 2851 OLD SHELL ROAD			

Bill To	Requisition 00015114-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.30.15.1510.1510.1510.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 5

Vendor	Ship To
THOMPSON TRACTOR CO INC	FIRE CENTRAL SUPPLY
30950 STATE HIGHWAY 181	2851 OLD SHELL ROAD
	MOBILE, AL 36607
SPANISH FORT, AL 36527	RICHARDSONV@CITYOFMOBILE.GOV
Tel#251-626-5100	Delivery Reference
Fax 251-626-7041	VICTORIA RICHARDSON
	Deliver To
	FIRE CENTRAL SUPPLY
	2851 OLD SHELL ROAD
	MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/10/26	203865				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
	MOBILE, AL 36607			

Requisition Link

Requisition Total 57304.28

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.30.15.1510.1510.1510.0000.0000.44020.	57304.28	9418561.38
FIRE ADMINISTRATION EXP OPERATING SUPPLIES		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	08/26/26	DONALD ROSE	Auto approved by: 9105paij
Approved	08/26/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	08/26/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	08/26/26	MARYLYN BUSCHELL	Auto approved by: 9105paij
Approved	08/26/26	JAMES NEESE	Auto approved by: 9105paij
Approved	08/26/26	PATRICIA KENNEDY-JONES	Auto approved by: 9105paij
Approved	08/26/26	REBECCA CRUMPLER	Auto approved by: 9105paij
Approved	08/26/26	ANNE FOLEY	Auto approved by: 9105paij
Approved	08/26/26	JOHN PAINE	

Authorized By: _____ Date: _____
Signature

Contract Header

Contract
Material Handling & Lift Equipment

Type
Master Agreement

Supplier
Thompson Tractor Co., Inc.

Contract Code
MA240000004845

Linked Solicitation
Material Handling & Lift Equipment

Sourcing Number
SRC0000022190

Public Comments
Provides electric and internal combustion forklifts, pallet trucks, order pickers, pallet stackers, telehandlers, and personnel/bucket lifts, along with OEM repair and replacement parts, shop and field service, hauling, delivery, operator training, and factory warranty support; equipment must be new, and this contract is mandatory for use by state agencies.

Contact Information

Contract Responsible

First name	Last name	Email	Phone
Wayne	Gautney	wayne.gautney@procurement.alabama.gov	334-242-7173

1 Record(s)

Supplier Contact

First name	Last name	Email	Phone
Hardy	Traylor	hardytraylor@thompsontractor.com	334-391-3459
Hardy	Traylor	hardytraylor@thompsontractor.com	334-391-3459

2 Record(s)

Contract Scope

Organizations
State of Alabama, State of Alabama

Contract Validity

Start Date
7/9/2024

End Date
7/8/2027

Documents

- Material_Handling_and_Lift_Equipment_specifications (5).pdf
- Material_Handling_and_Lift_Equipment_Specific_Terms_and_Conditions__8_.pdf
- Master_Agreement_V1.pdf
- Material Handling and Lift Equipment Evaluation Spreadsheet.xlsx

Items

Item Name	Product Code		UOM
Electric Pallet Jack, Order Pickers	1	0.00	USD
OEM Repair / Replacement Parts	2	0.00	USD
Hourly Rates in Shop	3	145.00	Hour
Hourly Rates in the Field	4	175.00	Hour

Item Name	Product Code		UOM
Hauling Services	5	0.00	USD
Standup Counterbalanced Lifts	6	0.00	USD
OEM Repair / Replacement Parts	7	0.00	USD
Hourly Rates in Shop	8	145.00	Hour
Hourly Rates in the Field	9	175.00	Hour
Hauling Services	10	0.00	USD
Electric Sit-Down Forklift	11	0.00	USD
OEM Repair / Replacement Parts	12	0.00	USD
Hourly Rates in Shop	13	145.00	Hour
Hourly Rates in the Field	14	175.00	Hour
Hauling Services	15	0.00	USD
Internal Combustion Sit-Down Forklift	16	0.00	USD
OEM Repair / Replacement Parts	17	0.00	USD
Hourly Rates in Shop	18	145.00	Hour
Hourly Rates in the Field	19	175.00	Hour
Hauling Services	20	0.00	USD
Diesel Sit-Down Forklift	21	0.00	USD
OEM Repair / Replacement Parts	22	0.00	USD
Hourly Rates in Shop	23	145.00	Hour
Hourly Rates in the Field	24	175.00	Hour
Hauling Services	25	0.00	USD
Diesel Sit-Down Forklift	26	0.00	USD
OEM Repair / Replacement Parts	27	0.00	USD
Hourly Rates in Shop	28	145.00	Hour
Hourly Rates in the Field	29	175.00	Hour
Hauling Services	30	0.00	USD

Item Name	Product Code		UOM
Diesel Sit-Down Forklift	31	0.00	USD
OEM Repair / Replacement Parts	32	0.00	USD
Hourly Rates in Shop	33	145.00	Hour
Hourly Rates in the Field	34	175.00	Hour
Hauling Services	35	0.00	USD
Telehandler Forklift	36	0.00	USD
OEM Repair / Replacement Parts	37	0.00	USD
Hourly Rates in Shop	38	145.00	Hour
Hourly Rates in the Field	39	175.00	Hour
Hauling Services	40	0.00	USD
Bucket / Personnel Lift	41	0.00	USD
OEM Repair / Replacement Parts	42	0.00	USD
Hourly Rates in Shop	43	145.00	Hour
Hourly Rates in the Field	44	175.00	Hour
Hauling Services	45	0.00	USD
Material Handling Equip. Not Specified	46	0.00	USD
OEM Repair / Replacement Parts	47	0.00	USD
Hourly Rates in Shop	48	145.00	Hour
Hourly Rates in the Field	49	175.00	Hour
Hauling Services	50	0.00	USD
Equipment Training	51	0.00	USD



CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to MCCI, Inc. for annual renewal of Laserfiche Managed Cloud V300 document management software for MIT.

Amount of Contract:
$44,151.98

Funding Source
General fund.

ATTACHMENTS:
1. 20260826 MCCI Agenda Package POs

REVIEWERS:
Tiereney Leverette
Lana Pafenbach

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 1 September 2026 (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 MCCI, Inc.

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to MCCI, Inc. for annual renewal of Laserfiche Managed Cloud V300 document management software for MIT.
General fund.

RESOLUTION ☐ ORDINANCE ☒ OTHER ☐

AMOUNT OF CONTRACT: $44,151.98

FUNDING SOURCE:

Budget Item: See Requisition 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: 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:

R E S O L U T I O N

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
17218	2026	(5000) INFORMATION TECHNOLOGY	ANNUAL RENEWAL OF LASERFICHE MANAGED CLOUD V300 DOCUMENT MANAGEMENT SOFTWARE FOR MIT (BID EXEMPT AS SOFTWARE)	$44,151.98	(299712) MCCI, LLC

Adopted:

_____
City Clerk

Bill To	Requisition 00017218-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved Page 1

Vendor	Ship To
MCCI, LLC PO BOX 790379 SAINT LOUIS, MO 63179 Tel#8507010725	MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference SCOTT KEARNEY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/20/26	299712				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes ---			
	AS PER YOUR OMNIA NCPA 01-162 CONTRACT AND INVOICE #RN30877.			
001	Managed Cloud Protected Storage, 1, 024 GB	1.00 EACH	3462.90000	3462.90
	1 1000.10.23.5000.5000.5000.0000.0000.42115.			3462.90
	Ship To MIT 651 CHURCH STREET MOBILE, AL 36602 Delivery Reference SCOTT KEARNEY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602			
002	Laserfiche Managed Cloud, V300	1.00 EACH	40689.08000	40689.08
	1 1000.10.23.5000.5000.5000.0000.0000.42115.			40689.08

Bill To	Requisition 00017218-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.10.23.5000.5000.5000.0000.0000.42115.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
MCCI, LLC	MIT
PO BOX 790379	651 CHURCH STREET
	MOBILE, AL 36602
SAINT LOUIS, MO 63179	SAMANTHA.COOLEY@CITYOFMOBILE.GOV
Tel#8507010725	Delivery Reference
	SCOTT KEARNEY
	Deliver To
	MIT
	651 CHURCH STREET
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/20/26	299712				INFORMATION TECHNOLOGY

LN	Description / Account	Qty	Unit Price	Net Price

Ship To
MIT
651 CHURCH STREET
MOBILE, AL 36602
Delivery Reference
SCOTT KEARNEY

Deliver To
MIT
651 CHURCH STREET
MOBILE, AL 36602

Requisition Link

Requisition Total 44151.98

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.10.23.5000.5000.5000.0000.0000.42115.		
INFORMATION TECHNOLOGY EXP SOFTWARE COSTS	44151.98	1583188.99

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	08/21/26	GREG HOLLIDAY	Auto approved by: 91057606
Approved	08/21/26	SCOTT KEARNEY	
Approved	08/21/26	UDARA JAYASENA	Auto approved by: 91057606
Approved	08/25/26	DONALD ROSE	Auto approved by: 9105fola
Approved	08/25/26	SANDRA LEWIS	Auto approved by: 9105fola
Approved	08/25/26	STEVEN KRONINGER	Auto approved by: 9105fola
Approved	08/25/26	MARYLYN BUSCHELL	Auto approved by: 9105fola

Bill To	Requisition 00017218-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 1000.10.23.5000.5000.5000.0000.0000.42115. Review: Buyer: 9105fola Status: Approved Page 3

Vendor	Ship To
MCCI, LLC PO BOX 790379 SAINT LOUIS, MO 63179 Tel#8507010725	MIT 651 CHURCH STREET MOBILE, AL 36602 SAMANTHA.COOLEY@CITYOFMOBILE.GOV Delivery Reference SCOTT KEARNEY Deliver To MIT 651 CHURCH STREET MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/20/26	299712				INFORMATION TECHNOLOGY

LN	Description / Account			Qty	Unit Price	Net Price
	Approved	08/25/26	JAMES NEESE		Auto approved by: 9105fola	
	Approved	08/25/26	PATRICIA KENNEDY-JONES		Auto approved by: 9105fola	
	Approved	08/25/26	REBECCA CRUMPLER		Auto approved by: 9105fola	
	Approved	08/25/26	ANNE FOLEY			
	Approved	08/25/26	JOHN PAINE		Auto approved by: 9105fola	

Authorized By: _____ Date: _____
Signature

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Forrester, City Engineer

Sponsored by:
Spiro Cheriogotis, Mayor
Samantha Ingram, Councilmember, District 2
Gina Gregory, Councilmember

Purpose and Scope of Project:
Authorize Renewal with Southern Earth Sciences Inc. for Bates Hickory St. (Annual Groundwater Sampling Requirements, D2&D7)

Amount of Contract:
$68,745.00

Funding Source
C0521

ATTACHMENTS:
1. Resolution Landfill Renewal
2. Bates Landfill Hickory St (Annual Landfill Sampling Requirements-Renewal)

REVIEWERS:
Tiereney Leverette
Lana Pafenbach

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis
Councilmembers Samantha Ingram and Gina Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, to renew the contract, by and between the City of Mobile and Southern Earth Sciences, Inc., dated August 19, 2025 for Professional Services for Annual Landfill Sampling Requirements for Bates C&D Landfill and Hickory Street Landfill for the first one-year renewal period. A contract renewal agreement is 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.

Name of Company:	Southern Earth Sciences, Inc.
Project Name:	Bates Landfill Hickory St (Annual Landfill Sampling Requirements) Project No. 2025-3005-25
Estimated Cost:	$68,745.00
Adopted:	

_____

City Clerk

CAPITAL CONTRACT SUMMARY SHEET

(2 COPIES REQUIRED)

CONTRACT #

PROJECT NAME: Bates Landfill Hickory St (Annual Landfill Sampling Requirements)

CAPITAL PROJECT # C0521 **DATE OF RECEIPT** _____

DEPT. PROJECT # 2025-3005-25

PROJECT DESCRIPTION First Contract Renewal, Annual Groundwater Sampling Requirements for Bates, C&D Landfill and Hickory Street Landfill

CONTRACT AMOUNT $ 68,745.00

VENDOR NAME Southern Earth Sciences, Inc.

VENDOR NUMBER 195545

DEPT # 3005 **DEPT NAME** Engineering

CONTRACT ADMINISTRATOR John Forrester

Please Select by circling one (Type):

Architectural	Engineering	Testing	(Professional Services)
Construction (Unit Price)*	Construction**	ROW (Acquisitions)	
Performance-Contributed	Contractual	NonContractual	

RETAINAGE INFORMATION:

SHOULD RETAINAGE BE WITHHELD? Y___ N X ; 5% of the 1st 50% _____ or If different, indicate special rate _____

Unit Price Contracts are estimates per F. Kessler - do not require Change Orders

****General Construction requires Change Order for 10% overages.***

Prepared by: Crystal Yates **Date** 8/26/2026

Revised 5/16/2022 Tiffany Hollins

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis
Councilmembers Samantha Ingram and Gina Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized to execute and attest, respectively, for and on behalf of the City of Mobile, to renew the contract, by and between the City of Mobile and Southern Earth Sciences, Inc., dated August 19, 2025 for Professional Services for Annual Landfill Sampling Requirements for Bates C&D Landfill and Hickory Street Landfill for the first one-year renewal period. A contract renewal agreement is 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.

Name of Company:	Southern Earth Sciences, Inc.
Project Name:	Bates Landfill Hickory St (Annual Landfill Sampling Requirements) Project No. 2025-3005-25
Estimated Cost:	$68,745.00
Adopted:	

_____

City Clerk

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

MOBILE OFFICE
5460 Rangeline Road
Mobile, AL 36619
Tel: (251) 344-7711
Fax: (251) 443-9000
www.soearth.com

August 3, 2026

Mr. Brian Mabry
The City of Mobile
205 Government Street
Mobile, Alabama 36644

RE: Proposal for Annual Landfill Sampling Requirements
Bates Field & Hickory Street Landfills
Mobile, Alabama
SESI Proposal No.: XM26-366

Dear Mr. Mabry:

Southern Earth Sciences, Inc. (SESI) appreciates the opportunity to submit this fee proposal to perform Annual Landfill Sampling for the above referenced projects.

SCOPE OF SERVICES

Bates Field

A groundwater sample will be collected from each of the eight on site wells, a duplicate, an surface waters within the landfill permit two times per year for Statistical Analyses. The wells will be purged utilizing a pump to limit turbidity within the groundwater. Field stabilization parameters including pH, DO, Conductivity, Temperature, Redox, Water Level Indicator and Turbidity will be recorded. The groundwater samples will be placed on ice and delivered to Eurofins of Mobile, Alabama and analyzed for Appendix I & II (as required) constituents via EPA Method 8260, 6020, 245.1, 8270, 8081, 8082 and 8151 with the exception of the duplicate which will only be analyzed for volatiles via EPA Method 8260.

Explosive gas readings will be measured annually in twenty-seven on-site gas monitoring points at the facility. Gas measurements will be made with an explosive gas meter to measure the lower explosive limit which will be calibrated prior to sampling. Should readings exceed 5% explosive gas in air (100% of the LEL for methane), "step out" readings will be taken.

Hickory Street

A groundwater sample will be collected from each of the three on site wells and two surface water samples plus a duplicate within the landfill permit two times per year for Statistical Analyses. The wells will be purged utilizing a pump to limit turbidity within the groundwater. Field stabilization parameters including pH, DO, Conductivity, Temperature, Redox, Water Level Indicator and Turbidity will be recorded. The groundwater samples will be placed on ice and delivered to Eurofins of Mobile, Alabama and analyzed for Appendix I & II (as required) constituents via EPA Method 8260, 6020, 245.1, 8270, 8081, 8082 and 8151 with the exception of the duplicate which will only be analyzed for volatiles via EPA Method 8260.

ESTIMATED FEES FOR SERVICES

Based on the scope for **Bates Field**, we would estimate the fees for this project to be approximately $20,705.00 per event for statistical analyses plus an approximately $1,395.00 for the explosive gas sampling and reporting for a combined annual total of $42,805.00. The cost breakdown per event is listed below:

Statistical Analyses		
Professional Geologist	$125/ 8 Hours	$1,000.00
Staff Geologist (Reporting)	$100/ 24 Hours	$2,400.00
Technician (Fieldwork)	$65/ 36 Hours	$2,340.00
Laboratory Cost	Estimated	$14,765.00
Equipment/Supplies	Lump Sum	$200.00
Explosive Gas Monitoring		
Professional Geologist	$125/ 1 Hours	$125.00
Staff Geologist (Reporting)	$100/ 5.5 Hours	$550.00
Technician (Fieldwork)	$65/ 8 Hours	$520.00
Equipment/Supplies	Lump Sum	$200.00

Based on the scope for **Hickory Street**, we would estimate the fees for this project to be approximately $12,970.00 per event or $25,940.00 per year.

Statistical Analyses		
Professional Geologist	$125/ 8 Hours	$1,000.00
Staff Geologist (Reporting)	$100/ 16 Hours	$1,600.00
Technician (Fieldwork)	$65/ 16 Hours	$1,040.00
Laboratory Cost	Estimated	$9,130.00
Equipment/Supplies	Lump Sum	$200.00

Bates & Hickory Street Landfills
SESI Proposal XM26-366

Attached are our Terms & Conditions, which should be considered an integral part of our estimate. Please execute the enclosed **WORK AUTHORIZATION SHEET** and return a copy to us. Your signature will formally authorize us to proceed with the scope of work discussed and will aid us in invoicing.

We appreciate the opportunity to submit this proposal. Should you have any questions, you may reach the undersigned at 251-445-4379 or via electronic mail to sguarino@soearth.com.

SOUTHERN EARTH SCIENCES, INC.
Sincerely,

Stacey Guarino
Project Scientist

SG/eag

SOUTEAR-02 KCROSBY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/6/2026

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	CONTACT NAME: Kirsten Crosby	
PGIS, LLC dba Turner Insurance & Bonding Co. PO Drawer 230789 Montgomery, AL 36123	PHONE (A/C, No, Ext): (334) 386-3968	FAX (A/C, No):
	E-MAIL ADDRESS: kcrosby@turnerfirst.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Southern Earth Sciences, Inc. 6352 Piccadilly Square Dr Mobile, AL 36609	INSURER A : Zurich American Insurance Co.	16535
	INSURER B : Steadfast Insurance Company	26387
	INSURER C : Lexington Insurance Company	19437
	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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR			GLO593900114	2/1/2026	2/1/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:						EBL AGGREGATE	$ 2,000,000
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 2,000,000
	X ANY AUTO			BAP593900214	2/1/2026	2/1/2027	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB CLAIMS-MADE			SXS077476903	2/1/2026	2/1/2027	AGGREGATE	$ 1,000,000
	DED X RETENTION $ 0							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N	N / A		WC593900014	2/1/2026	2/1/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Professional Liabili			015136470	2/1/2026	2/1/2027	Per Claim/ Agg.	3,000,000
C	Pollution Incident			015136470	2/1/2026	2/1/2027	Aggregate	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Mobile
205 Government Street
Mobile, AL 36644-1300

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

David J Dueck

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The ACORD name and logo are registered marks of ACORD

Company ID Number: 417738

Approved by:

Employer Southern Earth Sciences, Inc	
Name (Please Type or Print) Cindy M Giddens	Title
Signature Electronically Signed	Date 05/25/2011
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 05/25/2011

Company ID Number: 417738

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	Southern Earth Sciences, Inc
Company Facility Address	6352 Piccadilly Square Drive Mobile, AL 36609
Company Alternate Address	PO Box 160745 Mobile, AL 36616
County or Parish	MOBILE
Employer Identification Number	630710398
North American Industry Classification Systems Code	541
Parent Company	Southern Earth Sciences, Inc.
Number of Employees	100 to 499
Number of Sites Verified for	5

City of Mobile

Annual Landfill Sampling Requirements Professional Services

AMENDMENT TO AGREEMENT

The AGREEMENT dated August 19, 2025, by and between THE CITY OF MOBILE, by its Mayor (hereinafter "City") and Southern Earth Sciences, Inc. (hereinafter "Contractor"), is hereby AMENDED this ____ day of _____, 2026 (the "Effective Date").

This one-year renewal is in accordance with Paragraph III of the existing contract approved by Resolution 21-1077-2025 on August 19, 2025. Section 2.1 states:

> *"The term of this Agreement is one year and shall renew for up to two additional one-year periods upon the written request of the City."*

The contract scope and compensation will be in accordance with the attached Attachment A – Scope of Services and Estimated Fees submitted by Southern Earth Sciences, Inc. The total cost for the Agreement will not exceed $68,745.00. This renewal extends the contract for one (1) year from the "Effective Date."

IN WITNESS WHEREOF, SOUTHERN EARTH SCIENCES, INC., a corporation, has caused its name to be signed hereto by _____, its_____, and by_____its_____, both duly authorized in full to bind the corporation, and the City of Mobile, a municipal corporation, has caused this instrument to be executed by its Mayor and attested by its City Clerk on the day and year first above written.

City of Mobile, A Municipal Corporation

By: _____
Its Mayor

ATTEST:

By: _____
Its City Clerk

SOUTHERN EARTH SCIENCES, INC.:

By: Will L Copeland Jr

Its: President

Address: 6352 Piccadilly Sq. Dr.

Mobile, AL 36609

Telephone: 251.445.4354

CORPORATE SEAL

Attest:

By: Rachel Green

Its: Secretary

SOUTHERN EARTH SCIENCES, INC. CORPORATE SEAL 1976 ALABAMA

STATE OF ALABAMA
COUNTY OF MOBILE

I, the undersigned, Notary Public in and for said county in said State, hereby certify that Lewis Copeland, Jr., whose name is signed to the foregoing instrument in the capacity of President of SOUTHERN EARTH SCIENCES, INC. and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day and date the same bears date.

Given under my hand and official seal of office this the 6th day of August, 2026.

Penny L. Boulton

Notary Public

My Commission Expires:

STATE OF ALABAMA NOTARY PUBLIC

PENNY L. BOULTON
My Commission Expires
May 22, 2030

City of Mobile

Office of Supplier Diversity

Request for Waiver of DBE Goal

The City of Mobile establishes an overall goal of 15% utilization of socially and economically disadvantaged businesses for all public spending or private projects that utilize public funding and/or incentives.

Use this form to request a waiver of DBE goals on a City of Mobile Bid, RFP, solicitation or contract. You can download a PDF fill-in version of this form at: https://cityofmobile.sharepoint.com/sites/COMPortal.

Contact the Office of Supplier Diversity at 251-208-7967 if you require assistance with completing this or any other DBE form.

This form should be completed by the City department requesting a waiver. Upon completion, submit the form to the Office of Supplier Diversity by email at officeofsupplierdiversity@cityofmobile.org.

City of Mobile
Office of Supplier Diversity

REQUEST FOR WAIVER OF DISADVANTAGED BUSINESS ENTERPRISE (DBE) GOAL

Bid/RFP/P.O./Solicitation/Other#
2025-3005-25 Current Date 08 / 06 / 26

Project Description: Annual Sampling requirements for Bates C&D landfill and Hickory Street landfill (D2,D7)

By City of Mobile Department/ Division/ Office/Unattached Board

I hereby request that the DBE participation goal, pursuant to Ordinance of the City Charter and Policy, be waived on the above-referenced project for the following reason(s):
(Please attach supporting documentation, including DBE Compliance Form 2 - GFE Documentation!

Southern Earth Sciences (SESI) is a small business enterprise that has been conducting landfill sampling operations, as well as analyzing statistical data in the form of a report for the City's closed landfills for some years. The sampling of these wells takes a small amount of time and does not warrant the use of a subcontractor. Also, due to the lack of DBE contractors in this field, it is not a task that can be subcontracted. The nature of this work (sampling and statistical analysis) is highly specialized geological work that is required to keep the city compliant with its ADEM permit for its closed landfills. Unfortunately, due to the specialized nature of the work, there is not a DBE that can partner with SESI. We request a DBE waiver to continue to achieve regulatory compliance with its knowledgeable consultant.

John Forrester
Requested By (Department Director)

(Signature)	City Engineer (Title)	8/6/2026 (Date)

(251)208-7243 — **Telephone Number**

Forresterj@cityofmobile.gov — **Email Address**

Reviewed By (Office of Supplier Diversity)

Archnique Kidd (Signature)	Digitally signed by Archnique Kidd Date: 2026.08.20 17:37:15 -05'00'	(Title)	(Date)

Approved By (CAO)

OFFICE OF SUPPLIER DIVERSITY

CITY OF MOBILE

Subcontracting and Major Supplier Plan

Contact Office of Supplier Diversity for questions on completing this form.
Via emai:Archnique.kidd@cityofmobile.org
251.208.7967
205 Government Street, 4th Floor

Bidders and Proposers – Please complete and submit these forms as required by your City of Mobile Bid or Proposal Specification.

This document provides information to the City of Mobile about the subcontractors and major suppliers you intend to use to complete this contract. Failure to submit this form, when so required by the bid or proposal specification, will render your bid non-responsible. Not all specifications require this form to be completed, or may require its completion under varying circumstances. Refer to the specification for direction.

The City of Mobile will use this form to:

- Understand your intended use of subcontractors and major suppliers as part of your bid/proposal submission.
- Evaluate your capability to complete the performance of this contract.
- Determine your use of Disadvantaged Business Enterprises (DBEs) as subcontractors and suppliers.
- For certain contracts, assess whether you exercised "good faith efforts" to use DBE subcontractors and suppliers for at least 15% of the value of your bid/proposal amount. (See City of Mobile City Code Sec. 14-2.)

Include this form with your bid/proposal submission. Should your bid be considered the lowest responsible bid, you will have the opportunity to update this form at contract signature. You also will be required to re-verify your information at contract conclusion.

The bid specification may require you to attempt in "good faith" to use DBE subcontractors and suppliers for at least 15% of the value of your bid in the performance of this contract. If you don't have that level of DBE subcontractor / supplier usage (as documented on **Form 1**), you are required to complete the "good faith effort" documentation on **Form 2**. When so required, failure to adequately address the good faith effort factors on **Form 2** will render your bid or proposal as non-responsive. The determination whether the bid or proposal adequately demonstrates and documents a DBE subcontractor/supplier plan, or good faith efforts to complete such a plan, will be at the sole discretion of the City of Mobile. You are encouraged to work with the City of Mobile Supplier Diversity Manager when preparing this form.

About **"DBEs"**: The City of Mobile considers businesses owned by minorities, women, or disabled veterans to be DBEs. Please consult with the City Supplier Diversity Manager for clarification or lists of certified DBEs.

About **"Good Faith" Effort**: The City of Mobile expects contractors holding large contracts to recruit and engage DBEs to be a part of their team. If the specification sets, and you cannot meet, the 15% target, you must show us how you attempted to recruit and engage DBEs to meet this target. This helps the City identify DBE market weaknesses for development, and ensures all bidders are equally considering this obligation in preparing a bid. The "good faith effort" factors on **Form 2** are not intended to be a mandatory, exhaustive, or exclusive. They are a tool to help you, and to help the City consistently and fairly consider your effort.

OFFICE OF SUPPLIER DIVERSITY

CITY OF MOBILE

Subcontracting and Major Supplier Plan

Contact Office of Supplier Diversity for questions on completing this form.
Via emai:Archnique.kidd@cityofmobile.org
251.208.7967
205 Government Street, 4th Floor

FORM 1: Background and Plan

Section I. Information about your company

Company	Southern Earth Sciences, Inc.
Address	5460 Rangeline Road Mobile, Alabama 36609
Telephone	251-344-7711
E-Mail	eguarino@soearth.com

RFP/RFQ Solicitation Number	N/A
Project Description	Groundwater and Explosive Gas Sampling and Reporting-COM closed landfills
Is your company a DBE company?	Yes ☐ No ☒
Work force demographics	Male 88 Female 24 Minority 19 Non-minority 93 Vets 3 Total #of Employees 112

Subcontractor/Major Supplier Plan submitted by:

Printed Name: Eric A. Guarino

Signature: _____ Date: 08/20/2026

Title: Environmental Department Manager

The following employee will be designated as the **DBE Liaison** for all communication regarding DBE participation including documentation for DBE participation and maintenance of records of Good Faith Efforts for this contract award:

Name: Eric Guarino Title: Environmental Manager

E-mail:_ Phone: eguarino@soearth.com 251-344-7711

Contact Office of Supplier Diversity for questions on completing this form.
Via emai:Archnique.kidd@cityofmobile.org
251.208.7967
205 Government Street, 4th Floor

FORM 1: Background and Plan

Section II. Plan for Subcontractors and Major Vendors

This form asks for your intentions to utilize subcontractors and suppliers as a potential contractor for the city of Mobile. For purposes of this form, disadvantaged individuals or enterprises include persons or small-business-enterprise owners who are women, members of a racial minority, or disabled military veterans.

RFP/RFQ/Bid # N/A Your Bid/Proposal Amount $ $68,745.00 Date: 08 / 03 / 2026

Description Annual Landfill Sampling Requirements and Reporting-Bates LF and Hickory Street LF

Name of Bidder/Proposer: Southern Earth Sciences, Inc.

I intend to use the following subcontractors: (Attach additional pages if necessary)

Subcontractor or Major Supplier	Phone	Scope of Work to be performed	$$ Value to be Performed	% Of Your Bid Amount	DBE?	Official Verification Only
Eurofins Pensacola	8504716222	Analytical Testing of Groundwater Samples	<$47,790.00	69%	No	
		*Value based on maximum and not anticipated value				

OFFICE OF SUPPLIER DIVERSITY

CITY OF MOBILE

Subcontracting and Major Supplier Plan

Form 2: Good Faith Effort Documentation

Name of Bidder: Southern Earth Sciences, Inc.

Contact Person: Eric Guarino Phone 251-344-7711 Email eguarino@soearth.com

Please complete this form if you are unable to identify DBE subcontractors or suppliers to reach 15% of the value of your bid.

YES (☐)	NO (☐)	Did you do these suggested areas for DBE recruitment and engagement
	x	**PRE-BID MEETING(S):** The bidder attended all pre-bid meetings scheduled by the City to inform DBEs of contracting and subcontracting opportunities.
x		**CMDBE/ALDOT DBE LIST(S):** The bidder utilized the Office of Supplier Diversity's list or lists of certified ALDOT DBE 's
	x	**SMALL CONTRACT(S):** The bidder selected specific portions of the work to be performed by DBEs in order to increase the likelihood of meeting the DBE goals (including breaking down contracts into smaller units to facilitate DBE participation). Consider support services, including insurance, accounting, temporary labor, and transportation, landscaping, and janitorial as potential areas for DBE use.
	x	**FOLLOW-UP:** The bidder followed-up initial indications of interest by DBEs by contacting those DBEs to determine with certainty if they remained interested in bidding.
	x	**ADVERTISEMENT:** The bidder advertised in general circulation and/or trade association publications concerning subcontracting opportunities, and allowed DBEs reasonable time to respond.
	x	**INTERNET ADVERTISING:** The bidder advertised DBE and/or subcontracting opportunities on the *City of Mobile* Facebook page or other internet portals that are accessible to DBEs and/or potential subcontractors.
	x	**GOOD FAITH NEGOTIATIONS:** The bidder negotiated in good faith with interested DBEs and did not reject DBEs as unqualified without sound business reasons based on a thorough investigation of their capabilities.

OFFICE OF SUPPLIER DIVERSITY

CITY OF MOBILE

Subcontracting and Major Supplier Plan

	x	**INFORMATION:** The bidder provided interested DBEs with adequate information about the plans, specifications and requirements of the subcontract.
	x	**WRITTEN NOTICE(S):** The bidder/proposer took the necessary steps to provide written notice in a manner reasonably calculated to inform DBEs of subcontracting opportunities and allowed sufficient time for them to participate effectively.
	x	**COMMUNITY RESOURCES:** The bidder/proposer used the services of available community organizations, small and/or disadvantaged business assistance offices and other organizations that provided assistance in the recruitment and placement of DBE firms.
	x	**CONTRACT RECORDS:** The bidder/proposer has maintained the following records for each DBE that has bid on the subcontracting opportunity: 1. Name, address, and telephone number; 2. A description of information provided by the bidder/proposer or subcontractor; and 3. A statement of whether an agreement was reached, and if not, why not, including any reasons for concluding that the DBE was unqualified to perform the job.

Please indicate if any of the following applied:

_____ There are not ways to break out 15% of the value of this contract for subcontractors / suppliers.

__x__ Could not find sufficient DBEs to provide subcontracting or supplier services.

_____ DBEs were available but did not have sufficient qualifications or experience to meet the needs of this contract.

Please indicate additional efforts you have taken to recruit and engage DBEs. _____

_____

_____

Suggestions or comments to improve this program. _____

_____

AGREEMENT BETWEEN OWNER AND CONSULTANT FOR A STIPULATED SUM (HEREINAFTER "AGREEMENT")

This **Agreement** made and entered into this August 19, 2025, 20____ (effective date).

BETWEEN the **Owner**: CITY OF MOBILE (*hereinafter "Owner"*)
205 Government Street
P O Box 1827
Mobile, Alabama 36633

And the **Consultant**: Southern Earth Sciences, Inc.(*hereinafter "Consultant"*)
5640 Rangeline Road
Mobile, AL 36619

City of Mobile Business License No.: # 441470 & 99489

Secretary of State Registration No.: # 42-119

For the following Project: 2025-3005-25 Annual Landfill sampling requirements for Bates C&D Landfill and Hickory Street Landfill (D2,D7)

Project Number: 2025-3005-25

The Owner and Consultant agree as set forth below:

1.0 CONSULTANT'S SERVICE

1.1 The Consultant's services shall consist of those described herewith for a contract sum of **Sixty-Eight Thousand Seven Hundred Forty-Five and 00/100 Dollars ($68,745.00)**.

1.2 The Consultant's services shall not exceed **Sixty-Eight Thousand Seven Hundred Forty-Five and 00/100 Dollars ($68,745.00)**.

1.3 The Consultant's services shall be as stated in the attached Proposal for Annual Landfill Sampling Requirements as accepted by the City of Mobile and dated March 31, 2025.

1.4 If Additional Services are required due to circumstances beyond the Consultant's control, the Consultant shall give written notice to the Owner and obtain written authorization from the Owner before commencing such Services. The Consultant's notice shall include a description of the circumstances justifying the "Additional Services" and a proposal to provide the Services.

2.0 Term of Agreement

2.1 The term of this Agreement is ONE YEAR and shall renew for up to two additional one-year periods upon the written request of the City. The price of the contract for a renewal period may be decreased or increased by agreement of the parties to appropriately represent the shift, if any, in the Scope of Work from the Contractor to the City.

3.0 OWNER'S REPRESENTATIVE

3.1 The Owner's Representative, authorized to act on the Owner's behalf with respect to the Project is the Director of Engineering - Environmental or the Director's designated representative.

3.2 CONSULTANT IN CHARGE

Individual: Eric Guarino, PG
Firm Name: Southern Earth Sciences, Inc.
Address: 5640 Rangeline Road
Mobile, Al 36619
Phone Number: 251-344-7711

3.0 GENERAL REQUIREMENTS

3.1 The Consultant shall perform bi-annual groundwater sampling, and statistical evaluations and prepare groundwater monitoring reports for both Bates C&D Landfill and Hickory Street Landfill. The Consultant will also perform annual explosive gas monitoring and provide a written report for Bates C&D Landfill. The Contractor will submit these reports to the City of Mobile within 30 days of receipt of analytical results.

Bi-annual groundwater sampling will occur in March and September unless directed otherwise by the ADEM.

The Consultant's duties are more fully described in Attachment A, a copy of which is attached hereto and incorporated by reference herein as a part hereof.

3.2 The Owner and the Consultant, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to this Agreement, in respect of all covenants of this Agreement. Consultant shall not assign, sublet or transfer his or its interest in this Agreement without written consent of the Owner, which consent will be granted or withheld at the owner's sole discretion.

3.3 This Agreement represents the entire and integrated agreement between the Owner and Consultant and supersedes all prior negotiations, representations or any standards as a part of the Agreements either written or oral. The Owner and Consultant may amend this Agreement only by written instrument signed by both parties.

3.4 Filing fee, permit fee, and review fees, as may be required by City of Mobile departments, are hereby waived.

3.5 The Consultant shall maintain insurance in accordance with Exhibit 1 Insurance and shall attach to this contract, a correctly executed Certificate of Liability Insurance with required endorsements.

3.6 Payment will be made to the Consultant upon completion of the Work, as specified in the Proposal.

4.0 INDEMNITY AND STANDARD OF PERFORMANCE.

4.1 The Consultant shall indemnify and hold harmless City and its officers, elected officials, agents, representatives, and employees for any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses to the extent caused by Consultant any negligence, recklessness, intentional tort, intellectual property infringement, or failure to pay a subconsultant or supplier that is committed by Consultant or the Consultant's agent, or other entity for which Consultant is legally liable. Consultant shall defend the City, its officials, agents, representatives, and employees against any and all claims arising out of the rendering of or failure to render professional services by Consultant or its agents covered by Consultant's policy of professional liability insurance in accord with named minimum requirements. The parties acknowledge and agree that this contract requires Consultant to procure and maintain professional liability insurance that satisfies the named requirements. Consultant shall reimburse the City for its reasonable attorney fees, damages, losses, injuries, or other litigation costs in proportion to Consultant's liability, or in proportion to the extent Consultant participates in resolution of a claim also made against the City. The parties acknowledge and agree that nothing in the foregoing shall be construed to require Consultant to indemnify, hold harmless or defend the City except as permissible under Acts of Alabama 2021-318, or subsequent codifications thereof.

4.2 Consultant shall perform all professional services under this contract with the professional skill and care ordinarily provided by a competent design professional practicing under the same or similar circumstances and

professional licenses as expeditiously as is prudent considering the ordinary professional skill and care of a competent design professional.

5.0 CONTRACT DOCUMENTS

5.1 The contract documents consist of this Agreement, the Consultant's Proposal as accepted by the City and other documents listed in this Agreement, all of which form the Contract and are fully a part of the Contract as if attached to this Agreement or repeated herein. An enumeration of the Contract Documents, other than a Modification, appears below:

1. This Instrument (Agreement) – 7 Pages
2. Consultant Proposal, dated March 31, 2025 – 7 Pages
3. E-Verify Documentation
4. Certificate of Insurance and Endorsements

5.2 This Agreement shall be governed by the Laws of the State of Alabama and the appropriate venue for any actions arising out of this Agreement shall be Mobile, Alabama.

6.0 DISPUTE RESOLUTION

Claims, disputes or other matters in question between the parties to this Agreement arising out of or relating to the Agreement or breach thereof shall be subject to legal proceedings unless the parties mutually agree otherwise.

7.0 ANTI-DISCRIMINATION

Consultant 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.

8.0 IMMIGRATION LAW

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. 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.

9.0 PUBLIC CONTRACTS WITH ENTITIES ENGAGING IN CERTAIN BOYCOTT ACTIVITIES:

By signing this contract, the Consultant further represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

10.0 Notwithstanding any of the provisions of this Agreement, it is agreed that the City has no financial interest in the business of the Consultant, and shall not be liable for any debts or obligations incurred by the Consultant, nor shall City be deemed or construed to be a partner, joint venture or otherwise interested in the assets of the Consultant, or sums earned or derived by the Consultant, nor shall Consultant at any time or times use the name or credit of the City in purchasing or attempting to purchase any car, equipment, supplies or other thing or things whatsoever.

11.0 Consultant, in the performance of its operations and obligations hereunder, shall not be deemed to be the agent of the City but shall be deemed to be an independent contractor in every respect and shall take all steps at its own expense, as the City may from time-to-time request, to indicate that it is an independent contractor. City does not and will not assume any responsibility for the means by which or manner in which services by the Consultant, provided for herein, are performed, but on the contrary, the Consultant shall be wholly responsible therefor.

12.0 The Consultant hereby agrees to comply strictly with all ordinances of the City of Mobile, Alabama, and the laws of the State of Alabama and the United States while performing its obligations under the terms of this Agreement.

13.0 The Consultant agrees that upon violation of any of the covenants and agreements herein contained, on account of any act or omission or commission of the Consultant, the City may, at its option, terminate and cancel this Agreement.

14.0 All notices of cancellation, requests, demands or other communications to Owner shall be in writing and duly delivered to the following address for City:

City Clerk
City of Mobile
Post Office Box 1827
Mobile, AL 36633-1827

Copy to: City Attorney
City of Mobile Legal Department
Post Office Box 1827
Mobile, AL 36633-1827

14.1 All notices of cancellation, requests, demands or other communications to Consultant shall be in writing and duly delivered to the following address for Consultant:

Southern Earth Sciences, Inc.
5640 Rangeline Road
Mobile, Al 36619

15.0 Consultant's signatory below represents that she or he has all requisite power and authority to execute and deliver this Agreement on behalf of Consultant and to sufficiently legally bind Consultant to perform its obligations hereunder.

IN WITNESS WHERE OF, the parties to these presents have hereunto set their hand and seal; the Mayor of the City of Mobile, acting under and by virtue of such office and with full authority, and the Consultant by such duly authorized officers or individuals as may be required by law.

This Agreement entered into as of the day and year first written above.

OWNER: City of Mobile

Signature

William S. Stimpson, Mayor
Printed Name and Title

CONSULTANT: Southern Earth Sciences, Inc.

Signature

Lewis Copeland Jr. President
Printed Name and Title

(Corporate Seal if applicable)

SOUTHERN EARTH SCIENCES, INC. CORPORATE SEAL 1976 ALABAMA

ATTEST:

City Clerk

SEAL OF THE CITY OF MOBILE, ALABAMA — MOBILE ALABAMA — FROM ENCROACHING EXTINCTION ENDURING PROGRESS — FOUNDED 1702

Exhibit 1

Insurance Requirements

City of Mobile Insurance Requirements
Contractor

Insurance – For the duration of this agreement, the Contractor shall maintain the following minimum amounts for this project:

A. Professional Liability Insurance:

1. Professional Liability Insurance including design with the limits not less than $1,000,000 per claim.

B. Workers' Compensation/Employer's Liability:

1. Workers' Compensation insurance in the amounts required by all applicable laws, rules or regulations of the state of Alabama.

2. Employer's Liability with limits of not less than:

Bodily Injury by Accident	$1,000,000 each accident
Bodily Injury by Disease	$1,000,000 policy limit
Bodily Injury by Disease	$1,000,000 each employee

3. Borrowed Servant/Alternate Employer endorsement in favor of City of Mobile.

C. Comprehensive General Liability Insurance:

1. Comprehensive General Liability (occurrence form) including coverage for products/completed operations, independent contractors, blanket contractual liability specifically covering the obligations assumed by Contractor.

2. Limit of Liability: $1,000,000 combined single limit of liability each occurrence bodily injury or property damage.

3. General Aggregate Limit shall apply on a "Per Project" Basis.

D. Automobile Liability Insurance:

1. Automobile Liability Insurance to cover any auto, including all owned, non-owned, and hired vehicles, with a $1,000,000 combined single limit of liability each accident for bodily injury and/or property damage.

E. Excess/Umbrella Liability Insurance:

1. Providing following form coverage for Employer's Liability, Comprehensive General Liability, and Automobile Liability.

2. Limit of Liability: $2,000,000 combined single limit of liability each occurrence for bodily injury and/or property damage.

CERTIFICATE OF LIABILITY INSURANCE ENDORSEMENT PAGE

The policy endorsements listed below are required and must be listed in the "Descriptions of Operations" box on the Certificate of Liability Insurance or listed separately on an attachment to the certificate of insurance (ACORD 101, Additional Remarks Schedule).

Waiver of Subrogation - All policies of insurance shall be endorsed to waive rights of subrogation in favor of City of Mobile.

Additional Insured - All policies of insurance, except professional liability, workers compensation and employer's liability insurance, shall be endorsed to name City of Mobile as an Additional Insured.

Primary Insurance - All policies of insurance, except professional liability, workers compensation and employer's liability insurance, shall be endorsed to provide that all such insurances are primary and non-contributing with any other insurance maintained by City of Mobile.

Notice of Cancellation - Certificates of Insurance shall provide that such insurance shall not be subject to cancellation, non-renewal nor material change without 30 days or more (except 10 days for non-payment) prior written notice thereof to the City of Mobile.

Certificates of Insurance - General – Within ten (10) calendar days from the date of issuance of Contract forms for execution, Contractor shall deliver to the City of Mobile, certificates of insurance (standard ACORD format) certifying the existence and limits of the insurance coverages along with separate policy endorsements as described above. Contractor shall also be responsible for delivering policy renewal certificates to the City of Mobile.

SOUTEAR-02 KCROSBY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/31/2025

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
PGIS, LLC dba Turner Insurance & Bonding Co.
PO Drawer 230789
Montgomery, AL 36123

CONTACT NAME: Rachel Hutto
PHONE (A/C, No, Ext): (334) 244-0004 FAX (A/C, No):
E-MAIL ADDRESS: rhutto@turnerfirst.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Zurich American Insurance Co.	16535
INSURER B : Steadfast Insurance Company	26387
INSURER C : Lexington Insurance Company	19437
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Southern Earth Sciences, Inc.
6352 Piccadilly Square Dr
Mobile, AL 36609

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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE $	2,000,000
	CLAIMS-MADE X OCCUR	X		GLO593900113	2/1/2025	2/1/2026	DAMAGE TO RENTED PREMISES (Ea occurrence) $	1,000,000
							MED EXP (Any one person) $	10,000
							PERSONAL & ADV INJURY $	2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE $	4,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG $	4,000,000
	OTHER						EBL AGGREGATE $	2,000,000
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) $	2,000,000
	X ANY AUTO	X		BAP593900213	2/1/2025	2/1/2026	BODILY INJURY (Per person) $	
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident) $	
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) $	
							$	
B	X UMBRELLA LIAB X OCCUR						EACH OCCURRENCE $	1,000,000
	EXCESS LIAB CLAIMS-MADE	X		SXS077476902	2/1/2025	2/1/2026	AGGREGATE $	1,000,000
	DED X RETENTION $ 0						$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N	N/A		WC593900013	2/1/2025	2/1/2026	E.L. EACH ACCIDENT $	1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE $	1,000,000
							E.L. DISEASE - POLICY LIMIT $	1,000,000
C	Professional Liabili			015136470	2/1/2025	2/1/2026	Per Claim/ Agg.	3,000,000
C	Pollution Incident			015136470	2/1/2025	2/1/2026	Aggregate	3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Semi Annual Groundwater Monitoring/Statistical Evaluation Reporting and Explosive Gas Monitoring Report for Hickory Street and Bates Landfill.

City of Mobile is named additional insured as respects General Liability, Auto Liabillity, and Umbrella Liability where required by written contract. 30 day notice of cancellation applies

CERTIFICATE HOLDER

City of Mobile
205 Government Street
Mobile, AL 36644-1300

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
David J Durden

ACORD 25 (2016/03)

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SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

MOBILE OFFICE
5460 Rangeline Road
Mobile, AL 36619
Tel: (251) 344-7711
Fax: (251) 443-9000
www.soearth.com

March 31, 2025

Mr. Brian Mabry
The City of Mobile
205 Government Street
Mobile, Alabama 36644

RE: Proposal for Annual Landfill Sampling Requirements
Bates Field & Hickory Street Landfills
Mobile, Alabama
SESI Proposal No.: XM24-082 2025

Dear Mr. Mabry:

Southern Earth Sciences, Inc. (SESI) appreciates the opportunity to submit this fee proposal to perform Annual Landfill Sampling for the above referenced projects.

SCOPE OF SERVICES

Bates Field

A groundwater sample will be collected from each of the eight on site wells, a duplicate, an surface waters within the landfill permit two times per year for Statistical Analyses. The wells will be purged utilizing a pump to limit turbidity within the groundwater. Field stabilization parameters including pH, DO, Conductivity, Temperature, Redox, Water Level Indicator and Turbidity will be recorded. The groundwater samples will be placed on ice and delivered to Eurofins of Mobile, Alabama and analyzed for Appendix I & II (as required) constituents via EPA Method 8260, 6020, 245.1, 8270, 8081, 8082 and 8151 with the exception of the duplicate which will only be analyzed for volatiles via EPA Method 8260.

Explosive gas readings will be measured annually in twenty-seven on-site gas monitoring points at the facility. Gas measurements will be made with an explosive gas meter to measure the lower explosive limit which will be calibrated prior to sampling. Should readings exceed 5% explosive gas in air (100% of the LEL for methane), "step out" readings will be taken.

Hickory Street

A groundwater sample will be collected from each of the three on site wells and two surface water samples plus a duplicate within the landfill permit two times per year for Statistical Analyses. The wells will be purged utilizing a pump to limit turbidity within the groundwater. Field stabilization parameters including pH, DO, Conductivity, Temperature, Redox, Water Level Indicator and Turbidity will be recorded. The groundwater samples will be placed on ice and delivered to Eurofins of Mobile, Alabama and analyzed for Appendix I & II (as required) constituents via EPA Method 8260, 6020, 245.1, 8270, 8081, 8082 and 8151 with the exception of the duplicate which will only be analyzed for volatiles via EPA Method 8260.

ESTIMATED FEES FOR SERVICES

Based on the scope for **Bates Field**, we would estimate the fees for this project to be approximately $20,705.00 per event for statistical analyses plus an approximately $1,395.00 for the explosive gas sampling and reporting for a combined annual total of $42,805.00. The cost breakdown per event is listed below:

Statistical Analyses		
Professional Geologist	$125/ 8 Hours	$1,000.00
Staff Geologist (Reporting)	$100/ 24 Hours	$2,400.00
Technician (Fieldwork)	$65/ 36 Hours	$2,340.00
Laboratory Cost	Estimated	$14,765.00
Equipment/Supplies	Lump Sum	$200.00

Explosive Gas Monitoring		
Professional Geologist	$125/ 1 Hours	$125.00
Staff Geologist (Reporting)	$100/ 5.5 Hours	$550.00
Technician (Fieldwork)	$65/ 8 Hours	$520.00
Equipment/Supplies	Lump Sum	$200.00

Based on the scope for **Hickory Street**, we would estimate the fees for this project to be approximately $12,970.00 per event or $25,940.00 per year.

Statistical Analyses		
Professional Geologist	$125/ 8 Hours	$1,000.00
Staff Geologist (Reporting)	$100/ 16 Hours	$1,600.00
Technician (Fieldwork)	$65/ 16 Hours	$1,040.00
Laboratory Cost	Estimated	$9,130.00
Equipment/Supplies	Lump Sum	$200.00

Bates & Hickory Street Landfills
SESI Proposal XM24-082 2025

Attached are our Terms & Conditions, which should be considered an integral part of our estimate. Please execute the enclosed **WORK AUTHORIZATION SHEET** and return a copy to us. Your signature will formally authorize us to proceed with the scope of work discussed and will aid us in invoicing.

We appreciate the opportunity to submit this proposal. Should you have any questions, you may reach the undersigned at 251-445-4379 or via electronic mail to sguarino@soearth.com.

SOUTHERN EARTH SCIENCES, INC.
Sincerely,

Stacey Guarino
Project Scientist

SG/eag

ALABAMA

CORPORATE OFFICE
P.O. Box 160745
Mobile, AL 36616
Ph: 251-445-4354
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MOBILE OFFICE
5460 Rangeline Road
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MONTGOMERY OFFICE
1414 I-85 Parkway
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SUMMERDALE OFFICE
105 Highway 59 N
Summerdale, AL 36580
Ph: 251-989-7726
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FLORIDA

DESTIN OFFICE
150 Industrial Park Road
Suite 6
Destin, FL 32541
Ph: 850-837-9966
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PANAMA CITY OFFICE
7500 McElvey Road, Ste. A
Panama City Beach, FL 32408
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PENSACOLA OFFICE
707 E. Cervantes St
Ste. B, #198
Pensacola, FL 32501
Ph: 850-775-3283

TALLAHASSEE OFFICE
3642 Peddie Drive
Tallahassee, FL 32603
Ph: 850-576-4652
Fax: 850-576-4710

LOUISIANA

BATON ROUGE OFFICE
11638 Sun Belt Court
Baton Rouge, LA 70809
Ph: 225-751-1727
Ph: 225-356-4355
Fax: 225-752-1467

MANDEVILLE OFFICE
1933 Surgi Drive, Ste. A
Mandeville, LA 70448
Ph/Fax: 985-626-1314

NEW ORLEANS OFFICE
725 South Genois Street
New Orleans, LA 70119
Ph: 504-486-5595
Fax: 504-486-5598

MISSISSIPPI

LONG BEACH OFFICE
626-D West Railroad Street
Long Beach, MS 39560
Ph: 228-868-6618

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

WORK AUTHORIZATION SHEET

Billing Name	City of Mobile		
Address	205 Government Street		
City	Mobile	***State*** AL	***Zip*** 36644
Phone	251.208.7529	***Cell***	***Fax***
email	brian.mabry@cityofmobile.org		
Project Name	Bates & Hickory Street Landfills		
Proposal Number	XM24-082 2025	***Project Location***	Mobile, AL
Additional Reports			
Address			
City		***State***	***Zip***
Phone		***Cell***	***Fax***
email			

Attached are our Terms & Conditions, which are adopted as part of our proposal. In order to authorize us to proceed with our services, please execute this document by signing below and returning a copy to us.

Prepared by:

Southern Earth Sciences, Inc.	March 31, 2025 *Date*	Stacey Guarino *Print or Type Name of Representative*

Authorized by:

Signature of Client Representative	*Date*	*Print or Type Name of Representative*

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

TERMS AND CONDITIONS

Project: Bates & Hickory Street Landfills
Client: City of Mobile
Proposal No: XM24-082 2025

Section 1 - RIGHT OF ENTRY

1.1 The client will provide right of entry for SESI and SESI's subcontractors, and all necessary equipment in order to complete the work.

1.2 While SESI will take reasonable precautions to minimize any damage to the property, the client must understand that in the normal course of work some damages may occur, the correction of which is not part of this agreement.

Section 2 - UTILITIES

2.1 In the execution of this work, SESI will take all reasonable precautions to avoid damage or injury to subterranean structures or utilities. The owner agrees to hold SESI harmless for any damages to subterranean structures, which are not called to our attention and correctly shown on the plans furnished. Client is responsible for identifying, on-ground marking, reflecting on plans and specifications, and otherwise informing SESI of the location of all utilities and other subterranean or hidden structures and obstacles.

Section 3 - SAMPLES

3.1 Test specimens will be disposed of immediately upon completion of tests. Drilling samples will be disposed of thirty (30) days after submission of our report. Upon written request, we will retain test specimens or drilling samples for a mutually accepted storage charge.

Section 4 - INVOICES

4.1 The outlined scope of services will be accomplished in a timely, workmanlike, and professional manner by employees and sub-contractors of SESI, at the fees quoted. If during the execution of the work we are required to stop operations as a result of changes in the scope of work, such as requests by the owner or requirements of third parties, additional charges will be applicable.

4.2 SESI will submit monthly invoices to the client and a final bill upon the completion of services.

4.3 Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. The client agrees to pay a finance charge of one and a half (1 1/2) percent per month, or the maximum rate allowed by law, on past due accounts, plus reasonable attorney's fees and expenses of collection.

Section 5 - OWNERSHIP OF DOCUMENTS

5.1 All reports, borings logs, field notes, laboratory test data, calculations, estimates, and other documents prepared by SESI, as instruments of service, shall remain property of SESI. These documents will be held to be confidential and will not be available to any other entity unless express consent is obtained from the client.

5.2 The client agrees that all reports and other work furnished to the client and his agents, which are not paid for, will be returned upon demand and will not be used by the client for any purpose whatsoever.

5.3 SESI will retain all pertinent records relating to the services performed for a period of five (5) years following the submission of the report, during which period the records will be made available to the client at all reasonable times.

Section 6 - DISPUTES

6.1 In an effort to resolve any conflicts that arise during the design or construction of the project, the Client and SESI agree that all disputes between them arising out of or relating to this Agreement shall be submitted for mediation, unless the parties mutually agree otherwise.

6.2 In the event that a dispute should arise relating to performance of services provided under this agreement, and should that dispute result in litigation, it is agreed that the prevailing party shall be entitled to recover all reasonable costs incurred in the defense of the claim, including staff time, court costs, attorney's fees, and other claim-related expenses.

Section 7 - STANDARD OF CARE

7.1 Services performed by SESI under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by professionals currently practicing under similar conditions. No other warranty, expressed or implied, is made. Further, SESI does not make nor imply any warranty of fitness for a particular purpose be entering into this agreement with client.

7.2 Field tests and boring locations described in our report or shown on our sketches are based on specific information furnished to us by our technicians. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in the report.

7.3 The client recognizes that conditions may vary from those encountered at the locations, where borings, sampling, surveys, or explorations are made by SESI, and that the data, interpretations, and recommendations of SESI are based solely on the information available to us. SESI will be responsible for the data, interpretations, and recommendations, but shall not be responsible for the interpretations by others of the information developed.

7.4 When requested by the client, SESI will adhere by guidelines, specifications, plans, drawings, and the like which are provided to SESI by the client; however, SESI shall not be responsible for any damages to person (including death) or property, real or personal, due to any adverse outcome which results from the adherence to the plans, guidelines, specifications, drawings and the like.

Section 8 - RISK ALLOCATION

8.1 There are a variety of risks which potentially affect SESI by virtue of entering into an agreement to perform professional services on the client's behalf. One of these risks stems from SESI's potential for human error. For additional consideration of $10.00, receipt of which is hereby acknowledged, the client agrees that SESI's liability, and that of its officers, directors, employees, agents, and subcontractors, to client or any third-party due to any negligent professional acts, errors or omissions or breach of contract by SESI or any of its officers, directors, employees, agents or subcontractors, will be limited to the aggregate of $50,000.00 or SESI's total charges, whichever is greater. If client prefers to have higher limits of professional liability (not breach of contract) SESI agrees to increase the aggregate limit to a maximum of $1,000,000.00 upon client's written request at the time of accepting our proposal, providing that client agrees to pay an additional consideration of ten (10) percent of SESI's total charges, or $500.00, whichever is greater. The additional charge for the higher liability limit is because of the greater risk assumed by SESI and is not a charge for additional professional liability insurance. This limitation shall not apply to the extent prohibited by law. In no event, however, shall the liability of SESI exceed the amount of its applicable insurance coverage for the type claim involved.

8.2 Limitations of liability and indemnities in this agreement are business understandings between the parties and shall apply to all different theories of recovery, including breach of contract or warranty, tort including negligence, strict or statutory negligence, or any other causes of action, except for willful misconduct or gross negligence. Parties mean the client and SESI and their officers, employees, agents, affiliates and subcontractors. The parties also agree that the client will not seek damages in excess of the limitations indirectly through suits with other parties who may join SESI as third-party defendants.

8.3 Both the client and SESI agree that they will not be liable to each other, under any circumstances, for special, consequential, or punitive damages, arising out of or related to this agreement. Individual employees or agents may not be held individually liable for negligence.

8.4 PURSUANT TO §558.0035, FLORIDA STATUES, CONSULTANT'S INDIVIDUAL EMPLOYEES AND/OR AGENTS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THEIR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT.

8.5 Client agrees to indemnify and hold harmless SESI, its agents, employees, and owners or any person against loss or expense including attorney's fees, by reason of the liability imposed by law upon SESI, except in cases of SESI's sole negligence, for damages because of bodily injury, including death at any time resulting there from, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this agreement or the work or services performed by SESI resulting from this agreement, whether such injuries to persons or damages to property are due or claim to be due to any passive negligence of SESI, its agents, employees, sub-contractors or any other person. It is further understood and agreed that Client shall, at the option of SESI defend SESI, its agents, employees, sub-contractors with appropriate legal counsel and shall bear all costs and expenses, including legal counsel's fees, in the defense of any claim or suit arising hereunder.

8.6 In the event SESI is acting as a sub-contractor and Client is a General Contractor, then Client hereby exonerates, indemnifies and holds harmless SESI from any and all claims, loss or damage. The Client agrees to assume entire responsibility and liability for all damages or injury to all persons, whether employees or otherwise, and to all property, arising out of, resulting from or in any manner connected with, the execution of the work provided for in this contract or occurring or resulting from the use by the Client, its agents or employees, whether the same be owned by the Client, sub- contractor or third parties, and the Client agrees to indemnify and save harmless SESI, its agents and employees, from all such claims including, without limiting the generality of the foregoing, claims for which the Client may be, or may be claimed to be, liable, and legal fees and disbursements paid or incurred to enforce the provisions of this agreement, and Client further agrees to obtain, maintain and pay for such contractual liability insurance coverage as will insure the provisions of this paragraph.

Section 9 -

DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIAL

9.1 Client warrants that a reasonable effort to inform SESI of known or suspected hazardous materials on or near the project site has been made.

9.2 Hazardous materials may exist at the site where there is no reason to believe that they could or should be present. SESI and the client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating renegotiation of the scope of work or termination of services. SESI and the client agree the discovery of hazardous materials may also make it necessary for SESI to take immediate measures to protect health and safety. Client hereby authorizes SESI to take those immediate measures and client agrees to pay for or reimburse SESI for all such immediate measures. Client agrees to compensate for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials.

9.3 SESI agrees to notify the client when unanticipated hazardous materials or suspected hazardous materials are encountered. The client agrees to make any disclosure required by law to the appropriate governing agencies. The client also agrees to hold SESI harmless for any or all consequences of disclosure made by SESI which are required by governing law. In the event the project site is not owned by the client, client recognizes that it is the client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

9.4 Notwithstanding any other provision of the agreement, the client waives any claim against SESI, and to the maximum extent permitted by the law, agrees to defend, Indemnify, and save SESI harmless from any claim, liability, and/or defense costs for injury or loss arising from SESI's discovery of unanticipated hazardous materials including any cost associated with possible reduction of the property's value.

9.5 The client will be responsible for ultimate disposal of any samples secured by SESI, which are found to be contaminated.

Section 10 - SITE RESPONSIBILITY

10.1 If services include construction testing the client agrees that SESI will be expected to make on-site observations appropriate to the construction stage. The client further agrees that SESI will not assume responsibility for the contractor's means, methods, techniques, sequences or procedures of construction, and it is understood that the field services provided by SESI will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision", "inspection", or "control" are used to mean periodic observation of the work and the conduction of tests by geotechnical consultant to verify substantial compliance with the plans, specifications and design concepts. Continuous monitoring by SESI employees does not mean that our company is monitoring the placement of all materials.

10.2 Client agrees that the contractor(s) will be solely responsible for working conditions on the job site, including security and safety during performance of the work, and compliance with client safety requirements and OSHA regulations. It is agreed that SESI is not responsible for job or site safety or security, other than for SESI employees, and that SESI does not have the right or duty to stop the work of others.

Section 11 - SAMPLING AND TEST LOCATION

11.1 Unless otherwise stated, the fees in this proposal do not include costs associated with the surveying of the site for the accurate horizontal and vertical locations of the tests. Field tests or boring locations described in a report or shown in sketches are based upon information furnished by others or estimates made in the field by our representatives. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated. If the client specifies the test or boring location, we reserve the right to deviate a reasonable distance from the location specified.

Section 12 - INSURANCE

12.1 SESI represents and warrants that it and all its agents, staff, and consultants employed by it are protected by Worker's Compensation insurance and that SESI has such coverage under public liability and property damage insurance policies which SESI deems to be adequate. Certificates for all such policies of insurance can be provided to client upon written request. Within the limits and conditions of such insurance, SESI agrees to indemnify and save client harmless from and against any loss, damage or liability arising from any negligent acts by SESI, its agents, staff and consultants employed by it. SESI shall not be responsible for any loss, damage, or liability beyond the amounts, limits and conditions of such insurance. SESI shall not be responsible for any loss, damage, or liability arising from any acts by client, staff, or any other consultants employed by it.

Section 13 - TERMINATION

13.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before the expiration of the period specified in the written notice. In the event of termination, SESI shall be paid for services performed to the termination notice date plus reasonable termination expenses.

Section 14 - ASSIGNS

14.1 Neither the Client nor SESI may delegate, assign, sublet or transfer his duties or interest in this Agreement without the written consent of the other party.

Section 15 - ENTIRE AGREEMENT

15.1 This Agreement constitutes the entire Agreement and the terms set forth above supersede all previous correspondence and Agreements.

Section 16 - EQUAL OPPORTUNITY EMPLOYER

16.1 SESI prohibits discrimination because of race, color, religion, handicap, sex, or national origin. SESI promotes equal opportunity in employment through continuing programs of affirmative action in its operations.

Section 17 – APPLICABLE LAW

17.1 Unless otherwise specified, this agreement shall be construed according to the laws of the State of Alabama and enforced accordingly.

SOUTHERN EARTH SCIENCES
Geotechnical | Environmental | Materials Testing

MOBILE OFFICE
5460 Rangeline Road
Mobile, AL 36619

Tel: (251) 344-7711
Fax: (251) 443-9000
www.soearth.com

SCHEDULE OF FEES

I. FIELD INVESTIGATION

Soil Test Borings

MOBILIZATION AND DEMOBILIZATION
$500.00 L.S. plus $5.00 /Mile over 100 miles (Portal to Portal)

Soil Test Borings by ASTM D 1586 with Standard Penetration Test intervals of five feet in soil.

From surface to 50 feet	$ 15.00/L.F.
50 to 75 feet	$ 17.00/L.F.
75 to 100 feet	$ 19.00/L.F.
100 to 150 feet	$ 21.50/L.F.
From 150 feet	Special Quote
Standard Penetration Tests (SPT) in excess of one every five feet	$15.00/test
CASING	$6.00/L.F.
STANDPIPE PIEZOMETER (1 inch)	$20.00/L.F.
BOREHOLE GROUTING (full depth bentonite/cement grout)	$7.00/L.F.
BOREHOLE GROUTING (bentonite pellet to cave in depth)	$50.00/each
SHELBY TUBE SAMPLES (ASTM587)	$75.00/each
SOIL BORINGS USING MANUAL EQUIPMENT	$2500.00/day

Other Charges

DIFFICULT MOVING OR ACCESS	$350.00/hour
TEST LOCATION SET-UP	$350.00/hour
STAND-BY	$250.00/hour
LODGING AND SUBSISTENCE (per crew member)	$250.00/man/day
EQUIPMENT RENTAL	Cost + 15%
DOUBLE RING INFILTROMETER TEST (ASTM D3385 – at existing grade)	$2,500.00/each
PLATE LOAD TEST (Modulus of Sub-Grade Reaction at existing grade)	$2,500.00/each
SUCONTRACT UTILITY LOCATION SERVICES	$2,500.00/day
NQ ROCK CORING	Special Quote
MARINE SOIL TEST BORINGS (SES Barge or Sub Jack-Up Barge)	Special Quote
INSTRUMENTATION INSTALLATION (piezometers, inclinometers, etc.)	Special Quote
SUBCONTRACT SERVICES	Cost + 15%

SCHEDULE OF GEOTECHNICAL AND CMT FEES
Effective June 1, 2023

Cone Penetrometer Testing (CPT)

MOBILIZATION AND DEMOBILIZATION
$500.00 L.S. plus $5.00 /Mile over 100 miles (Portal to Portal)

Cone Penetrometer Soundings using truck-mounted equipment in accordance with ASTM D 5778. Soil Test Borings using track-mounted equipment in areas not accessible to truck rig, **add $1.00 to the rates below.**

CPTu SOUNDINGS per ASTM D5778	$11.00/L.F.
CPTs SOUNDINGS (Shear Wave Velocity measurement 5 ft intervals)	$20.00/L.F.
CASING	$7.00/L.F.
SET-UP PER LOCATION	$75.00/each
EXCESSIVE MOVING (track rig)	$450.00/hour
CPT DAY RATE	$4,000.00/day
CPT GROUTING (full depth bentonite/cement grout)	$7.00/L.F.
CPT GROUTING (bentonite pellet to cave in depth)	$50.00/each
STAND-BY (including dissipation testing)	$300.00/hour
REPORTING (CPT Log Drafting and Transmittal)	$50.00/each
SUBCONTRACT SERVICES	Cost + 15%

II. CONSTRUCTION MATERIALS TESTING FIELD TECHNICIAN SERVICES

Typical field technician services include on-site soil density testing, concrete testing (cylinders, slump, and air content), site inspections, meetings, and specimen transportation. **Time spent in portal-to-portal travel in the interest of the job will be charged in addition to time spent on the jobsite. Roundtrip mileage will be charged at $0.585/mile.** There is a two (2) hour minimum charge.

STANDARD RATE	$65.00/hour
OVERTIME RATE	$81.25/hour
IBC SPECIAL INSPECTIONS (including ICC and AWS visual welding)	$90.00/hour
FULL-TIME DAILY RATE	$585.00/day
FULL-TIME DAILY RATE w/ IBC Special Inspections	$800.00/day
FULL-TIME MONTHLY RATE	$12,000.00/month
HALF-TIME MONTHLY RATE	$6,500.00/month
FULL-TIME MONTHLY RATE w/ IBC Special Inspections	$16,000.00/month
HALF-TIME MONTHLY RATE w/ IBC Special Inspections	$8,500.00/month

*Overtime rate applies for time exceeding eight (8) hours/day, or weekends and holidays.
*Monthly rates include engineering review, reporting and travel.

SES SOUTHERN EARTH SCIENCES

SCHEDULE OF GEOTECHNICAL AND CMT FEES
Effective June 1, 2023

III. CONSTRUCTION MATERIALS TESTING LABORATORY SERVICES

Review of test results by Engineer and Reporting (when not full-time monthly rate) will be billed at 10% of the costs below.

STANDARD PROCTOR DENSITY (ASTM D698/AASHTO T-99)		$125.00/each
MODIFIED PROCTOR DENSITY (ASTM D1557/AASHTO T180)		$150.00/each
Aggregate Bases	Add	$250.00/each
Heavy Clay Soils	Add	$250.00/each
SOIL/BASE CLASSIFICATION		$100.00/each
Aggregate Bases	Add	$75.00/each
CURING & TESTING CONCRETE CYLINDERS		$60.00/Set of 4
(SESI Made Samples)		$75.00/Set of 5
		$90.00/Set of 6
CURING & TESTING CONCRETE CYLINDERS		$25.00/each
(Contractor/Client Made Samples Delivered to Lab)		
SUBCONTRACT SERVICES		Cost + 15%

IV. PILE TESTING SERVICES

STATIC PILE LOAD TEST	$2000.00 /each
(Compression, Tension, Lateral)	
*Piling contractor to provide ram, jack, operator and reaction frame.	
HIGH STRAIN DYNAMIC TESTING (PDA)	
Data Acquisition	$2,500.00/Per Trip
Reporting & CAPWAP Analysis	$400.00/each
LOW STRAIN PILE INTEGRITY TESTING (PIT)	
Data Acquisition (up to 10 piles)	$2,500.00/day
Reporting & Analysis	$500.00 ls + $75.00/pile
Thermal Integrity Testing (TIP) of Auger-Cast Piles and Drilled Shafts	
Data Acquisition (for instrument and/or tech)	$1,200.00/day
Reporting & Analysis	$500.00 ls + $75.00/pile
Thermal Instrumented Wires (add 5 ft to length of pile)	$7.50/ft

V. LABORATORY SERVICES

ATTERBERG LIMITS (ASTM D 4318)	$75.00/each
MOISTURE CONTENT (ASTM D 2216)	$10.00/each
SPECIFIC GRAVITY (ASTM D 854)	$75.00/each
GRAIN SIZE ANALYSIS (Soils)	$45.00/each
HYDROMETER plus GRAIN SIZE ANALYSIS	$90.00/each
NO. 200 WASH	$30.00/each
AASHTO SOIL CLASSIFICATION TESTING	$100.00/each
ORGANIC CONTENT	$30.00/each
UNIT WEIGHT (Wet or Dry)	$20.00/each
UNDISTRUBED SAMPLE PREPARATION	$25.00/each

SES SOUTHERN EARTH SCIENCES

SCHEDULE OF GEOTECHNICAL AND CMT FEES
Effective June 1, 2023

UNCONFINED COMPRESSION TESTS (ASTM D 2116)	
With Stress-Strain Curve	$75.00/each
With Compressive Strength only	$50.00/each
REMOLD SAMPLE (to testing add)	$25.00/each
DIRECT SHEAR TEST	Special Quote
SWELL TEST	$300.00/each
CONSOLIDATION TEST	$300.00/each
CALIFORNIA BEARING RATIO	$750.00/each
UNCONSOLIDATED UNDRAINED TRIAXIAL SHEAR (three point)	$200.00/each
PERMEABILITY	
Constant Head (Rigid Wall)	$75.00/each
Falling Head (Rigid Wall)	$95.00/each
Constant Head (Flexible Wall)	$325.00/each
SPECIAL HANDLING HAZARDOUS WASTE SOIL SAMPLES	Special Quote
PERMEABILITY (HAZARDOUS PERMEANTS)	Special Quote

VI. ENGINEERING AND ENVIRONMENTAL SERVICES

Charges will be made at the following rates for time spent by engineers/geologists in portal-to-portal travel, evaluation or analysis of field and laboratory data, report preparation, conferences, meetings and consultation as pertained to the practice of geotechnical engineering, environmental consultation or construction testing. Charges for technician, draftsman and secretarial time will be billed for services of administrative and/or technical personnel utilized in support of engineering and testing services.
Rates include indirect general and administrative overhead costs and supplies.

STAFF ENGINEER/GEOLOGIST	$125.00/hour
PROFESSIONAL ENGINEER/GEOLOGIST	$150.00/hour
SENIOR PROFESSIONAL ENGINEER	$175.00/hour
PRINCIPAL ENGINEER	$225.00/hour
DRAFTSMAN (regular time)	$75.00/hour
SECRETARIAL SERVICES (regular time)	$65.00/hour

Above rates may be adjusted when working on long-term field inspection assignments. Direct Non-Salary expenses incurred, identifiable, and not applicable to general overhead will be billed at actual invoice cost plus 15% service charge. Automotive travel will be charged at a mileage rate of $0.575 per mile. Over eight hours per day, holidays, Saturday, and Sunday work will be charged at the standard rates times 1.50.

PREPARED BY: _____

DATE: November 13, 2023

SES SOUTHERN EARTH SCIENCES

E-Verify

Company ID Number: 417738

Information Required for the E-Verify Program **Information relating to your Company:**	
Company Name	Southern Earth Sciences, Inc
Company Facility Address	6352 Piccadilly Square Drive Mobile, AL 36609
Company Alternate Address	PO Box 160745 Mobile, AL 36616
County or Parish	MOBILE
Employer Identification Number	630710398
North American Industry Classification Systems Code	541
Parent Company	Southern Earth Sciences, Inc.
Number of Employees	100 to 499
Number of Sites Verified for	5

Company ID Number: 417738

Approved by:

Employer Southern Earth Sciences, Inc	
Name (Please Type or Print) Cindy M Giddens	Title
Signature Electronically Signed	Date 05/25/2011
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 05/25/2011

City of Mobile

Office of Supplier Diversity

Request for Waiver of DBE Goal

The City of Mobile establishes an overall goal of 15% utilization of socially and economically disadvantaged businesses for all public spending or private projects that utilize public funding and/or incentives.

Use this form to request a waiver of DBE goals on a City of Mobile Bid, RFP, solicitation or contract. You can download a PDF fill-in version of this form at: https://cityofmobile.sharepoint.com/sites/COMPortal.

Contact the Office of Supplier Diversity at 251-208-7967 if you require assistance with completing this or any other DBE form.

This form should be completed by the City department requesting a waiver. Upon completion, submit the form to the Office of Supplier Diversity by email at officeofsupplierdiversity@cityofmobile.org.

City of Mobile
Office of Supplier Diversity

REQUEST FOR WAIVER OF DISADVANTAGED BUSINESS ENTERPRISE (DBE) GOAL

Bid/RFP/P.O./Solicitation/Other#
2025-3005-25 Current Date 06 / 09 / 25

Project Description: Annual Sampling requirements for Bates C&D landfill and Hickory Street landfill (D2,D7)

By City of Mobile Department/ Division/ Office/Unattached Board

I hereby request that the DBE participation goal, pursuant to Ordinance of the City Charter and Policy, be waived on the above-referenced project for the following reason(s):
(Please attach supporting documentation, including DBE Compliance Form 2 - GFE Documentation!

Southern Earth Sciences (SESI) is a small business enterprise that has been conducting landfill sampling operations, as well as analyzing statistical data in the form of a report for the City's closed landfills for some years. The sampling of these wells takes a small amount of time and does not warrant the use of a subcontractor. Also, due to the lack of DBE contractors in this field, it is not a task that can be subcontracted. The nature of this work (sampling and statistical analysis) is highly specialized geological work that is required to keep the city compliant with its ADEM permit for its closed landfills. Unfortunately, due to the specialized nature of the work, there is not a DBE that can partner with SESI. We request a DBE waiver to continue to achieve regulatory compliance with its knowledgeable consultant.

John Forrester
Requested By (Department Director)

(Signature) City Engineer (Title) 6/9/25 (Date)

(251)280-7243 **Telephone Number**

Forresterj@cityofmobile.org **Email Address**

Archnique Kidd
Reviewed By (Office of Supplier Diversity)

Archnique Kidd (Signature) Small Business Development Manager (Title) 7/22/2024 (Date)

Approved By (CAO)

Form 2: Good Faith Effort Documentation

Name of Bidder: Southern Earth Sciences, Inc.

Contact Person: Eric Guarino Phone 251-344-7711 Email eguarino@soearth.com

Please complete this form if you are unable to identify DBE subcontractors or suppliers to reach 15% of the value of your bid.

YES (☐)	NO (☒)	Did you do these suggested areas for DBE recruitment and engagement
		PRE-BID MEETING(S): The bidder attended all pre-bid meetings scheduled by the City to inform DBEs of contracting and subcontracting opportunities.
		CMDBE/ALDOT DBE LIST(S): The bidder utilized the Office of Supplier Diversity's list or lists of certified ALDOT DBE 's
		SMALL CONTRACT(S): The bidder selected specific portions of the work to be performed by DBEs in order to increase the likelihood of meeting the DBE goals (including breaking down contracts into smaller units to facilitate DBE participation). Consider support services, including insurance, accounting, temporary labor, and transportation, landscaping, and janitorial as potential areas for DBE use.
		FOLLOW-UP: The bidder followed-up initial indications of interest by DBEs by contacting those DBEs to determine with certainty if they remained interested in bidding.
		ADVERTISEMENT: The bidder advertised in general circulation and/or trade association publications concerning subcontracting opportunities, and allowed DBEs reasonable time to respond.
		INTERNET ADVERTISING: The bidder advertised DBE and/or subcontracting opportunities on the *City of Mobile* Facebook page or other internet portals that are accessible to DBEs and/or potential subcontractors.
		GOOD FAITH NEGOTIATIONS: The bidder negotiated in good faith with interested DBEs and did not reject DBEs as unqualified without sound business reasons based on a thorough investigation of their capabilities.

CITY OF MOBILE

Subcontracting and Major Supplier Plan

		INFORMATION: The bidder provided interested DBEs with adequate information about the plans, specifications and requirements of the subcontract.
		WRITTEN NOTICE(S): The bidder/proposer took the necessary steps to provide written notice in a manner reasonably calculated to inform DBEs of subcontracting opportunities and allowed sufficient time for them to participate effectively.
		COMMUNITY RESOURCES: The bidder/proposer used the services of available community organizations, small and/or disadvantaged business assistance offices and other organizations that provided assistance in the recruitment and placement of DBE firms.
		CONTRACT RECORDS: The bidder/proposer has maintained the following records for each DBE that has bid on the subcontracting opportunity: 1. Name, address, and telephone number; 2. A description of information provided by the bidder/proposer or subcontractor; and 3. A statement of whether an agreement was reached, and if not, why not, including any reasons for concluding that the DBE was unqualified to perform the job.

Please indicate if any of the following applied:

_X_ There are not ways to break out 15% of the value of this contract for subcontractors / suppliers.

_X_ Could not find sufficient DBEs to provide subcontracting or supplier services.

_____ DBEs were available but did not have sufficient qualifications or experience to meet the needs of this contract.

Please indicate additional efforts you have taken to recruit and engage DBEs. _____

_____

_____

Suggestions or comments to improve this program. _____

_____

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 320 and 330 Western Drive

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 320 and 330 Western Drive from B-3, Community Business Suburban District, to I-1, Light Industry 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:

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH 44°18'35" WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH 84°34'50" WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH 33°45'37" EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET) TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1), 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 I-1, 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 I-1, until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **320 & 330 Western Drive.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1).** 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 **I-1** 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 **I-1** districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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:

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH 44°18'35" WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH 84°34'50" WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH 33°45'37" EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET) TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1),** 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 **I-1,** 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 **I-1,** until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire

Department comments noted in the staff report; and, 3. 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

Byrd Surveying, Inc.
Aiden Properties, LLC
320 & 330 Western Drive
Council District 1
Cory Penn

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.,** for a change in zoning **from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1),** for the property located at **320 & 330 Western Drive**.

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

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Byrd Surveying
Kari Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 320 & 330 Western Drive
ZON-UDC-003786-2026
Aiden Property Subdivision
Byrd Surveying, Inc.
District 1
Rezoning from Community Business Suburban District (B-3) and Light Industry District (I-1), to Light Industry District (I-1)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **I-1, Light Industry District**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **I-1, Light Industry District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **$335.54**. 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.

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

[redacted]

Stephen Guthrie
Deputy Director of Planning and Zoning

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
- ☐ **Terminating a Previously approved Planned Unit Development** — Checklist E

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)
Address:	2609 HALLS MILL ROAD	
Email:	[redacted]	
Phone:		
Email:		
Name:		

[redacted]

	Owner	Design Professional
Name:	CHRIS HOLMES	
Firm:	AIDEN PROPERTIES, LLC	
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY [illegible] a brief description of the property location, parcel number, and legal description.

320 & 330 WESTERN DRIVE
Property Address

2.406 ACRES
Property Area (acres or square feet)

KEY #00841806 & #02043700
Parcel Number(s) or Key Number(s)

I-1 & B-3
Present Zoning or Transect District

I-1
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

[redacted]

6/11/26
Date

6/10/26
Date

UBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
my property, which is under consideration for Planning Commission/City Council approval, a sign
stand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

6/10/26
Date

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ■ Boundary Plan
- ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THE MAP FOR MOBILE SHOWS THIS PROPERTY WITHIN AN INDUSTRIAL AREA.

LIGHT INDUSTRY
Future Land Use Map (FLUM) Designation

I-1
Requested Zoning

2. Was there a mistake or error in the original zoning map? ■ Yes ☐ No
If yes, describe the error
THE SOUTH PORTION OF THE PROPERTY IS ZONED B-3 AND THE REMAINDER OF THE PROPERTY IS ZONED I-1. IT APPEARS THAT THE PROPERTY FRONTING MOFFETT ROAD WAS INTENDED TO BE B-3 AND ALL PROPERTIES TO THE NORTH INTENDED TO BE I-1.

3. Describe how this proposal promotes the community's health, safety, and welfare.
THE OWNER HAS CLEARED THE PROPERTY TO ELIMINATE THE POSSIBILITY OF A HOMELESS ENCAMPMENT.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
THIS PROPOSAL IS TO CORRECT THE ZONING TO CONFORM TO THE NEIGHBORING BUSINESSES.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   ALL NEW AND EXISTING BUSINESSES IN THIS AREA ARE INDUSTRIAL IN NATURE.

2. Describe the surrounding land uses.
   A HVAC SALES WAREHOUSE, AIR CONDITIONING SYSTEM SUPPLIER TO THE NORTH, RESIDENCES AND A CHURCH ADJOIN ON THE EAST, A BRAKE REPAIR SHOP AND BOUTIQUE AND A SIGN SHOP ADJOIN ON THE SOUTH.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   THERE WILL BE NO ADVERSE AFFECT.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   INFRASTRUCTURE IS IN PLACE.

5. 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.
   THIS PROPOSAL IS TO CORRECT THE CITY'S MISTAKE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

[redacted]

City of Mobile ▫ Planning & Zoning

Corporate Letter of Authorization

I, CHRIS HOLMES, 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 AIDEN PROPERTIES, LLC, a corporation for the property located within the city limits of Mobile, Alabama at 320 & 330 WESTERN DRIVE.

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.

BYRD SURVEYING
Designee (1)

[redacted]

byrd@byrdsurveying.biz
Email

holmesconstruction98@gmail.com
Email

251-476-5010
[redacted]

251-591-2383
Phone Number

6/11/26
Date

[redacted]

Outlook

Byrd Surveying, Inc. (ZON-UDC-003786-2026)

[redacted]

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, July 1, 2026**.
   Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

2. **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 Aamoth** has been copied on this message.

If the application fees are paid **by noon on June 17, 2026**, the case will be scheduled for the **July 16, 2026, 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 - PLEASE READ

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 immediate[redacted]

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,

[redacted]

DESCRIPTION AND JUSTIFICATION FOR THE REZONING OF
AIDEN PROPERTIES, LLC

THE PURPOSE OF THIS REZONING APPLICATION IS TO CORRECT AN ERROR IN THE ZONING ORDINANCE. THE SOUTH 50' OF THE PROPERTY IS ZONED B-3 AND THE REMAINDER IS ZONED I-1. THE I-1 ZONING IS THE PREDOMINATE CLASSIFICATION IN THIS AREA AS IT EXTENDS WESTWARDLY, NORTHWARDLY, AND EASTWARDLY FROM WESTERN DRIVE. IT APPEARS THE B-3 ZONING WAS INTENDED FOR THE PROPERTIES FACING MOFFETT ROAD.

[redacted]

Dear Neighbor,

The owner of the property at 320 Western Drive is submitting a rezoning application to the City of Mobile to correct a mistake in the zoning classification.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: New Shiloh Baptist Church Senior Center
164 New Shiloh Avenue
(Next door to the Post Office)
Date: June 25, 2026
Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email [redacted]

Sincerely,

Gerald D. Byrd
GDB/kpg


Neighborhood Meeting
for Zoning Change
[redacted]
June 25, 2026
164 New Shiloh Ave. 5:00 pm
Senior Ctr.-New Shiloh Baptist Church
Live effect
Remaster

[redacted]

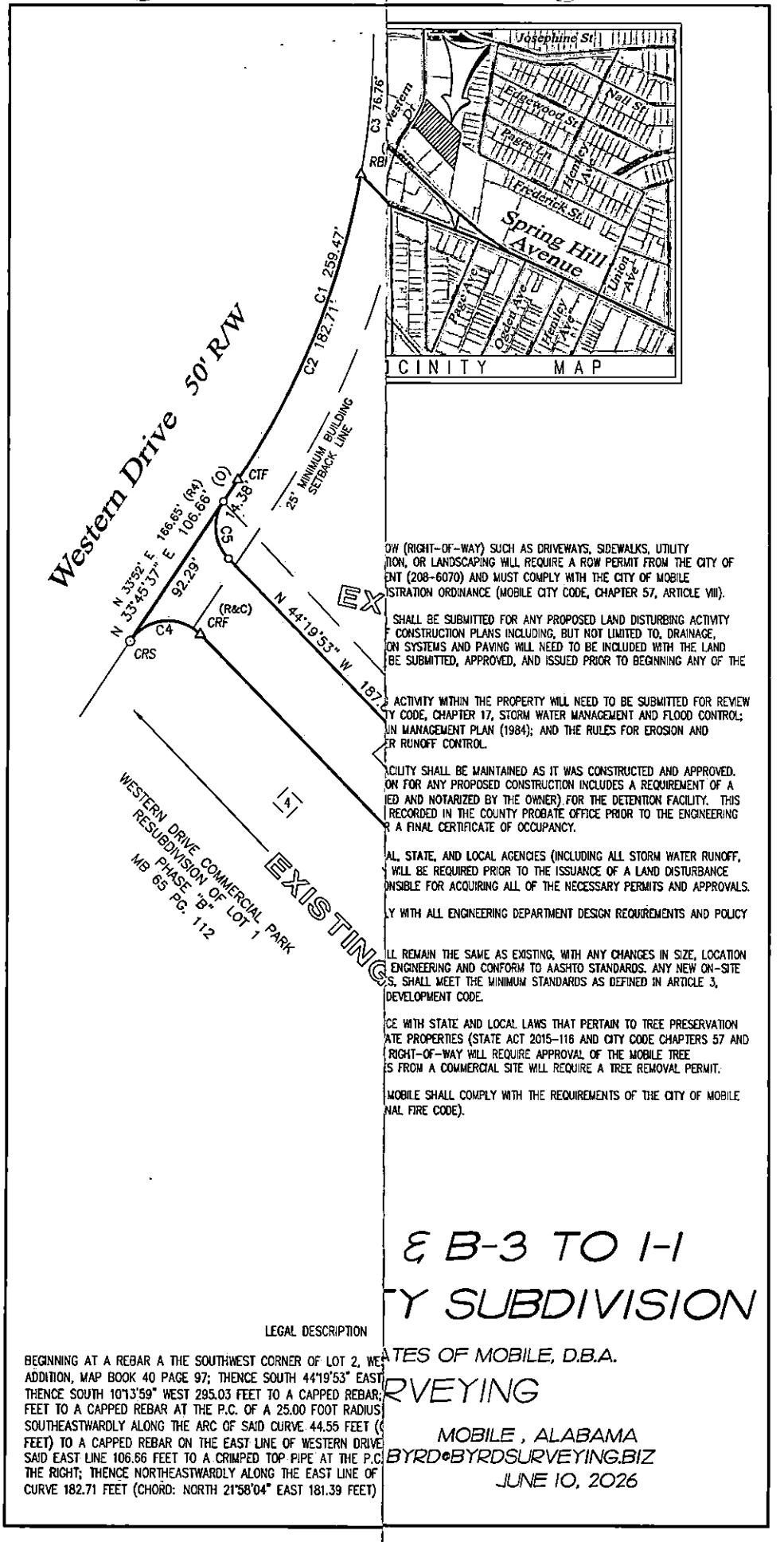


[redacted]

Add tag


Neighborhood Meeting
for Zoning Change
[redacted]
June 25, 2025
164 New Shiloh Ave. 5:00 pm
Senior Dr. New Shiloh Baptist Church


Neighborhood Meeting
for Zoning Change
[redacted]June 25, 2026
164 New Shiloh Ave. 5:00 pm
Senior Ctr.-New Shiloh Baptist Church



OW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY
TION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF
ENT (208-6070) AND MUST COMPLY WITH THE CITY OF MOBILE
STRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VIII).

SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY
CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE,
ON SYSTEMS AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND
BE SUBMITTED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE

ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW
Y CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL;
UN MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION AND
R RUNOFF CONTROL.

CILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED.
ON FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A
ED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS
RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING
A FINAL CERTIFICATE OF OCCUPANCY.

AL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF,
WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE
NSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.

Y WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY

LL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION
ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW ON-SITE
S, SHALL MEET THE MINIMUM STANDARDS AS DEFINED IN ARTICLE 3,
DEVELOPMENT CODE.

CE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION
ATE PROPERTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57 AND
RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE
S FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.

MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE
NAL FIRE CODE).

& B-3 TO I-1

TY SUBDIVISION

LEGAL DESCRIPTION

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WE
ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST
THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR;
FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS
SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (
FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE
SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C.
THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF
CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET)

ATES OF MOBILE, D.B.A.

RVEYING

MOBILE , ALABAMA

BYRD@BYRDSURVEYING.BIZ

JUNE 10, 2026

LEGAL DESCRITPION

BEGINNING AT A REBAR A THE SOUTHWEST CORNER OF LOT 2, WESTERN DRIVE COMMERCIAL PARK FIRST ADDITION, MAP BOOK 40 PAGE 97; THENCE SOUTH 44°19'53" EAST 404.60 FEET TO A CAPPED REBAR; THENCE SOUTH 10°13'59" WEST 295.03 FEET TO A CAPPED REBAR; THENCE NORTH 44°18'35" WEST 456.31 FEET TO A CAPPED REBAR AT THE P.C. OF A 25.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTWARDLY ALONG THE ARC OF SAID CURVE 44.55 FEET (CHORD: SOUTH 84°34'50" WEST 38.88 FEET) TO A CAPPED REBAR ON THE EAST LINE OF WESTERN DRIVE; THENCE NORTH 33°45'37" EAST ALONG SAID EAST LINE 106.66 FEET TO A CRIMPED TOP PIPE AT THE P.C. OF A 438.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTWARDLY ALONG THE EAST LINE OF WESTERN DRIVE AND THE ARC OF SAID CURVE 182.71 FEET (CHORD: NORTH 21°58'04" EAST 181.39 FEET) TO THE POINT OF BEGINNING.



Agenda Item # 30

SUB-003785-2026 & ZON-UDC-003786-2026

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:
320 & 330 Western Drive

Subdivision Name:
Aiden Property Subdivision

Applicant / Agent:
Byrd Surveying, Inc.

Property Owner(s):
Chris Holmes, Aiden Properties, LLC

Current Zoning:
B-3, Community Business Suburban District &
I-1, Light Industry District

Future Land Use:
Light Industry

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 25, 2026, at 5:00 p.m. at 164 New Shiloh Avenue.

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.
- Rezoning B-3 Suburban and I-1 to I-1.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

N

NTS

SITE HISTORY

The subject site was annexed into the corporate limits of the City of Mobile in 1945. Upon annexation, the northern portion of the property was assigned an industrial zoning classification, while the southern portion was assigned a community business zoning classification. These zoning designations have remained in effect through the adoption of the 1951 Zoning Ordinance, the 1967 Zoning Ordinance, and the Unified Development Code (UDC) in 2023.

The property was subsequently included within the one-lot *Western Drive Commercial Park Subdivision*, the plat of which was approved by the Planning Commission in May 1987 and later recorded in the Mobile County Probate Court.

The 1987 subdivision created a single lot that was split-zoned between the B-3 (Community Business District) and I-1 (Light Industry) zoning districts.

Subsequent subdivisions recorded in 1989 and 1995 further divided the 1987 lot. On both plats, the subject property is identified as a future development area and is described by metes-and-bounds legal descriptions. The resulting parcels have remained split-zoned between the B-3 (Community Business District) and I-1 (Light Industry) zoning districts and have never been developed.

Aside from the subdivision approvals described above, there are no additional Planning Commission or Board of Zoning Adjustment cases associated with the subject 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. Retain NOTES 1 - 5 and 7.
C. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review a [redacted] ing any signatures. No signatures are

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 subdivision request is to create two (2) legal lots of record from two (2) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lots front Western Drive, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way. Sufficient right-of-way is depicted on the preliminary plat making additional dedication unnecessary.

Proposed Lot 1 and Proposed Lot 2 exceed the minimum lot area requirements of Article 2, Section 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer within the B-3 (Community Business Suburban) zoning district. While the I-1 (Light Industry) zoning district does not establish a minimum lot area, the area of each proposed lot is provided on the preliminary plat in both square feet and acres. If approved, this information should be retained on the Final Plat; alternatively, a table containing the same information may be provided.

Proposed Lot 1 exceeds the minimum lot width requirement of Section 6.C.2.(b)(4) of the Subdivision Regulations for commercial and industrially zoned lots.

Proposed Lot 2 is designed as a flag lot, with a 40-foot-wide access strip providing frontage along Western Drive. Section 6.C.9. of the Subdivision Regulations generally discourages flag lot configurations except where unusual circumstances exist or where such lot designs are common within the surrounding area. The Planning Commission has previously approved similarly configured lots in the vicinity of the subject site, suggesting that the proposed design may be appropriate. However, approval of the subdivision will require a waiver of Section 6.C.9. of the Subdivision Regulations.

A 25-foot front yard setback is depicted along Western Drive where each lot is at least 60 feet in width, consistent with Section 6.C.8. of the Subdivision Regulations and the applicable requirements of the UDC. If approved, the depicted setbacks should be retained on the Final Plat.

As proposed, each lot would remain split-zoned between the B-3 (Community Business Suburban) and I-1 (Light Industry) zoning districts. Accordingly, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the associated subdivision application would result in the proposed lots remaining split-zoned between the B-3 (Community Business Suburban) and I-1 (Light Industry) zoning districts. To eliminate this split-zoning condition, the applicant requests that the entire site be rezoned to I-1 (Light Industry).

In support of the request, the applicant contends that the existing B-3 zoning is the result of a mapping error and that I-1 is the predominant zoning classification in the surrounding area. The applicant's complete narrative and justification are available through the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) because the request seeks a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 25, 2026, at 5:00 p.m. at 164 New Shiloh Avenue. According to the submitted sign-in sheet, one (1) member of the public attended. The meeting summary indicates that the attendee had questions regarding the potential impacts of the rezoning on nearby property but did not express opposition to the request. The meeting remained open until 6:00 p.m., satisfying the minimum one-hour requirement. The applicant timely submitted all required Neighborhood Meeting documentation, including the executed checklist certifying the completeness and accuracy of the materials.

The subject site is located within an area characterized by a mix of commercial, industrial, institutional, and residential development. Properties to the north and west are zoned I-1 and are developed with commercial and light industrial uses, including wholesale and HVAC equipment sales and service, minor warehousing, storage and distribution facilities of less than 40,000 square feet, and a convenience store with gasoline sales. Properties to the south are zoned B-3 and developed with commercial uses including a sign installation company, general retail sales, fast-food restaurants, and a religious facility. Properties to the east are zoned R-1 and developed with single-family residences and a religious facility.

No development or redevelopment plans were submitted with this application. Any future development of the property will be subject to compliance with all applicable provisions of the Unified Development Code.

The area was originally assigned its commercial and industrial zoning classifications upon annexation into the City of Mobile in 1945. Those zoning designations were subsequently carried forward through the adoption of the 1951 Zoning Ordinance, the 1967 Zoning Ordinance, and the UDC in 2023. The current split-zoning of the subject property is not the result of a mapping error, but rather of subsequent subdivisions of the original parent tract that created parcels crossing the longstanding zoning district boundary. Accordingly, the historical zoning record does not support the applicant's assertion that the existing B-3 zoning resulted from an error in the Official Zoning Map.

The Unified Development Code and Official Zoning Map are founded upon long-range comprehensive planning principles intended to promote orderly growth, compatible land use patterns, and the public health, safety, and welfare. Consequently, amendments to the Official Zoning Map should be supported by evidence demonstrating that the proposed change is warranted. In evaluating rezoning requests, the Planning Commission considers:

- Consistency with the Comprehensive Plan;
- Whether the existing zoning resulted from a mistake or error;
- Compatibility with the surrounding neighborhood;
- Promotion of the public health, safety, and welfare;
- Availability of adequate public infrastructure; and
- The presence of changed or changing conditions warranting the amendment.

While eliminating the split-zoning condition is appropriate, the evidence does not demonstrate that rezoning the property to I-1 is necessary to accomplish that objective. Rezoning the property to B-3 would likewise eliminate the split-zoning while maintaining the longstanding commercial-industrial transition established for this portion of the corridor. Although several nearby properties are zoned I-1, many of the existing surrounding uses—including wholesale establishments, minor warehousing, storage and distribution facilities of less than 40,000 square feet, retail businesses, and service commercial uses—are permitted within the B-3 zoning district. Moreover, no redevelopment proposal has been submitted demonstrating a need for the broader range of industrial uses

permitted in the I-1 district. In the absence of changed conditions or a specific development proposal requiring industrial zoning, extending the I-1 district to encompass the entire site does not appear justified. Rezoning the property to B-3 would eliminate the split-zoning while remaining consistent with the historical zoning pattern and providing an appropriate transition between the adjacent industrial properties and the residential neighborhood to the east.

If approved, the rezoning should be completed prior to the signing of the Final Plat associated with the companion subdivision application.

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.9. of the Subdivision Regulations will be required (for lot design) and the following conditions could apply:

1. Retention of the 50-foot-wide right-of-way along Western Drive on the Final Plat;
2. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback line along Western Drive where each lot is at least 60 feet in width, in compliance with Section 6.C.8. of the Subdivision Regulations;
4. Completion of the Rezoning process prior to signing the Final Plat;
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.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
  - The current development trends, if any, in the vicinity of the subject property;
  - Surrounding land uses;
  - Would adversely impact neighboring properties; or
  - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- 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.

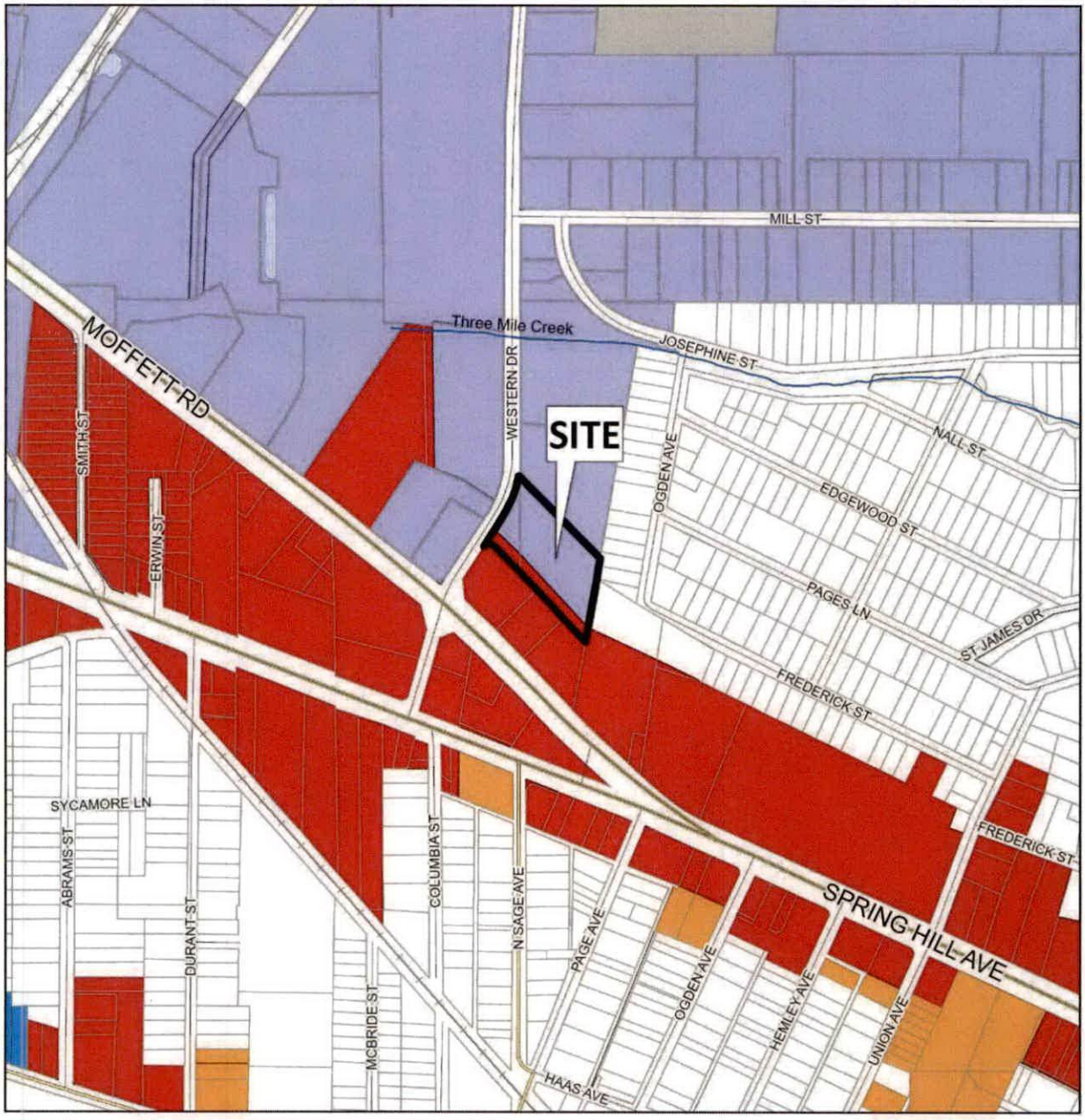
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezoning the site to either B-3 or I-1, the following conditions could apply:

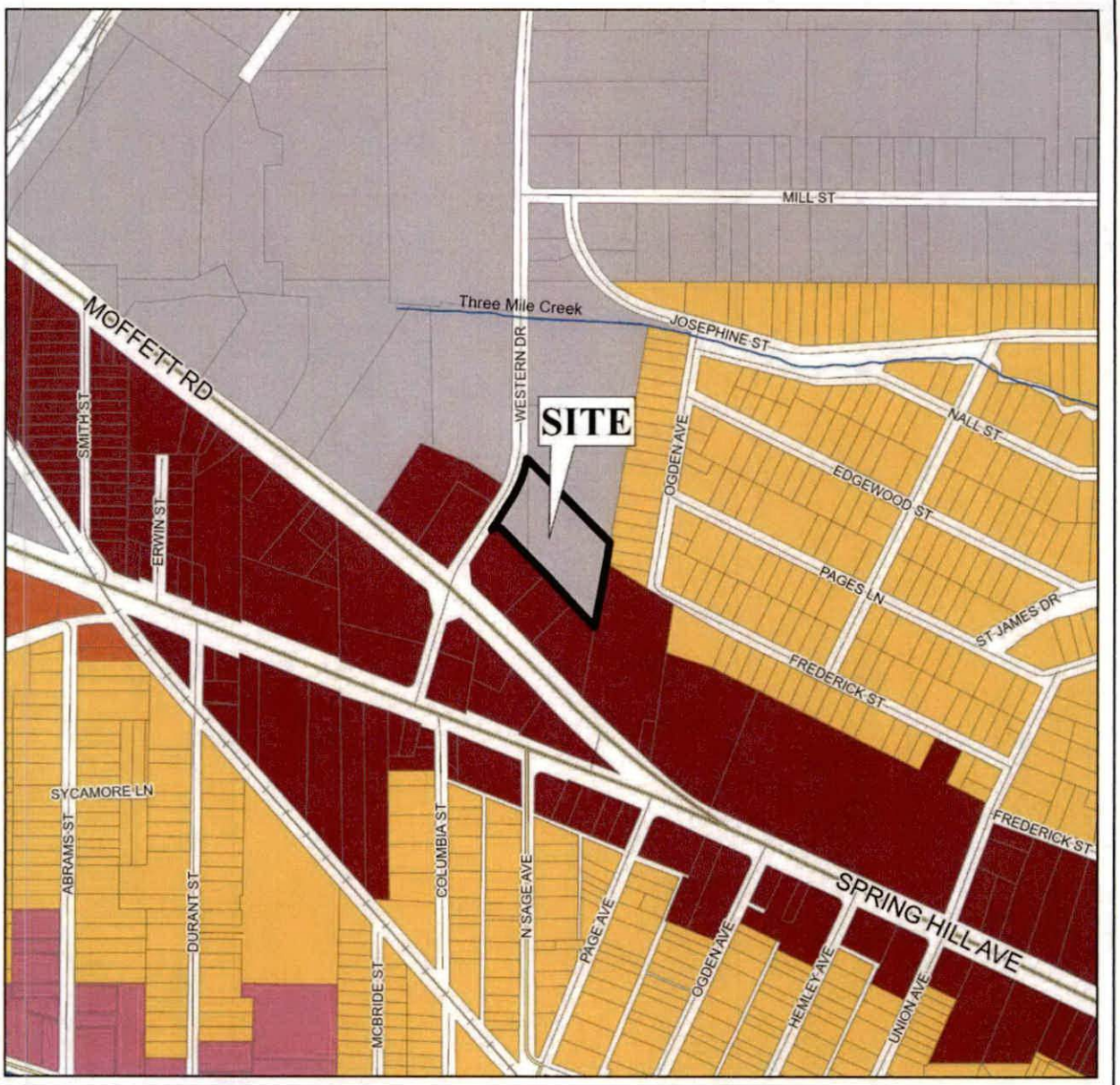
1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 30 DATE July 16, 2026	N
APPLICANT Aiden Property Subdivision	
REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1	NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

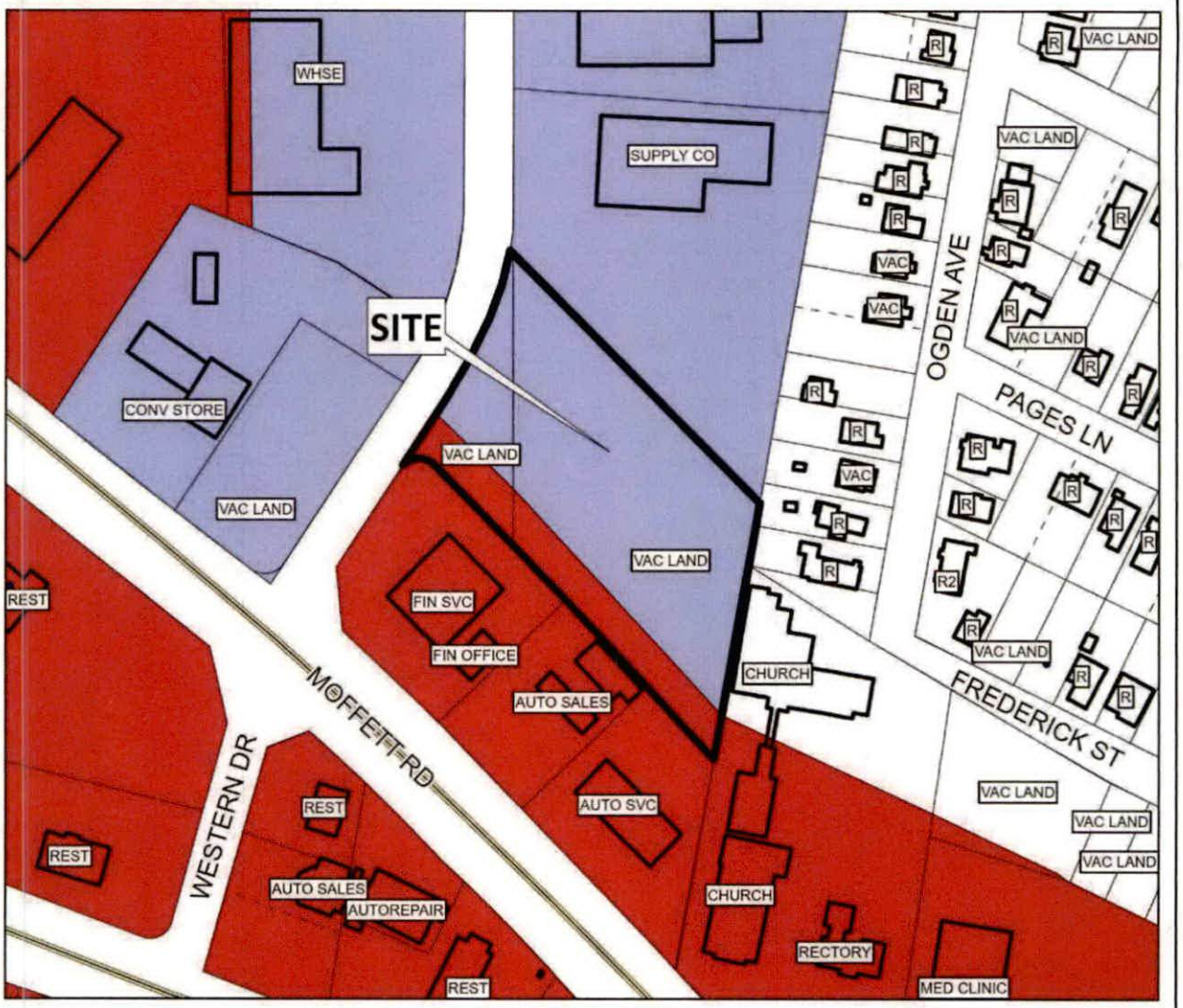
REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

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	

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

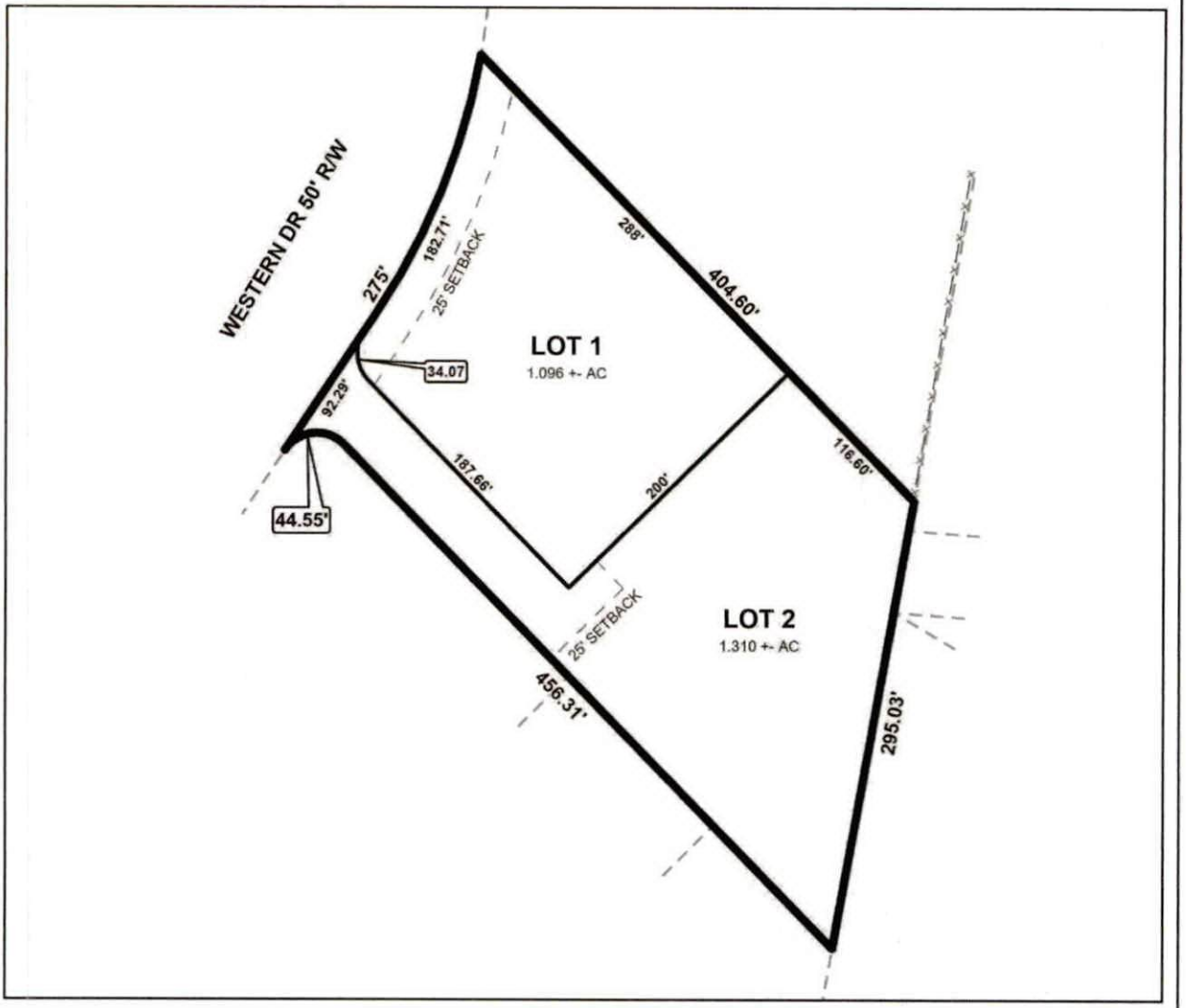
REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

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

N

NTS

SITE PLAN



The site plan illustrates proposed lots and setbacks.

APPLICATION NUMBER 30 DATE July 16, 2026	N
APPLICANT Aiden Property Subdivision	
REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1	NTS

DETAIL SITE PLAN



APPLICATION NUMBER 30 DATE July 16, 2026

APPLICANT Aiden Property Subdivision

REQUEST Subdivision, Rezoning from B-3 and I-1 to I-1

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S		○								○															○
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	U	○	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	S	■	■	S	■	S	S	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)												■	■	■	■			■										○	○
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○				○											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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 an Amendment to the
Downtown Development District Regulating Plan to Consider the Proposed
Rezoning of Property Located at 255 Church Street from T-5.2 to T-6

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026,** a public hearing will be held on the **8th** day of **September,** 2026 at 10:30 a.m., to consider adoption of an ordinance to amend the Downtown Development District Regulating Plan to consider the proposed rezoning of property located at 255 Church Street from T-5.2 to T-6..

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 ORDINANCEAMENDING 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:

BEGINNING AT THE SOUTHWEST CORNER OF CHURCH AND JOACHIM STREETS; MOBILE, ALABAMA, RUN THEN SOUTHWARDLY ALONG THE WEST LINE OF JOACHIM STREET, 207.29 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 39 MINUTES RUN SOUTHWESTWARDLY ALONG NEW RIGHT OF WAY LINE, 140.65 FEET TO A POINT ON THE NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 38 MINUTES RUN WESTWARDLY 111.05 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 92 DEGREES 43 MINUTES NORTHWARDLY ALONG EAST LINE OF JACKSON STREET 308.58 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 87 DEGREES 02 MINUTES RUN EASTWARDLY ALONG SOUTH LINE OF CHURCH STREET, 221.86 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

ALSO:

FROM THE SOUTHEAST CORNER OF CHURCH AND JACKSON STREETS, MOBILE, ALABAMA, RUN THENCE SOUTHWARDLY ALONG EAST LINE OF JACKSON STREET,

308.58 FEET TO A POINT, SAID POINT BEING THE NORTHEAST INTERSECTION OF JACKSON STREET AND MONROE STREET (NOW VACANT) FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED PROPERTY; THENCE CONTINUE SOUTHWARDLY ALONG THE EAST LINE OF JACKSON STREET, 107.44 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 47 DEGREES 21 MINUTES RUN NORTHEASTWARDLY ALONG NEW RIGHT OF WAY LINE OF JOACHIM STREET, 150.82 FEET TO A POINT OF INTERSECTION WITH THE ORIGINAL NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 45 DEGREES 22 MINUTES RUN WESTWARDLY ALONG SAID ORIGINAL NORTH LINE OF MONROE STREET, 111.05 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.

The classification of said property is hereby changed from T-5.2 to T-6, 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 T-6, 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 T-6, until 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 5th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **255 Church Street.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from T-5.2 to T-6.** 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 **T-6** 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 **T-6** 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 ORDINANCEAMENDING 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.

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Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

_____

Lisa Lambert, City Clerk

James F. Watkins, Maynard Nexsen, PC
255 Church Street
Council District 2
Samantha Ingram

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **James F. Watkins, Maynard Nexsen, PC,** for an **Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.2 to T-6,** for the property located at **255 Church Street**.

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,

[redacted]

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

James F. Watkins
11 North Water Street, Suite 24290
Mobile, AL 36602

Re: 255 Church Street
ZON-UDC-003777-2026
James F. Watkins, Maynard Nexsen, PC
District 2
Amendment to the Downtown Development District Regulating Plan to Rezone the property from T-5.2 to T-6

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **T-6**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **T-6**, 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 and is **$352.64**. 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.

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

[redacted]

Deputy Director of Planning and Zoning

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

☐ **Terminating a Previously approved Planned Unit Development**
Checklist E

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

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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)
Address:	11 North Water Street, Suite 24290 Mobile, AL 36602	11 North Water St., Suite 24290, Mobile, AL 36602
Email:	[redacted]	
Phone:		
Email:		
Name:		

[redacted]

	Owner	Design Professional
Name:	Shree Krishna Hospitality, LLC	
Firm:		
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

255 Church Street, Mobile, AL 36602 — Property Address

68,244Sq.Ft/1.567 Acres — Property Area (acres or square feet)

2906400011165.000 — Parcel Number(s) or Key Number(s)

T 5 2 — Present Zoning or Transect District

T 6 — 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).

[redacted] pplicant whose name is signed hereto that all of the above facts are

6/9/2026
Date

6/10/26
Date

TICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
erty, which is under consideration for Planning Commission/City Council approval, a sign
t the City of Mobile will erect and maintain said sign for the prescribed period of time.

6/10/26
Date

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☐ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ☐ Boundary Plan
- ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

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A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

The site is located in the Downtown Development Area under the Map for Mobile, In that district, infill development that promotes and compliments the existing character of the district and promotes the pedestrian friendly environment is encouraged. Focus is on mixed use retail, office, restuarant, and residential uses are encouraged. Owner's ultimate use is as a mixed use hotel, retail and residential complex to replace the existing motel, all of which will promte the development directives of the Map for Mobile.

Downtown	T 6
Future Land Use Map (FLUM) Designation	Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ■ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.

Initially, the demolishion of the existing motel will improve the look and feel of the surrounding areas. It is dated and of a style which is not favored by tourists coming into downtown. Redevelopment of the site as a mixed use hotel/retail/residential facility will provide much needed hotel space to support the new Regiosn Arena as well as the downtown airport and increasing cruise terminal traffic. Residential , retail, and restuarant offering associated with the project will provide quality of life improvements to the surrounding neighborhoods.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

The City's redevelopment of the former Civic Center site, the re location of the airport, and the increased cruise traffic are all changes that support the need for additional hotel space. Tourists and business travelers want hotels with interior opening doors for security making the current motel use obsolete. Increased interest in downtown living together with growth in downtown employment at Austal, AirBus and Port related operations have increased the demand for residential offerings in the downtown area.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   Recently the areas around the subject property have seen several significant re development and new development projects. The City's demolishion fo the Civic Center and the construction of the Regions Arena, as well as the Corps of Engineers building have focused new attention on this area of downtown. There aree several new restaurants, bars and breweries that have opened south of Government Street.

2. Describe the surrounding land uses.
   Uses around the site include Government Plaza, which houses adminstration and judicial functions for the City, hotels, commercial office space, churches, and museums. Mardi Gras Park and Fort Conde Welcome Center in near by.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   Given the proximity to other hotels, Government Plaza, and commercial offices the usual concerns about traffic, noise and lighting that come with development near residential uses are not as significant, Stormwater run off and drainage is always a concern but the re development of the site will comply with all City ordinances in that regard and, given the age of the existing facilities, likely will be improved as a part ofthe new project.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   There appears to be adaquate infrastructure in place to support the development.

5. 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.
   As the development of areas around the Downtown DIstrict continues (airport, arena, cruise lines, manufacturing and logistics) the need for additional hotel and residential offerings in downtown will be needed to accommodate the increased demands.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

The site in in the Downtown Development District and also the Church Street East Historic District. Development of the site will require complaince with the form based codes and architectural standards of those regulating bodies.

[redacted]

City of Mobile · Planning & Zoning

Plan Submission Contact Information

Name of Project Quality Inn Redevelopment

Address 255 Church Street, Mobile, Alabama 36602

Owner Shree Krishna Hospitality, LLC

Add [redacted]

Pho [redacted]

Authorized Agent James F. Watkins

Address Maynard Nexsen PC 11 North Water Street, Suite 24290, Mobile,AL Zip Code 36602

Ph [redacted]

Contractor _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Submitted by:

James F. Watkins

Signature Print

6 10 2026 Agent

Date Affiliation to project/Organization

[redacted]

REZONING JUSTIFICATIONS

The subject site at 255 Church Street is currently used as a Quality Inn Motel. The structure is an older design which has rooms opening onto a parking lot. The building is dated and does not have amenities sought after by business or leisure travelers. The owner desires to redevelop the site into an upscale mixed use project with hotel, residential, retail and restaurant uses. It is anticipated that the structures to be built on the site will exceed the height limits established for the existing T-5-2 zoning classification. The owner is requesting a re-zoning of the property to the T-6 classification.

Changing conditions in the nearby area, as well a changes in Mobile, generally, support the owner's request. In the surrounding area the City of Mobile has recently demolished the Civic Center and Theatre to replace it with the new Regions Arena. The U.S. Corps of Engineers recently completed its new headquarters building bringing hundreds of employees to the area. As a part of each of these projects, the City of Mobile has constructed a large, multi-story parking garage a few blocks from the site. Each of these facilities has changed to landscape of the surrounding area and the scope and scale of these projects supports a change in the zoning of the site to allow for a larger, multi-story hotel and residential facility.

Further away from the site, Mobile is close to completing the relocation of its airport to Brookley Field. This will increase demand for downtown hotel rooms. New, year round cruise schedules from the Mobile Cruise Terminal, which is within walking distance to the site, also indicate additional hotel rooms will be needed. In recent years, there has been an increased demand for downtown residential opportunities where years earlier, there was limited interest in downtown residences. Increased manufacturing and growth at the Port of Mobile is brining additional business travelers to the city, further increasing demand for hotel and meeting space.

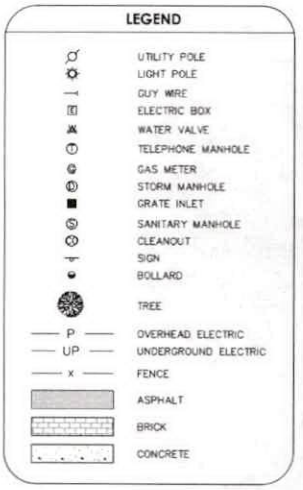
Last, within blocks of the site it should be noted that both the City/County complex and other hotel properties are built to heights exceeding that is allowed in the T-5-2 zoning designation. Though each of these facilities we in place before the Downtown Development District ordinance was adopted, allowing a taller facility to be built on the site would not be out of character with the site's immediate surroundings.

LAND TITLE SURVEY OF
LITY INN MOBILE

SITUATED IN SECTION ----,
WNSHIP 4 SOUTH, RANGE 1 WEST,
MOBILE COUNTY, ALABAMA

NOTES:

1. THE PARCEL SHOWN HEREON IS SUBJECT TO SETBACKS, EASEMENTS, ZONING, AND RESTRICTIC MAY BE FOUND IN THE PUBLIC RECORD OF SAID COUNTY.
2. ALL EASEMENTS AND RIGHT-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SI HERON.
3. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR DRAWINGS. HOWEVER, THERE MAY EXIST UNDERGROUND UTILITIES OR BURIED PIPES WHICH WE LOCATED OR OF WHICH THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARA THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHE SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGRO UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED BECAUSE THE UNDERGROUND UTILIT NOT PHYSICALLY LOCATED.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLANE COORDINATE SYSTE AZIMUTH (ALABAMA WEST ZONE) (NAD 83) AND WERE DETERMINED USING GPS OBSERVATION.
5. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR ALABAMA (COMMUNITY PANEL 01073C0261J, EFFECTIVE DATE MARC 2019), THIS SITE LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN".
6. SURVEY PREPARED FOR: SHREE KRISHNA HOSPITALITY, L.L.C..
7. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.
8. ELEVATIONS SHOWN ARE BASED ON USGS DATUM NAVD 88.



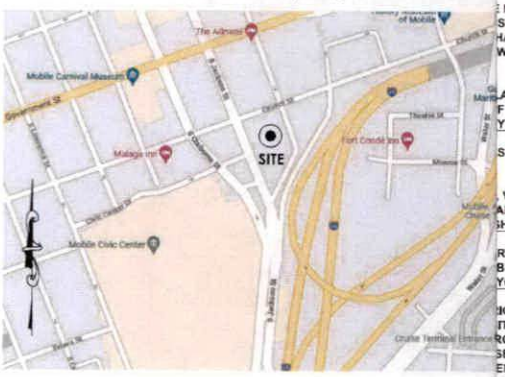


GRAPHIC SCALE

15 30 60 120

(IN FEET)
1 inch = 30 ft.

VICINITY MAP (N.T.S.)



TITLE COMMITMENT

BER 16, 2022 PREPARED BY FIRST AMERICAN TITLE COMPANY
THE TITLE COMMITMENT)

S OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY

WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE

S OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY
LE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED

VERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN
ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE
E B, PART I-REQUIREMENTS ARE MET. NOT ADDRESSED BY SURVEYOR.

AR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. NOT

NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING
SESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B)
HAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH
WN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. NOT

AIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD
F THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF
YOR.

S, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD. AS SHOWN

VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE
AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT
HOWN ON SURVEY.

RVICES, LABOR OR MATERIALS IN CONNECTION WITH IMPROVEMENTS,
BEFORE, ON OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC
YOR.

IGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT
ITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON,
ROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE,
SERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES,
EMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER
CEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN
VEYOR.

TEL/MEMPHIS, INC. RECORDED IN REAL PROPERTY BOOK 6127, PAGE 335.

D7 CAPITAL THREE, LLC RECORDED IN REAL PROPERTY BOOK 6622, PAGE

TITLE PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MOBILE, STATE OF ALABA
DESCRIBED AS FOLLOWS:
PARCEL A:
BEGINNING AT THE SOUTHWEST CORNER OF CHURCH AND JOACHIM STREETS, MOBILE, ALABAMA, SOUTHWARDLY ALONG THE WEST LINE OF JOACHIM STREET, 207.29 FEET TO A POINT; THENCE WIT OF 134 DEGREES 39 MINUTES RUN SOUTHWESTWARDLY ALONG NEW RIGHT OF WAY LINE, 140.65 F THE NORTH LINE OF MONROE STREET; THENCE WITH AN INTERIOR ANGLE OF 134 DEGREES 38 MIN WESTWARDLY 111.05 FEET TO A POINT; THENCE WITH AN INTERIOR ANGLE OF 92 DEGREES 43 MINU ALONG EAST LINE OF JACKSON STREET 308.58 FEET TO A POINT; THENCE WITH AN INTERIOR ANGL MINUTES RUN EASTWARDLY ALONG SOUTH LINE OF CHURCH STREET, 221.86 FEET TO THE POINT O KNOWN AS 255 CHURCH STREET, MOBILE, ALABAMA 36602.
PARCEL B:
FROM THE SOUTHEAST CORNER OF CHURCH AND JACKSON STREETS, MOBILE, ALABAMA, RUN THE ALONG EAST LINE OF JACKSON STREET, 308.58 FEET TO A POINT, SAID POINT BEING THE NORTHEA JACKSON STREET AND MONROE STREET (NOW VACANT) FOR THE POINT OF BEGINNING OF HEREIN PROPERTY; THENCE CONTINUE SOUTHWARDLY ALONG THE EAST LINE OF JACKSON STREET, 107.4 THENCE WITH AN INTERIOR ANGLE OF 47 DEGREES 21 MINUTES RUN NORTHEASTWARDLY ALONG N LINE OF JOACHIM STREET, 150.82 FEET TO A POINT OF INTERSECTION WITH THE ORIGINAL NORTH L STREET; THENCE WITH AN INTERIOR ANGLE OF 45 DEGREES 22 MINUTES RUN WESTWARDLY ALON NORTH LINE OF MONROE STREET, 111.05 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS 255 MOBILE, ALABAMA 36602.

Y, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, ANDERS, BOYETT, BRADY & SMITH P.C.

T AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021
S FOR ALTA/NSPS LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND
(b), 7(b)(1), 8, 9, 11(a), 13, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED
N SITE WAS PERFORMED AFTER SEPTEMBER 22, 2022.

DATE: MAR. 3, 2023

ALABAMA LICENSED No. 23004 PROFESSIONAL LAND SURVEYOR B.C. JOHNSON

DATE	REVISIONS

T:\V_ARC00021 - Quality Inn Mobile\Survey\Civil Dwg\V_ARC00021 QUALITY INN MOBILE.dwg

DRAWN BY: JAT
CHECKED BY: RKC
PROJECT No.: F_ARC00021
DATE: March 3, 2023
SCALE: 1" = 30'

PROJECT: QUALITY INN MOBILE
TITLE: ALTA/NSPS LAND TITLE SURVEY

120 BISHOP CIRCLE, SUITE 300 (PELHAM)
PELHAM, AL 35124
TEL - (205) 403-9158
1000 E. LAUREL AVENUE (FOLEY)
FOLEY, AL 36535
(251) 943-8960

EDG
ENGINEERING DESIGN GROUP, LLC
CIVIL ENGINEERING • LAND SURVEYING
(205) 403-9158 (251) 943-8960

SHEET NO.
1 OF 1

[redacted]

MAYNARDNEXSEN

June 25, 2026

HAND DELIVERY

Mr. Logan Anderson
City of Mobile Planning & Zoning
Government Plaza, Third Floor, South Tower
205 Government Street
Mobile, AL 36644

Re: Re-Zoning of 255 Church Street

Dear Logan:

Logan, enclosed is the Neighborhood Meeting packet for the above-referenced matter. Please note that photographs of notice signs were emailed previously.

Please give me a call if you have any questions or need anything further.

[redacted]

JFW/lbr

Enclosure

[redacted]

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: June 25, 2026

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):

Re-zoning of 255 Church Street from T-5-2 to T-6

Neighborhood Meeting Date: June 24, 2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: Re-zoning of 255 Church Street, Mobile, AL 36602

Christ Church Cathedral - Parish Hall

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 of referenced at the meeting
- ___ Additional documents (Describe: _____)

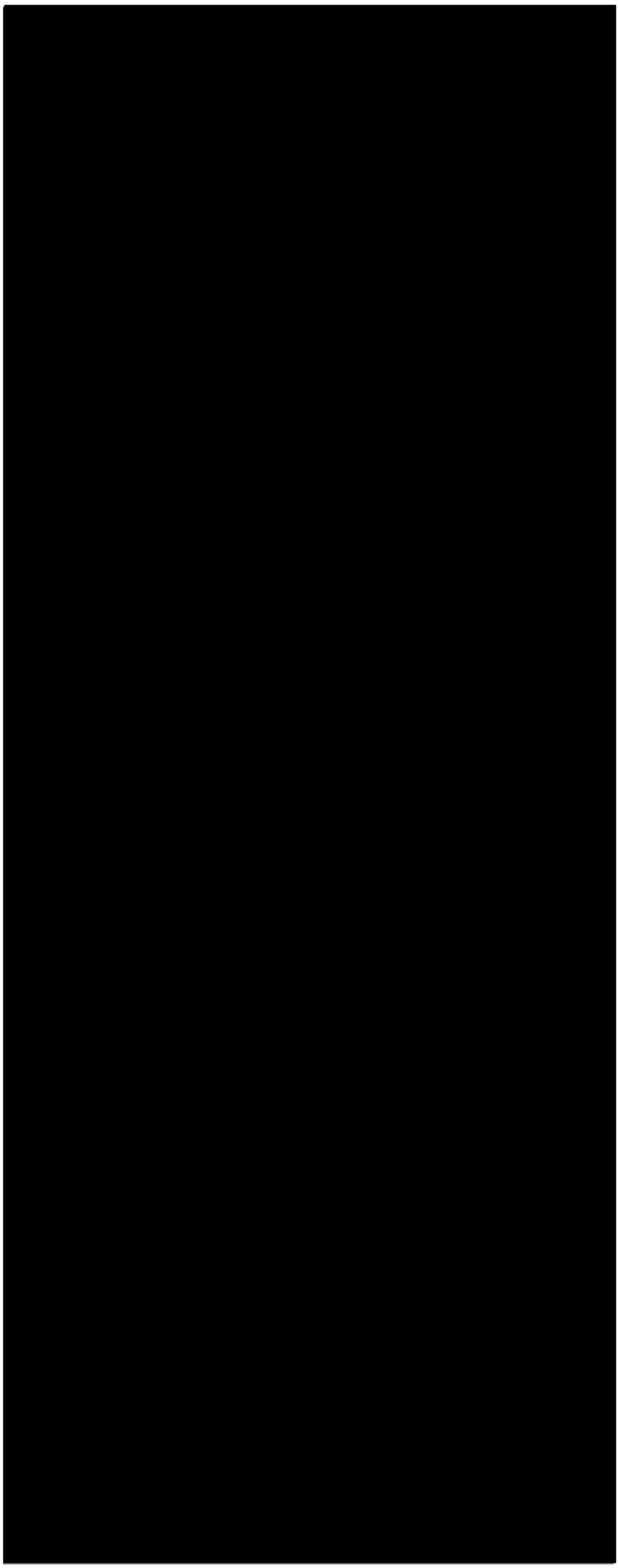
[redacted]kins - Maynard Nexsen PC

(First Name & Last Name)

to the accuracy of the documentation provided:

Date: June 25, 2026

must be submitted to the Planning and Zoning Department not less than 15 Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.





Notice of Neighborhood Meeting

June 4, 2026

Dear Property Owner(s):

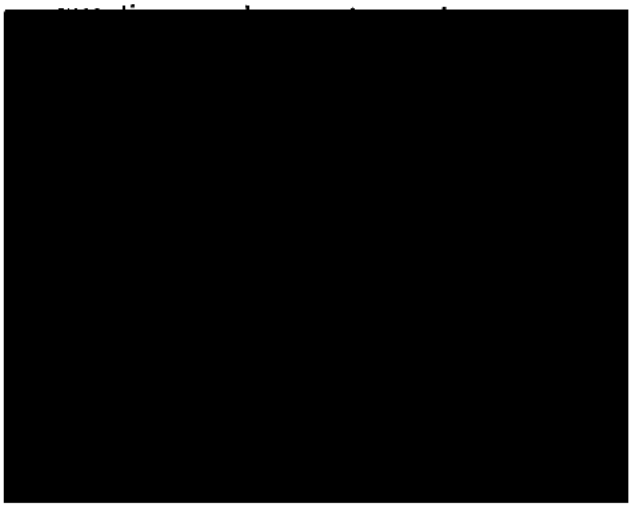
This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the application that Shree Krishna Hospitality, LLC, or its assigns, will be submitting to the Mobile City Planning Commission:

> Application for Re-zoning for property located at 255 Church Street, Mobile, Alabama 36602 from T-5.2 to T-6.

The neighborhood Meeting will be held at the following time, date and location:

June 24, 2026
5:00 p.m
Christ Church Cathedral Chapter House
115 S. Conception Street
Mobile, Alabama 36602

You are receiving this notice because your property is located within 300 feet of 255 Church Street, Mobile, Alabama, in compliance with the notification requirements of Article 5 of the City of Mobile Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application, ask



Neighborhood Meeting

Date: June 24, 2026

Time: 5:00 pm

Location of Neighborhood Meeting: 115 S. Conception St. Mobile – Christ Church Cathedral Chapter House

Project Location: 255 Church St. Mobile, AL

Project/Application (e.g. Rezoning from R-1 to B-1): Re-Zoning from T-5-2 to T-6

[redacted] ing to the Accuracy of This Sheet:

[redacted] Date: 6/24/26

Please Sign In:

[redacted]

Neighborhood Meeting Sign-In Sheet

Date: _____ **Meeting Location:** _____

Applicant: _____ **Application(s):** _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: June 24, 2026

Meeting Time: 5:00 PM

Meeting Location:
115 S. Concerption St., Mobile, AL 36602

Below is a summary of the proposed project presented at the Neighborhood Meeting:

Re-zoning of 255 Church Street from T-5-2 to T-6

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

An aerial and street view massing model showing scale of possible hotel and condominium/apartment buildings that could be develolped on the site

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):

Mr. Jeff Dean was the only person who appeared at the meeting. He revised the massing depictions and asked about construction practices with respect to how piles would be placed. He was concerned about construction noise and possible damage to his property.

No other people attended the meeting and there were no other questions.

Neighborhood Meeting Summary

Date: _____ Meeting Location: _____

Applicant: _____ Application: _____

(Meeting summary, continued)

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neig[redacted]llowing time: 6:00 pm

Applican[redacted]acy of this summary:

X[redacted] Date: 6/25/26

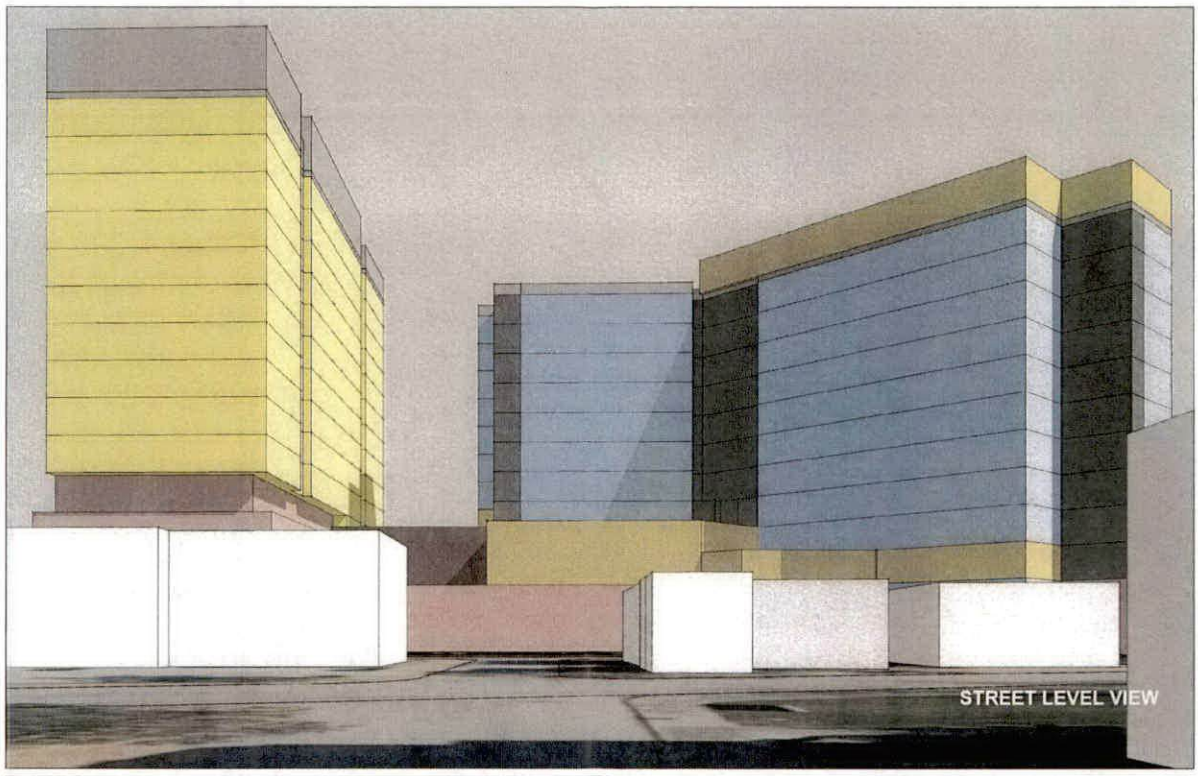
Page 25



CHURCH STREET MIXED-USE

MOBILE, ALABAMA

ELEVATE architecture studio



CHURCH STREET MIXED-USE

MOBILE, ALABAMA

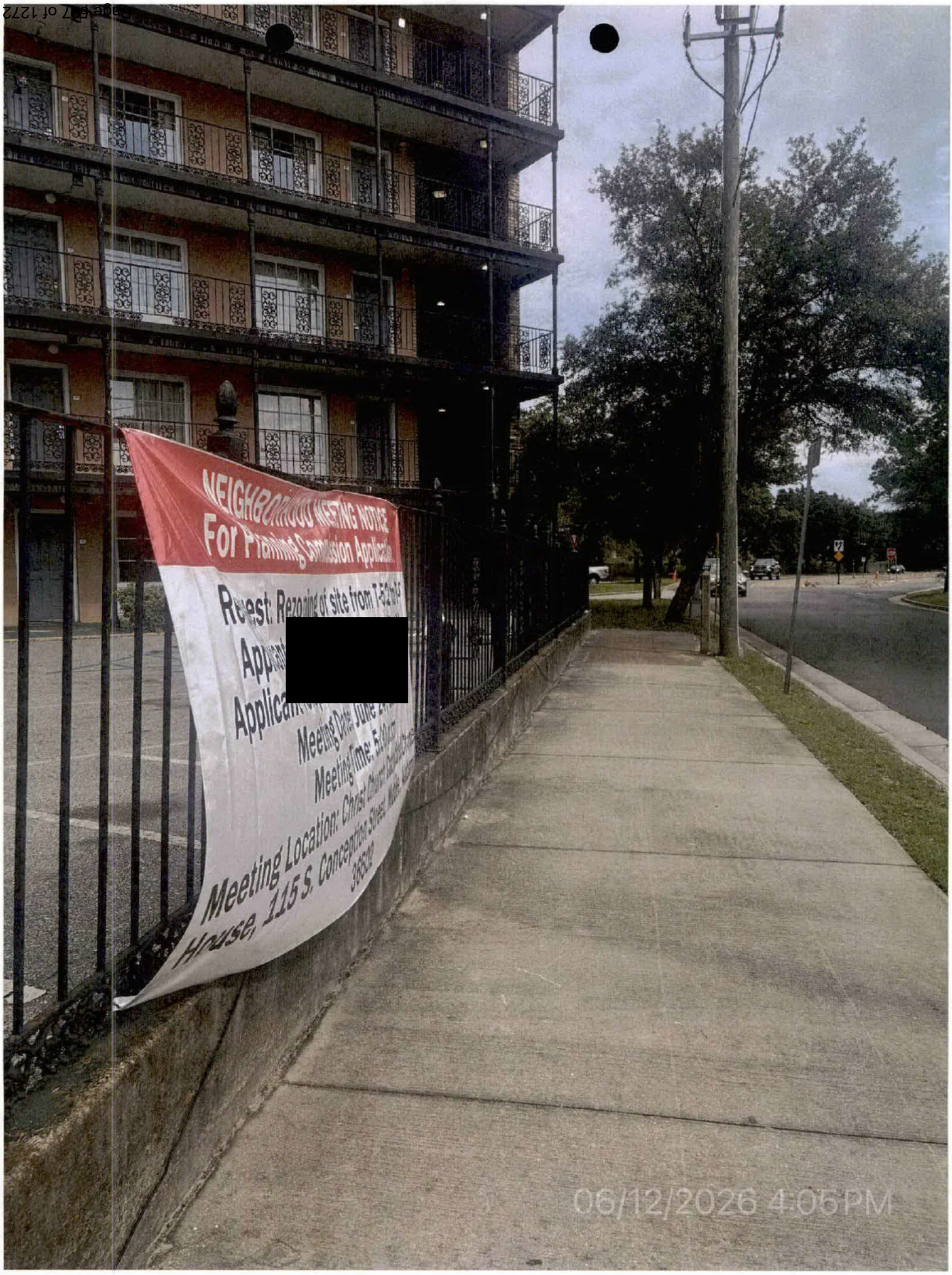
ELEVATE | architecture studio


NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Request: Rezoning of site from T-5.2 to T-6
Applicant: Shree Krishna Hospitality, LLC
Applicant Telephone Nu
Meeting Date: Ju
Meeting Time: 5:00 p.m.
Meeting Location: Christ Church Cathedral Chapter House, 115 S. Conception Street, Mobile, Alabama
06/12/2026 3:00 PM


CLEARANCE 10 FT.
NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Request: Rezoning of site from T-5.2 to T-6
Applicant: Shree Krishna Hospitality, LLC
Applicant Telephone Number: [redacted]
Meeting Date: June 2
Meeting Time: 5:00 p.m.
Meeting Location: Christ Church Cathedral Chapter House, 115 S. Conception Street, Mobile, Alabama 36602
06/12/2026 3:08 PM

06/12/2026 3:38 PM
NEIGHBORHOOD MEETING NOTICE
For Planning
Request: Rezoning of site from
Application
Applicant
Meeting Date: June 24, 2026
Meeting Time: 5:00 p.m.
Meeting Location: Christ Church Lutheran Church
House, 115 S. Conception Street, Mobile, Alabama
36602


Commission Application
Meeting Date: June 24, 2026
Meeting Time: 5:00 p.m.
Christ Church Cathedral Chapter
115 S. Conception Street, Mobile, Alabama
36602
S Jackson St
06/12/2026 4:05 PM


NEIGHBORHOOD MEETING NOTICE
For Planning Commission Application
Meeting Date: June
Meeting Time: 5:00 pm
Meeting Location: Christ Church
House, 115 S. Conception Street, Mobile
36602
06/12/2026 4:06PM

June 9, 2026

Urban Development Department

Planning Section

P.O. Box 1827

Mobile, AL 36633

RE: Application for Re-Zoning
255 Church Street, Mobile, Alabama 36602

Ladies and Gentlemen,

Please accept this letter as consent and approval of the filing of an Applicatioln for Re-Zoning of the property located at 255 Church Street, Mobile, Alabama 36602. Additionally, I appoint and authorize James F. Watkins of Maynard Nexsen, PC, as authorized agent, for the purposes of submitting an application for the re-zoning of said property from T-5-2 to T-6.

Thank you,

[redacted] limited liability company

[redacted]

PARCEL A:

Beginning at the Southwest corner of Church and Joachim Streets; Mobile, Alabama, run then Southwardly along the West line of Joachim Street, 207.29 feet to a point; thence with an interior angle of 134 degrees 39 minutes run Southwestwardly along new right of way line, 140.65 feet to a point on the North line of Monroe Street; thence with an interior angle of 134 degrees 38 minutes run Westwardly 111.05 feet to a point; thence with an interior angle of 92 degrees 43 minutes Northwardly along East line of Jackson Street 308.58 feet to a point; thence with an interior angle of 87 degrees 02 minutes run Eastwardly along South line of Church Street, 221.86 feet to the point of beginning, also known as 255 Church Street, Mobile, Alabama 36602.

PARCEL B:

From the Southeast corner of Church and Jackson Streets, Mobile, Alabama, run thence Southwardly along East line of Jackson Street, 308.58 feet to a point, said point being the Northeast intersection of Jackson Street and Monroe Street (now vacant) for the point of beginning of herein described property; thence continue Southwardly along the East line of Jackson Street, 107.44 feet to a point; thence with an interior angle of 47 degrees 21 minutes run Northeastwardly along new right of way line of Joachim Street, 150.82 feet to a point of intersection with the original North line of Monroe Street; thence with an interior angle of 45 degrees 22 minutes run Westwardly along said original North line of Monroe Street, 111.05 feet to the point of beginning, also known as 255 Church Street, Mobile, Alabama 36602.

Outlook

James F. Watkins, Maynard Nexsen, PC (ZON-UDC-003777-2026)

[redacted]

IMPORTANT - PLEASE READ
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.gov.

Good morning,

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, July 1, 2026**.
   Note: To date, no Neighborhood Meeting documents have been received.

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, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon on Monday, June 15, 2026**, the case will be scheduled for the **July 16, 2026, 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.

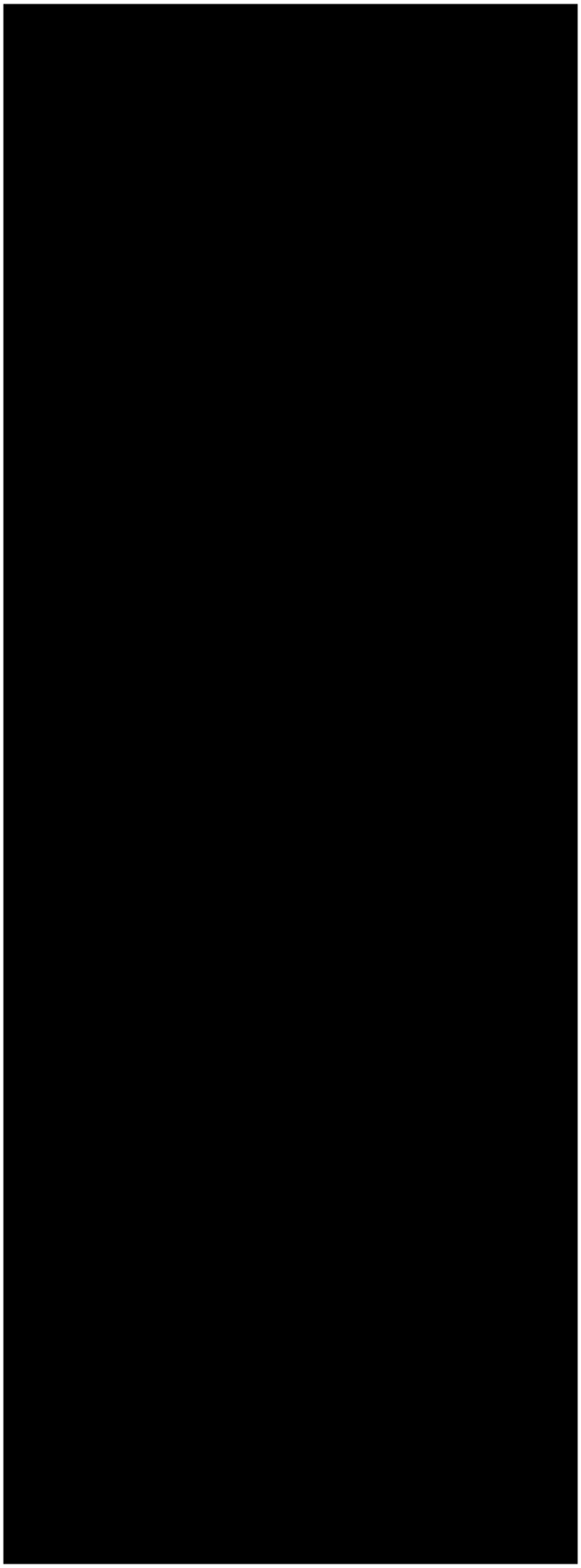
IMPORTANT - PLEASE READ
The City of Mobile Planning and Zoning Department will **never request payment via wire transfer** or any other suspicious method. If you receive any questionable communication claiming to be from our department, please report it immediately [redacted]

Important:
If the required Neighborhood Meeting documentation is not received by **July 1, 2026**, 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 assistance, please don't hesitate to reach out.

Thank You,

[redacted]



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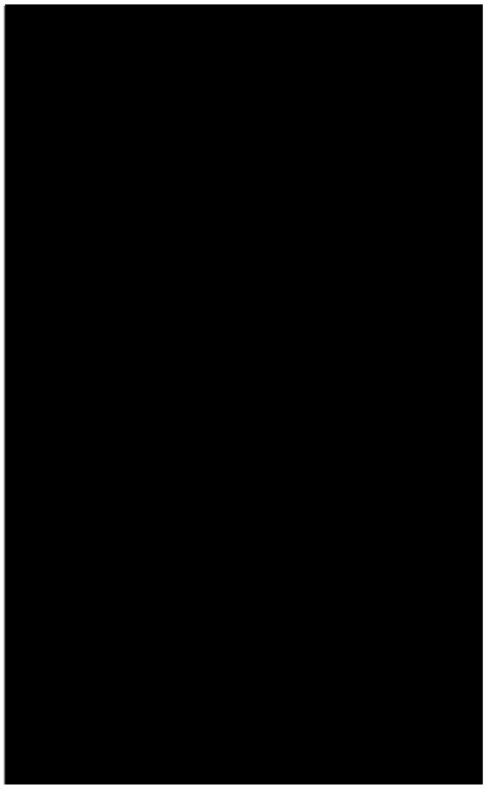


Agenda Item # 24

ZON-UDC-003777-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
255 Church Street

Applicant / Agent:
James F. Watkins, Maynard Nexsen, PC

Property Owner:
Shree Krishna Hospitality, LLC

Current Zoning:
T-5.2 Sub-District of the Downtown Development District

Proposed Zoning:
T-6 Sub-District of the Downtown Development District

Future Land Use:
Downtown

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 24, 2026, at 5:00 PM at Christ Church Cathedral – Parish Hall (115 South Conception Street)

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from T-5.2 to T-6
- **Note:**
  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.

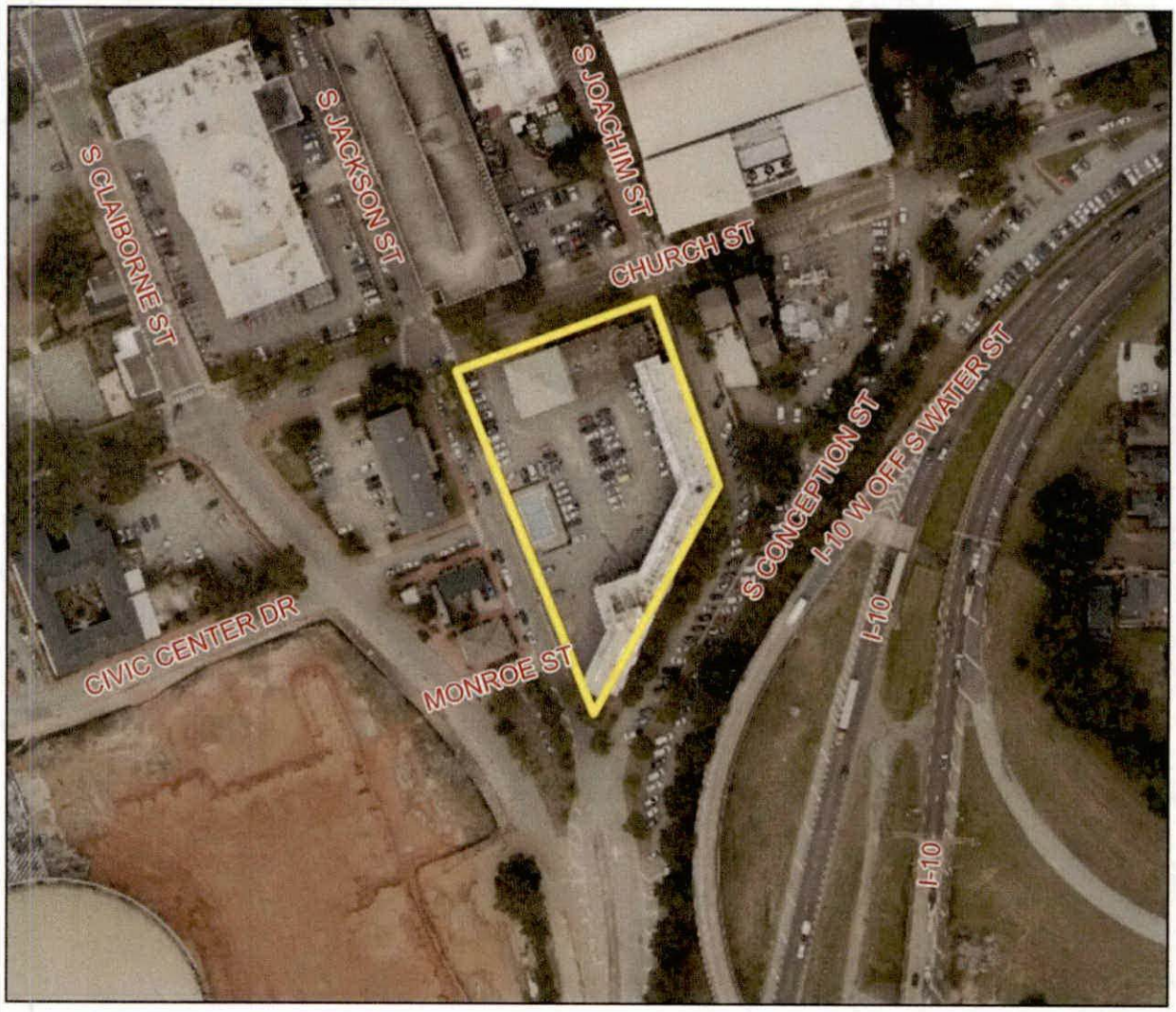
Commission Considerations:

1. Rezoning with one (1) condition.

Report Contents: **Page**

Context Map 2
Site History 3
Staff Comments 3
Rezoning Considerations 5
Exhibits 7

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER 24 DATE July 16, 2026

APPLICANT James F. Watkins, Maynard Nexsen, PC

REQUEST Rezoning from T-5.2 to T-6

N

NTS

SITE HISTORY

The site was part of a Subdivision that was recorded in 1962. In 1972, a street segment was vacated and incorporated into the subject site.

In 1972, the site was before the Board of Zoning Adjustment and was granted Use, Building Site Area, Reduced Side & Rear Yard Setback, and Height Variances to allow the construction of an addition to the existing hotel.

In 1993, the site was granted a Sign Variance by the Board of Zoning Adjustment to allow 118.56 square feet of signage, rather than the maximum allowance of 64 square feet (at that time).

In 2007, the site came back to the Board of Zoning Adjustment and was granted a Sign Variance to allow 141 square feet of signage, rather than the maximum allowance of 64 square feet (at that time).

In January 2014, the City Council rezoned the site from B-4 to T-5.2, with the adoption of the Downtown Development District.

STAFF COMMENTS

Engineering Comments:

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:

A traffic impact study will be required. 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 Appendix A, Section 9.C 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:

The applicant is requesting to rezone the subject property from the T-5.2 Sub-District of the Downtown Development District, to the T-6 Sub-District of the Downtown Development District, to allow mixed-use hotel, retail, and residential development to replace the existing motel.

A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 24, 2026, at 5:00 PM at Christ Church Cathedral – Parish Hall (115 South Conception Street). According to the sign-in sheet provided by the applicant, one (1) member of the public, not associated with the application, attended. The meeting remained open until 6:00 PM, satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe and executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is bordered by properties zoned T-5.2 Sub-District of the Downtown Development District, on all sides. The Downtown Development District (DDD) regulations state that for rezoning applications, "increases to the next higher transect sub-district provided the lot is adjacent to a lot of the higher transect sub-district for which the increase is requested."

The applicant submitted a site plan depicting the existing motel development, as well as a three-dimensional depiction of a possible redevelopment of the site. It should be noted that any redevelopment of the site must be reviewed by the Consolidated Review Committee (CRC) to determine compliance with DDD regulations, as well as the Architectural Review Board (ARB) to determine compliance with historic development guidelines.

Any proposed signage associated with future development of the property must comply with the sign regulations of the UDC and obtain separate permits through the Planning and Zoning Department.

As justification for the rezoning request, the applicant cites the redevelopment of the Civic Center site, the relocation of the airport, and increased cruise traffic.

Finally, the subject site consists of two (2) legal lots of record and a vacated street right-of-way. As such, prior to the issuance of permits to redevelop the site, a one (1) lot Subdivision must be completed.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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.

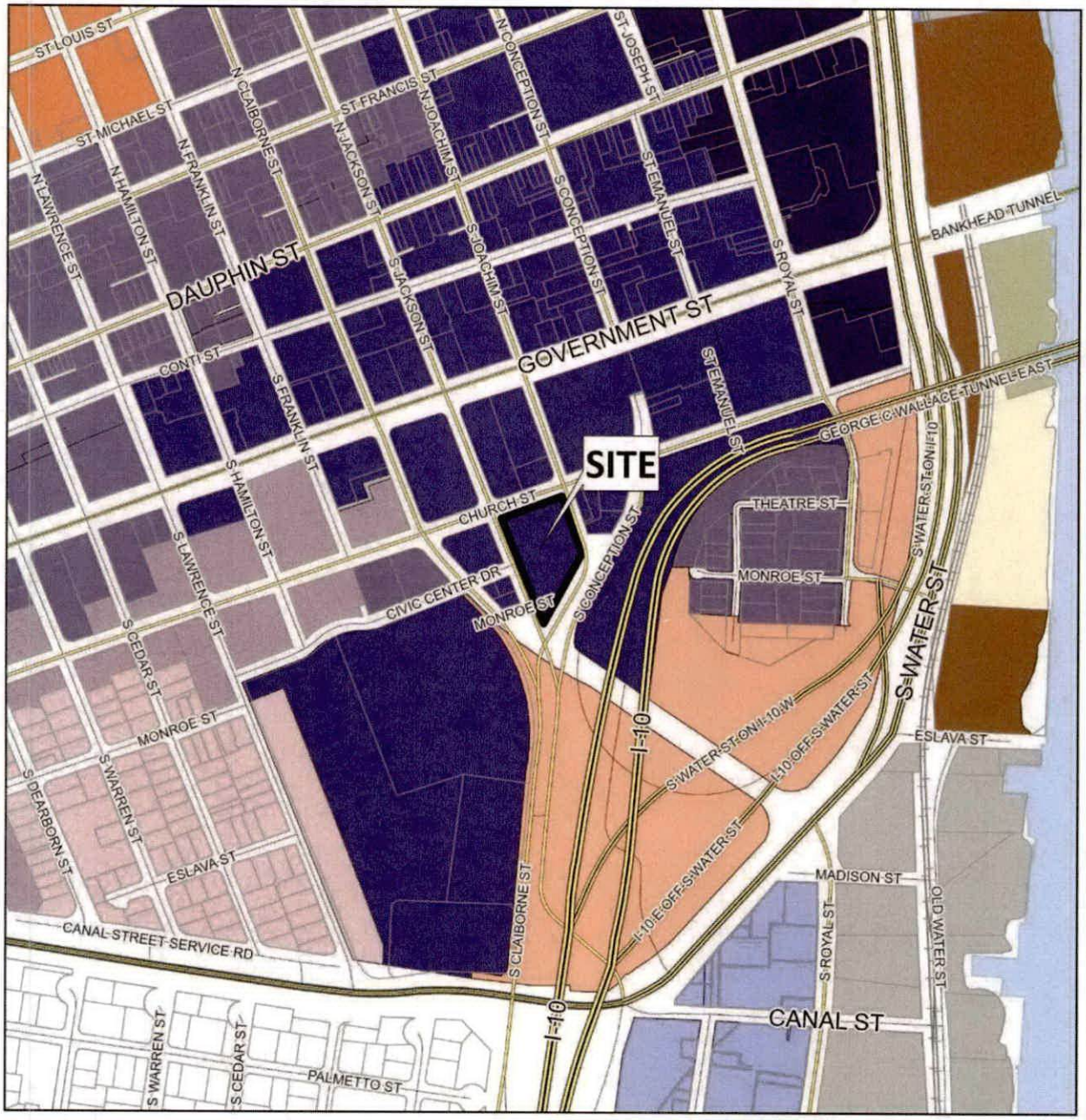
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following condition could apply:

1. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 24 DATE July 16, 2026	N
APPLICANT James F. Watkins, Maynard Nexsen, PC	
REQUEST Rezoning from T-5.2 to T-6	NTS

FLUM LOCATOR MAP



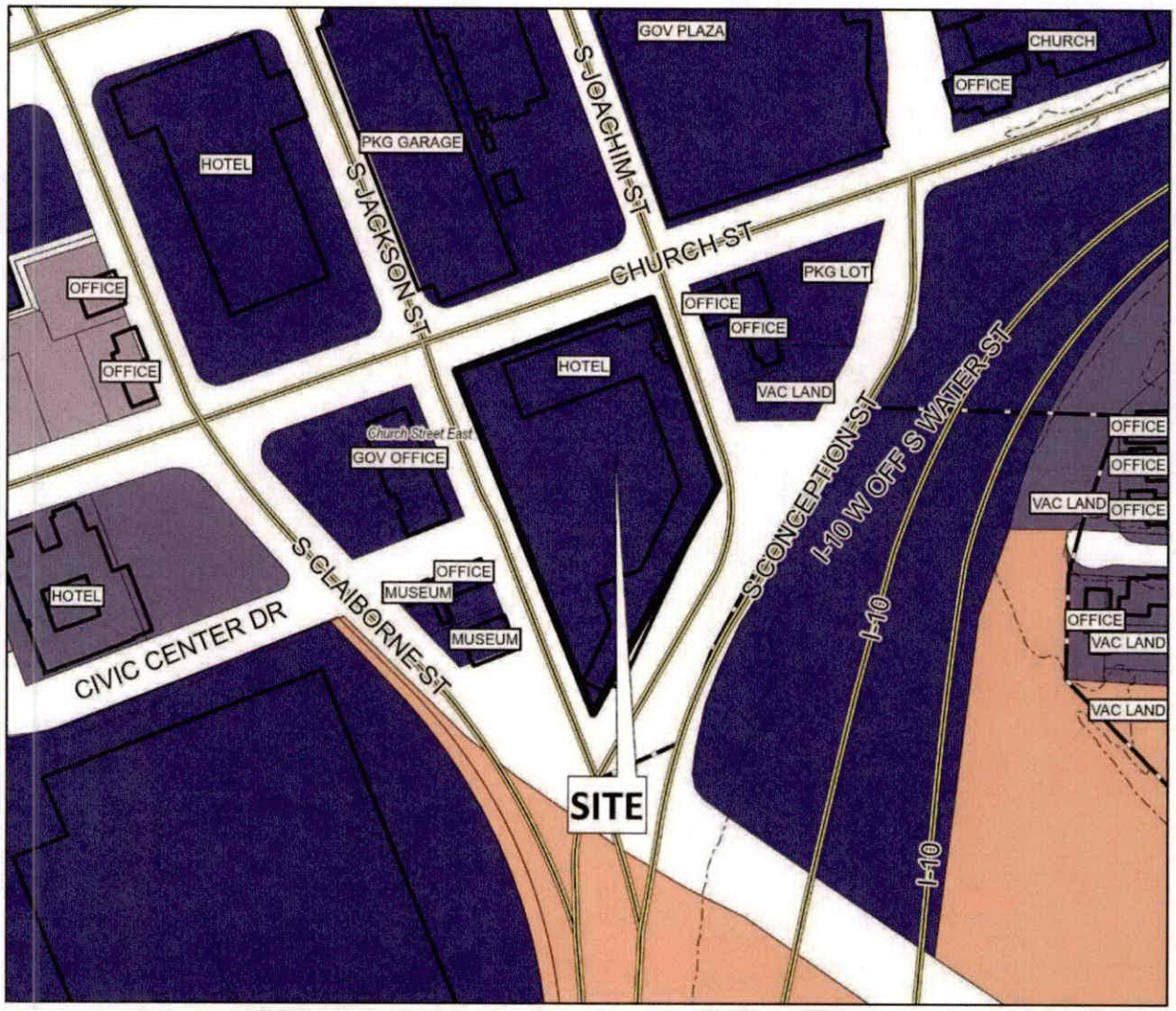
APPLICATION NUMBER	24	DATE	July 16, 2026
APPLICANT	James F. Watkins, Maynard Nexsen, PC		
REQUEST	Rezoning from T-5.2 to T-6		

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	

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 24 DATE July 16, 2026

APPLICANT James F. Watkins, Maynard Nexsen, PC

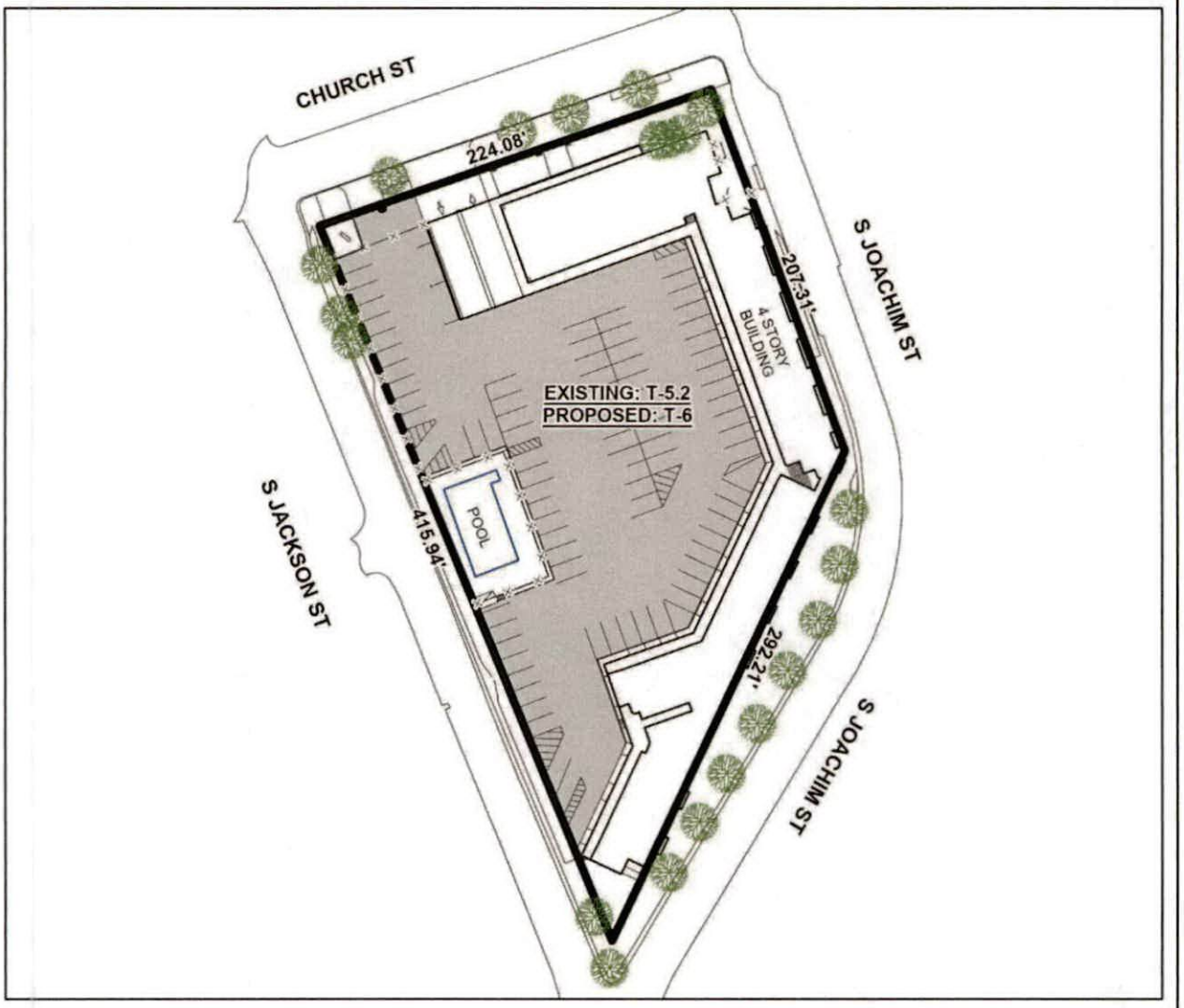
REQUEST Rezoning from T-5.2 to T-6

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	

N

NTS

SITE PLAN



The site plan illustrates proposed zoning, existing buildings, and parking.

APPLICATION NUMBER 24 DATE July 16, 2026	N
APPLICANT James F. Watkins, Maynard Nexsen, PC	
REQUEST Rezoning from T-5.2 to T-6	NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■				■															○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)							■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)															■	■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric. As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes. As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, active Downtown Mobile.

Development Intent

- Support new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable and safe public spaces, bicycle and pedestrian-friendly streets and allow for convenient access to jobs, housing, and entertainment.
- Support infill development that provides better utilization of land, reduces surface parking, and is compatible with its surroundings.
- Building siting, form, and scale will vary by context within Downtown as defined in the zoning.
- Protect and enhance the historic and cultural heritage of the City.

Land use mix

Primary Uses

- Commercial
- Office
- Civic
- Residential, Multifamily

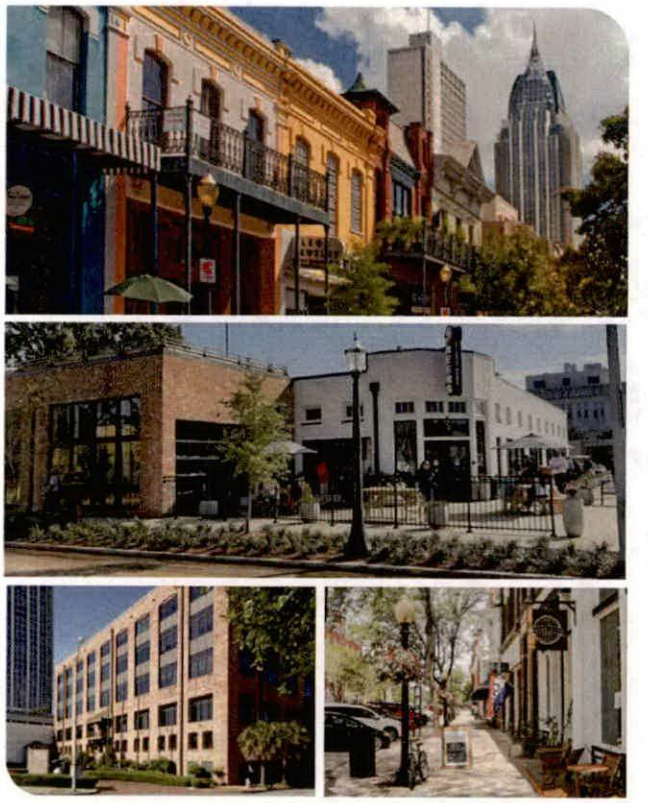
Secondary Uses

- Residential, Attached
- Residential, Single Family
- Parks

Housing mix

- Residential units above ground-floor retail
- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes
- Single family homes

Character Example





Downtown includes a wide range of building types including high-rise offices, one and two-story mixed use buildings, various civic buildings, and historic single family homes. Detailed expectations for future development vary throughout Downtown and are contained in the Downtown Development District code.

Rendering: Dover Kohl

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 2665 Government Boulevard
and 604 and 610 Mandrell Street

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 2665 Government Boulevard and 604 and 610 Mandrell Street R-1, Single-Family Residential Suburban District, and B-2, Neighborhood Business Suburban District, to R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban 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:

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3), 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 an R-1 and B-3, 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 R-1 and B-3, until all of the conditions set forth below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 5th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile,located at **2665 Government Boulevard and 604 and 610 Mandrell Street.**

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3).** 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 **R-1 and B-3** 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 **R-1 and B-3** districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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:

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3),** 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 an **R-1 and B-3**, 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 **R-1 and B-3,** until all of the conditions set forth

below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. 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

Bryant Properties (Byrd Surveying, Inc., Agent)
2665 Government Boulevard and 604 and 610 Mandrell Street
Council District 2
Samantha Ingram

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Bryant Properties (Byrd Surveying, Inc., Agent),** for a change in zoning from **Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3),** for the property located at **2665 Government Boulevard and 604 and 610 Mandrell Street**.

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,

[redacted]

Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2665 Government Boulevard and 604 and 610 Mandrell Street
ZON-UDC-003732-2026
Bryant Properties (Byrd Surveying, Inc., Agent)
District 2
Rezoning from Single-Family Residential Suburban District (R-1) and Neighborhood Business Suburban District (B-2) to Single-Family Residential Suburban District (R-1) and Community Business Suburban District (B-3).

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **R-1, Single-Family Residential Suburban District, and B-3, Community Business Suburban District** to the City Council, subject to the following conditions:

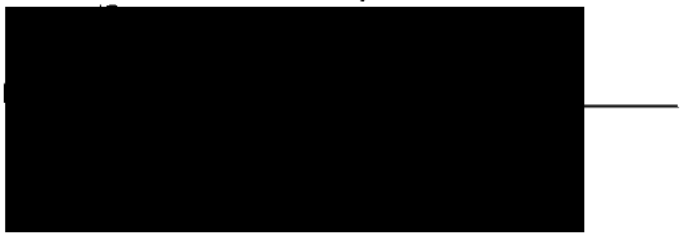
1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is $**354.92**. 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.

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



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:	KARI GIVENS	
Firm:	[redacted]	
Phone:		
Email:		
Address:		

[redacted]

	Owner	Design Professional
Name:	EUNICE B. LECURU	
Firm:	ESTATE OF ROBERT C. BRYANT, SR.	
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

2665 GOVERNMENT BLVD. & 604-610 MANDRELL ST.
Property Address

1.687 ACRES
Property Area (acres or square feet)

KEY #00873380, 00873175, 02126274, 00873184
Parcel Number(s) or Key Number(s)

B-2 & R-1
Present Zoning or Transect District

B-3 & R-1
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

[redacted]

5/8/2026
Date

5/7/2026
Date

PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

n my property, which is under consideration for Planning Commission/City Council approval, a sign
rstand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

5/7/2026
Date

[redacted]

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ■ Boundary Plan
- ■ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THE MAP FOR MOBILE ALLOWS FOR A MIXTURE OF COMMERCIAL BUSINESSES - THIS AREA HAS EXISTING BUSINESSES THAT CONFROM TO THAT CRITERIA.

MIXED COMMERCIAL CORRIDOR
Future Land Use Map (FLUM) Designation

B-3 (SUBURBAN) & R-1 (SUBURBAN)
Requested Zoning

2. Was there a mistake or error in the original zoning map? ■ Yes ☐ No
If yes, describe the error
THE WEST PORTION OF PROPERTY IS ZONED B-2 AND THE REMAINDER OF PROPERTY IS ZONED R-1. B-3 BUSINESSES HAVE BEEN LOCATED IN THE B-2 PORTION FRONTING GOVERNMENT BOULEVARD.

3. Describe how this proposal promotes the community's health, safety, and welfare.
THE OWNER DOES NOT HAVE IMMEDIATE PLANS TO CHANGE THE BUILDINGS OR THE BUSINESS USES.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
THIS PROPOSAL IS TO CORRECT THE ZONING TO CONFORM TO THE BUSINESSES AND RESIDENCES ON SITE.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

   THE BUSINESSES IN THIS AREA OF GOVERNMENT BOULEVARD HAVE BEEN STABLE FOR MANY YEARS.

2. Describe the surrounding land uses.

   AUTO DETAIL, WAL-MART, WILSON DISMUKES LAWN EQUIPMENT, TAYLOR MOTEL, DUDLEY'S LOUNGE, BOY SCOUTS OF AMERICA, SUBKING, AUTO SALES

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

   THERE WILL BE NO ADVERSE AFFECT.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

   INFRASTRUCTURE IS IN PLACE.

5. 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.

   THIS PROPOSAL IS TO CORRECT THE CITY'S MISTAKE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

[redacted]

City of Mobile • Planning & Zoning

Corporate Letter of Authorization

I, EUNICE B. LECURU, 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 ESTATE OF ROBERT C. BRYANT, SR., a corporation for the property located within the city limits of Mobile, Alabama at 2665 GOVERNMENT BLVD. & 604-610 MANDRELL STREET.

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.

BYRD SURVEYING
Designee (1)

[redacted]

Designee (2)

Email

Phone Number

5/8/2026
Date

[redacted]

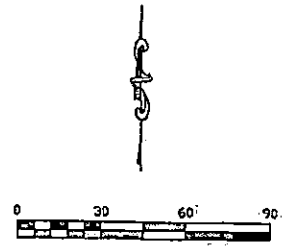
DESCRIPTION AND JUSTIFICATION FOR THE REZONING OF BRYANT PROPERTIES

THE PURPOSE OF THIS REZONING APPLICATION IS TO ASSIGN THE CORRECT ZONING CLASSIFICATION TO THE PAST AND CURRENT USE OF EACH PROPERTY.

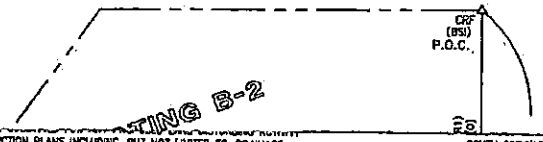
THE ADJUSTMENTS ARE AS FOLLOWS:

1. 610 MANDRELL STREET IS ZONED R-1 (SUBURBAN) AND IT WILL REMAIN THE SAME.
2. 604 MANDRELL STREET IS ZONED B-2 (SUBURBAN) AND WE ARE PROPOSING R-1 (SUBURBAN).
3. 2665 GOVERNMENT BOULEVARD IS ZONED B-2 (SUBURBAN) AND R-1 (SUBURBAN). WE ARE PROPOSING B-3 (SUBURBAN) WHICH IS THE CORRECT ZONING CLASSIFICATION TO ALLOW AUTO SALES AND MAINTENANCE. THESE BUSINESS CLASSIFICATIONS HAVE OBTAINED CITY BUSINESS LICENSES AT THIS LOCATION IN EXCESS OF 35 YEARS.

SINCE THERE IS NOT ANY CHANGE IN THE CURRENT BUILDINGS OR USE, THE PARKING AND LANDSCAPE DATA IS OMITTED FROM THIS SITE PLAN.



Kreitner Street 50' R/W



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.

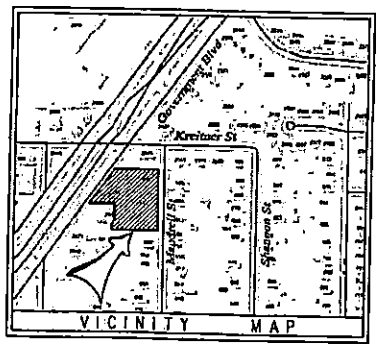
6. THE PROPOSED DEVELOPMENT MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY LETTERS.

7. LOT 1 IS LIMITED TO ONE CURB CUT TO GOVERNMENT BOULEVARD SERVICE ROAD AND CURB CUTS FOR LOTS 2 AND 3 WILL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW 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.

8. PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2019-116 AND CITY CODE CHAPTERS 57 AND 64). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.

9. ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE ORDINANCE. (2012 INTERNATIONAL FIRE CODE).

SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.



REZONE FOR BRYANT PROPERTIES 2665 GOVERNMENT BOULEVARD AND 604 & 610 MANDRELL STREET

SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.
BYRD SURVEYING

2609 HALLS MILL ROAD
(251) 476-5010
SCALE : 1" = 30'
25BS051

MOBILE , ALABAMA
BYRD@BYRDSURVEYINGBIZ
APRIL 22, 2026

LEGAL DESCRIPTION

COMMENCING AT A CAPPED REBAR AT THE NORTHEAST CORNER OF LOT 19, SHANNON HEIGHTS, AS RECORDED IN MAP BOOK 3 PAGE 307, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE SOUTH 00°00'13" WEST ALONG THE WEST LINE OF MANDRELL STREET 100.03 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°00'13" WEST ALONG SAID WEST LINE 300.16 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°20'13" WEST 222.74 FEET TO A POINT; THENCE NORTH 00°42'35" EAST 41.26 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 88°17'10" EAST 12.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 00°42'35" EAST 89.61 FEET TO A CRIMPED TOP PIPE; THENCE SOUTH 89°28'53" WEST 121.55 FEET TO A CRIMPED TOP PIPE ON THE EAST LINE OF GOVERNMENT BOULEVARD; THENCE NORTH 35°28'13" EAST ALONG SAID EAST LINE 213.43 FEET TO A REBAR; THENCE SOUTH 02°12'27" EAST 3.61 FEET TO A CRIMPED TOP PIPE; THENCE NORTH 89°20'13" EAST 206.10 FEET TO THE POINT OF BEGINNING.

Outlook

Bryant Properties (Byrd Surveying, Inc., Agent) (ZON-UDC-003732-2026)

[redacted]

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. **Owner Authorization:** An authorization letter signed by Mike Bryant was submitted; however, we are unable to verify his affiliation with the properties, as Robert C. Bryant and Eunice M. Bryant are listed as the property owners. To satisfy this requirement, please provide one of the following:
    - A revised authorization letter issued by Robert C. Bryant and/or Eunice M. Bryant explicitly authorizing Mike Bryant to act on their behalf; or
    - Documentation confirming that Mike Bryant is the responsible party or an owner affiliated with each property.
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, June 3, 2026**.
   Note: To date, dated photos of the required signs advertising the Neighborhood Meeting have been received.
3. **Legal Description(s):** Please note that complete legal descriptions of the subject properties outlining the full boundary of each Rezoning site are required to calculate the City Council advertising fees. Following the Planning Commission's recommendation, these legal description(s) must be submitted to the Planning and Zoning Department for review before the application can proceed to the City Council for final consideration.
4. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD file** of 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, May 18, 2026**, the application will be considered **partially complete** and placed on the agenda for the **June 18, 2026,** 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 **June 3, 2026**, 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.

Thank You,
Logan Anderson



Outlook

Re: Bryant Properties (Byrd Surveying, Inc., Agent) (ZON-UDC-003732-2026)

[redacted]

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, June 3, 2026**.
   Note: To date, only dated photographs of the Neighborhood Meetings signs have been received.

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, **Tori** has been copied on this message.

If the application fees are paid **by noon on Monday, May 18, 2026**, the case will be scheduled for the **June 18, 2026, 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.gov.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,
Logan Anderson
[redacted]

[redacted]

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. **Owner Authorization:** An authorization letter signed by Mike Bryant was submitted; however, we are unable to verify his affiliation with the properties, as Robert C. Bryant and Eunice M. Bryant are listed as the property owners. To satisfy this requirement, please provide one of the following:
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Important:
If the required Neighborhood Meeting documentation is not received by **June 3, 2026**, 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.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA

IN THE MATTER OF **CASE NO. 2025-0326**

ROBERT CHARLES BRYANT SR.,

Deceased.

ORDER

Petition to probate last will and testament dated September 30, 2024 of the above named decedent is hereby **GRANTED** this date.

It is **ORDERED** that Letters Testamentary under the last will and testament of ROBERT CHARLES BRYANT SR., deceased, do forthwith issue to EUNICE B. LECURU, as prayed.

It is further **ORDERED** that the Personal Representative shall not deposit with her legal counsel, and legal counsel shall not receive, any funds or other assets of this estate which exceed the total sum/value of $10,000 without prior approval of the Court. Any estate funds appropriately held by legal counsel shall be placed in an interest account unless said funds are to be disbursed with forty-five (45) days of receipt by legal counsel.

The Personal Representative is **ORDERED** to report to the Court if any litigation involving a wrongful death or personal injury claim is commenced in another court. If same is reported, the Personal Representative shall file with this Court a petition to determine the heirs of the decedent.

The Personal Representative is **ORDERED** to notify the Alabama Medicaid Agency of their appointment as Personal Representative of this estate.

The Personal Representative is **DIRECTED** to review the information contained in the Personal Representative's Handbook relating to bank accounts that have pay-on-death beneficiary provisions, multi-party bank accounts and/or bank accounts that contain rights-of-survivorship provisions, that the decedent had an interest in at the time of death.

Any bank, credit union, or other financial institution that has an account as to which the decedent had an interest in is **AUTHORIZED** to furnish account information, including, but not limited to, customer agreements, statements for the twelve (12) months preceding the date of this Order to the Personal Representative.

The Personal Representative is **ORDERED** to publish the attached notice of their appointment in a newspaper in general circulation in Mobile County once a week for three (3) consecutive weeks and to furnish proof of same to the Court within sixty (60) days of the date of this Order.

Absent the filing of the items above, this cause is set for hearing on May 12, 2025 at 3:45 p.m., in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, Alabama.

Attendance at the above hearing(s) is **REQUIRED** unless the item(s) outlined above are filed by 12:00 p.m. on the Friday preceding the hearing. Annual reports, such as partial settlements, are due on or around the date prescribed and should not be filed too far in advance of the hearing date.

The hearing(s) shall be moot if all item(s) are timely filed.

The Clerk of the Court is **DIRECTED** to forward copies of this Order to all legal counsel of record by electronic mail and to all parties in interest by United States Mail.

Dated this 13th day of March, 2025.

[redacted]

THE STATE OF ALABAMA

COURT OF PROBATE

COUNTY OF MOBILE

CASE NO. 2025-0326

RE: ROBERT CHARLES BRYANT SR., DECEASED

LETTERS TESTAMENTARY

The Will of ROBERT CHARLES BRYANT SR., deceased, having been duly admitted to record in said county, Letters Testamentary are hereby granted to EUNICE B. LECURU, the Personal Representative named in said will, who has complied with the requisites of the laws and who is authorized to take upon herself the execution of such will. Except as restricted or otherwise provided by said will, the Personal Representative is authorized to administer the estate in accordance with the powers and duties set out pursuant to *Ala. Code* §§43-2-830, et seq. (1975). Unless otherwise provided by the will, the powers and duties of said Personal Representative specifically include, but are not limited to, gathering and retaining estate assets, paying taxes, fees, and expenses, including court costs, incident to the administration of the estate. Any and all financial institutions are **ORDERED** to provide the Personal Representative(s) with all information regarding any payment on death accounts in the name of the deceased. Said funds may be subject to the payment of debts and should not be expended prior to the conclusion of the applicable six-month claims period and without prior Court approval.

ORDERED this 13th day of March, 2025.



NOTICE OF ESTATE ADMINISTRATION

PROBATE COURT OF MOBILE COUNTY, ALABAMA

Estate of ROBERT CHARLES BRYANT SR., Deceased

Case No. 2025-0326

Take notice that Letters Testamentary have been granted to the below named party on the 13th day of March, 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.

EUNICE B. LECURU as Executrix under the last will and testament of ROBERT CHARLES BRYANT SR., Deceased

Attorney of Record:

Neil Chunn Johnston, Jr., Esq.
205 N Conception Street
Mobile, AL 36603

To Counsel/Petitioner: Please have the above publication notice run once a week for three (3) consecutive weeks in a newspaper in general circulation in Mobile County and file proof of the publication with the Court.

Newspaper: The above publication shall run as a Legal Notice. Mail proof of publication along with any bill for costs to the attorney of record or petitioner named above.

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 5/22/2026

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):

_____

_____

Neighborhood Meeting Date: 5/21/2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: 1400 DAUPHIN ISLAND PARKWAY FULTON HEIGHTS METHODIST CHURCH

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 of referenced at the meeting
- N/A Additional documents (Describe: _____)

Applicant's Name: GERALD D BYRD
(First Name & Last Name)

Applicant's signature verifying accuracy of the documentation provided:

[redacted]

X _____ Date: 5/22/2026

Applications must be submitted to the Planning and Zoning Department not less than 15 days prior to the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

Neighborhood Meeting

Date: 5/21/2026

Time: 5 PM - 6 PM

Location of Neighborhood Meeting: FULTON HEIGHTS METHODIST Church 1400 DIP

Project Location: 2665 GOVERNMENT BOULEVARD 604 & 610 MANDRELL STREET

Project/Application (e.g. Rezoning from R-1 to B-1): B-2 TO B-3 AND B-2 TO R-1

Applicant's Signature Attesting to the Accuracy of This Sheet: [redacted]

Date: 5/21/2026

Please Sign In:

Name: NO ONE ATTENDED Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: 5/21/2026

Meeting Time: 5PM TO 6PM

Meeting Location: FULTON HEIGHTS METHODIST CHURCH

Below is a summary of the proposed project presented at the Neighborhood Meeting:

NO ONE ATTENDED THE MEETING

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

N/A

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):

N/A

Neighborhood Meeting Summary
Date: 5/4/2026
Applicant: GERALD D BYRD

Meeting Location: FULTON HEIGHTS METH CHURCH
Application: _____

(Meeting summary, continued)

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6 PM

Applicant's signature attesting to the accuracy of this summary:

X [redacted] Date: 5/21/2026

[redacted]

Mailed 4/23/26

Dear Neighbor,

The owner of properties located at 2665 Government Boulevard and 604 & 610 Mandrell Street is submitting a rezoning application to the City of Mobile to assign the correct zoning classification to the past and current use of each property.

1. 610 Mandrell Street is zoned R-1 (residential) and it will remain the same.
2. 604 Mandrell Street is zoned B-2 (business) and we are proposing R-1 (residential).
3. 2665 Government Boulevard is zoned B-2 (business) and R-1 (residential). We are proposing B-3 (business), which is the correct zoning classification to allow auto sales and maintenance.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: Fulton Heights Methodist Church at 1400 Dauphin Island Parkway
(entrance on Webb Avenue)
Date: May 21, 2026
Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email [redacted]

Sincerely,

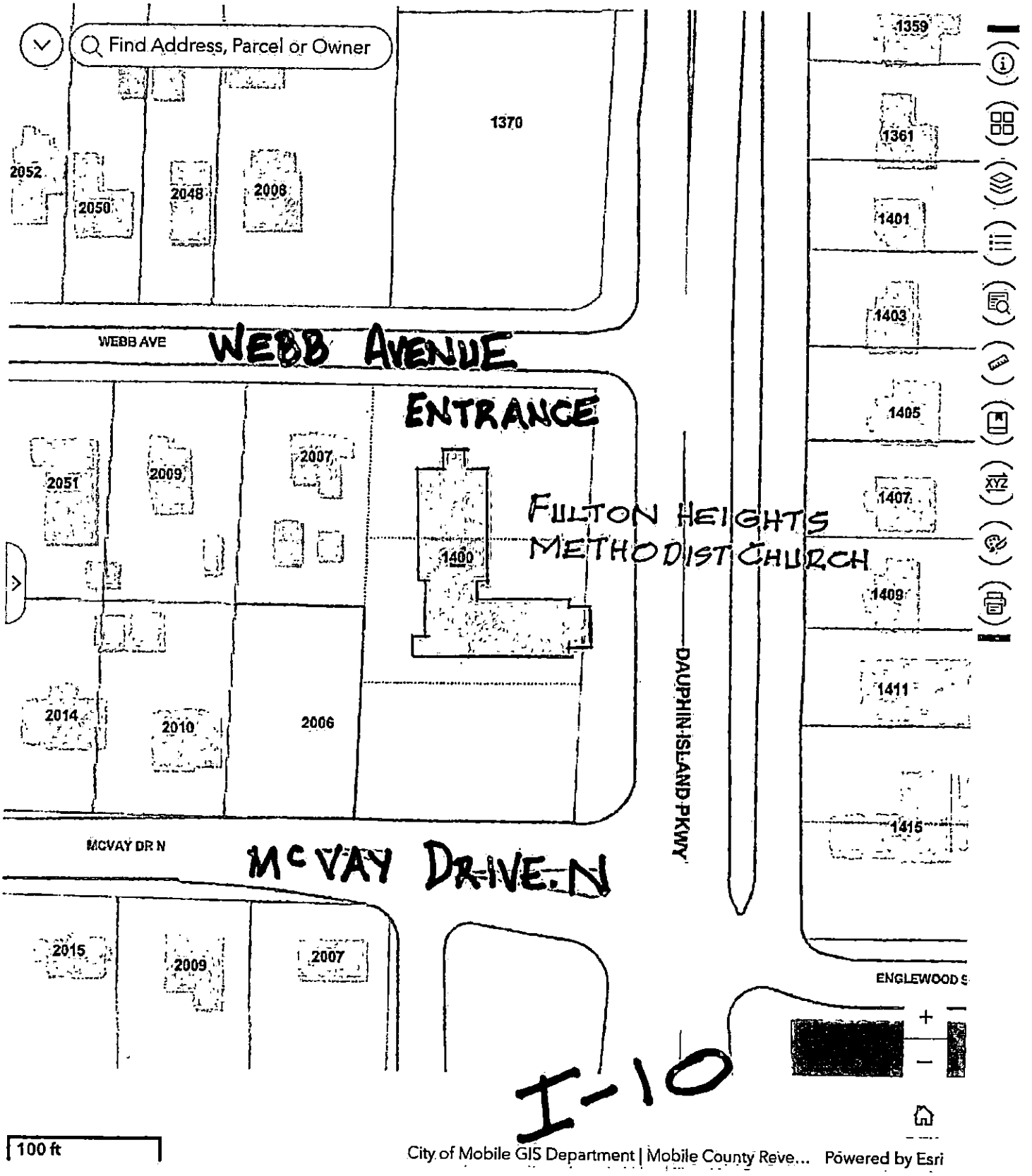
[redacted]

GDB/kpg

City Map

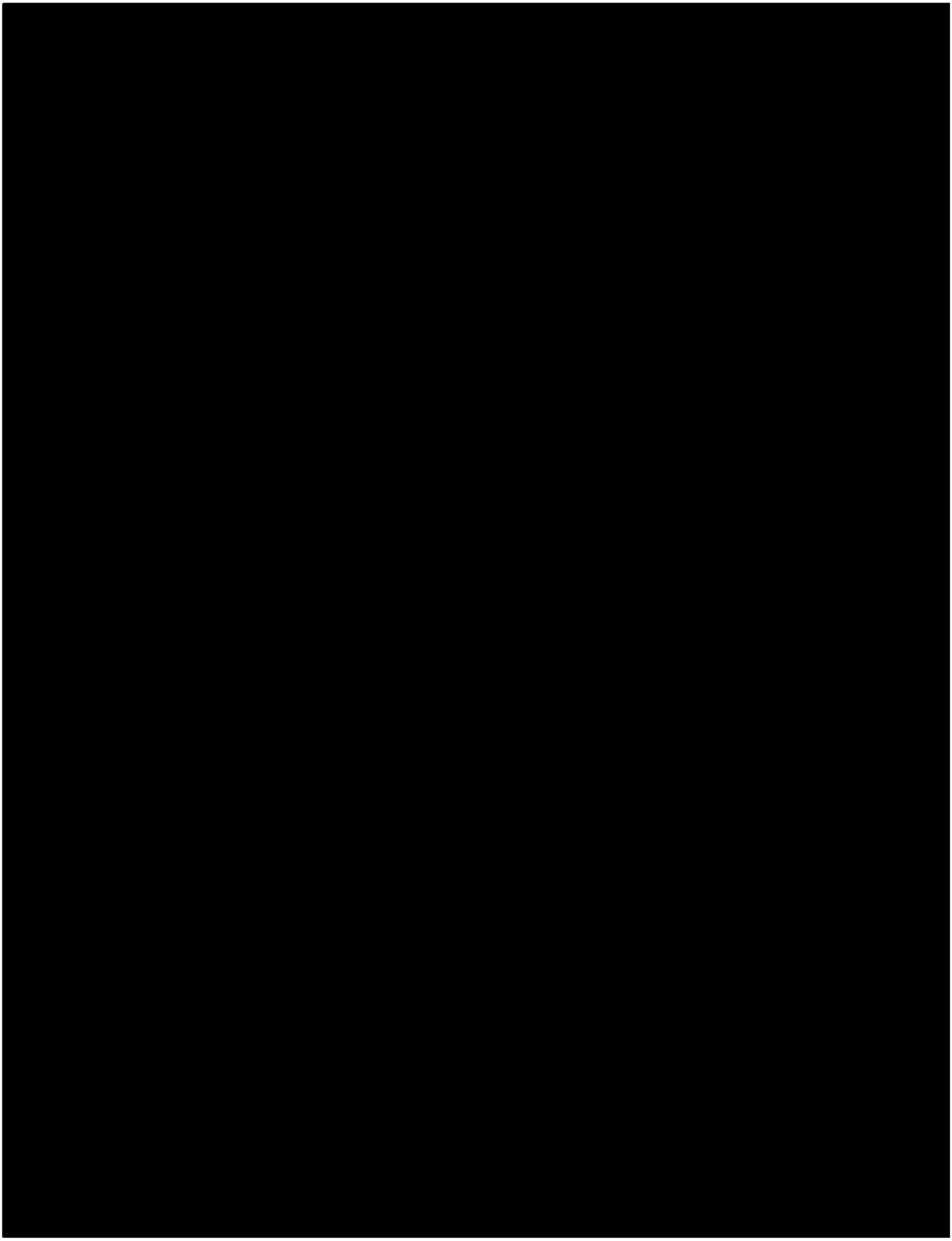
City of Mobile GIS

City of Mobile GIS Hub

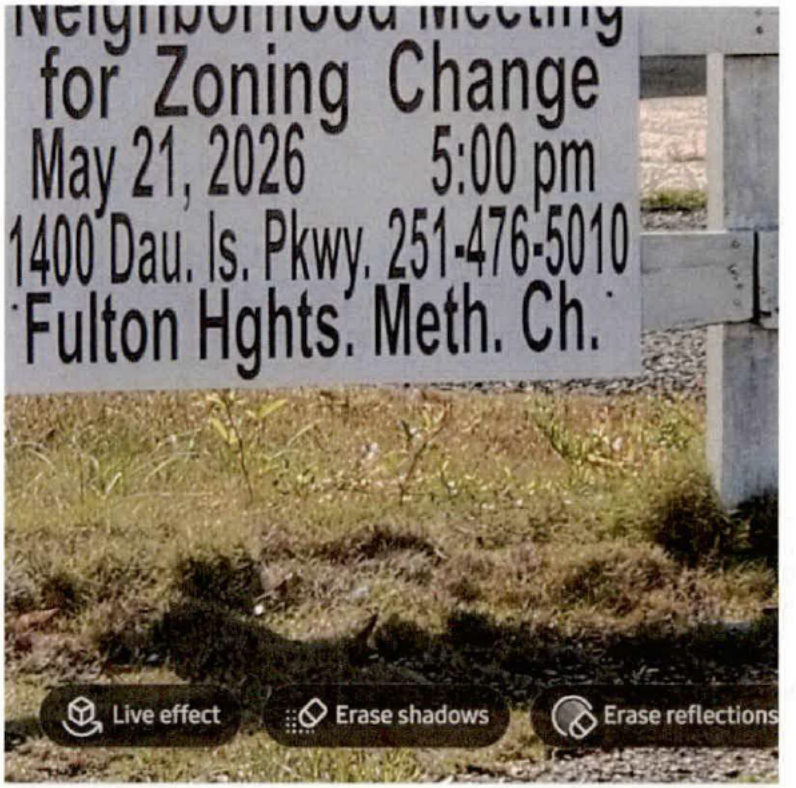


Produced by the City of Mobile GIS Department • Updated

City of Mobile Home






for Zoning Change
May 21, 2026 5:00 pm
1400 Dau. Is. Pkwy. 251-476-5010
Fulton Hghts. Meth. Ch.
Live effect
Erase shadows
Erase reflections




Live effect
Erase shadows


Neighborhood Meeting
for Zoning Change
May 21 2026 5:00 pm
1400 Dau ls Pkwy 251-476-5010
Fulton Hghts. Meth. Ch.
Live effect
Remaster




Neighborhood Meeting
for Zoning Change
May 21, 2026 5:00 pm
1400 Dau. Is. Pkwy. 251-476-5010
Fulton Hghts. Meth. Ch.
Live effect
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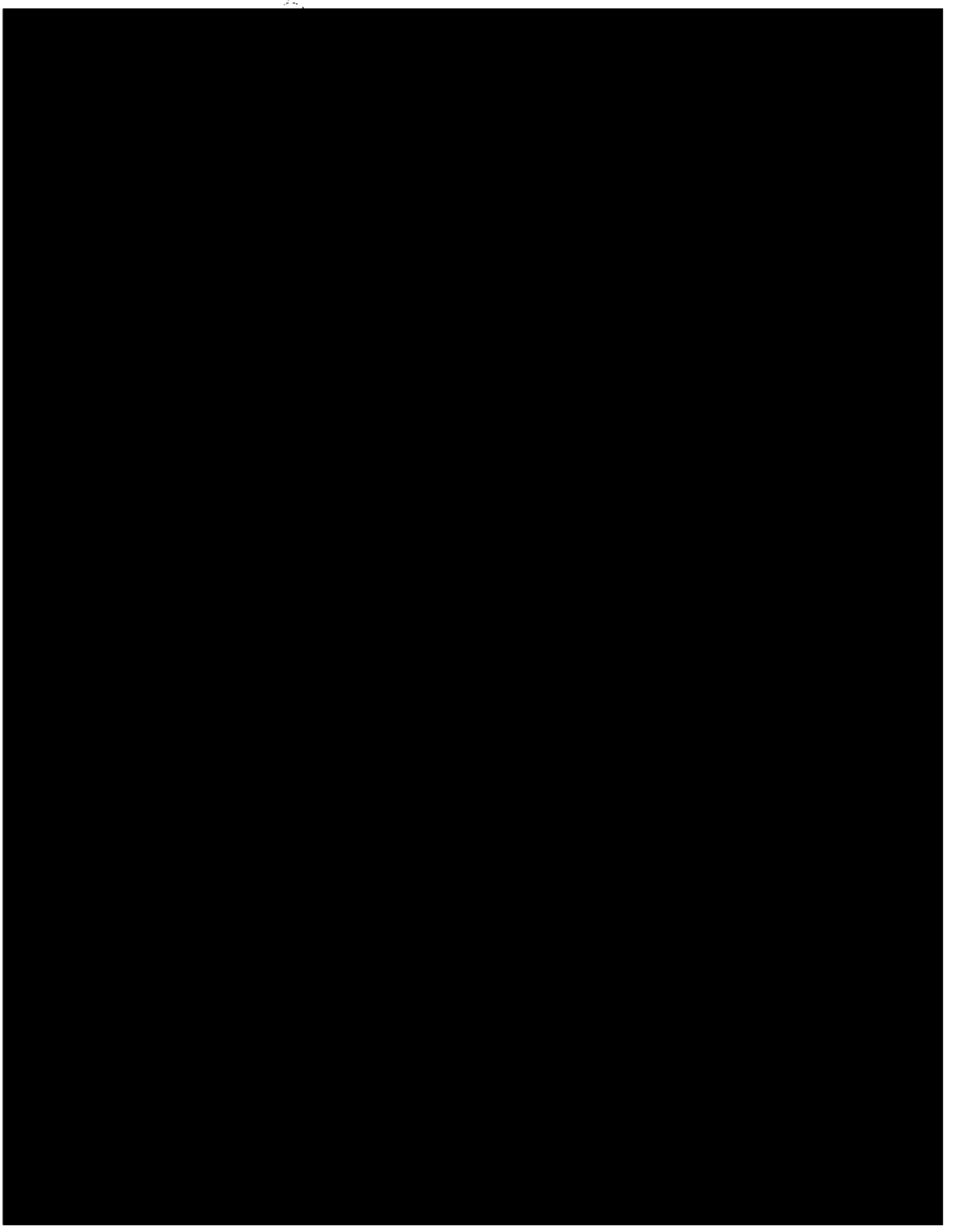


[redacted]

Agenda Item # 32

SUB-003731-2026 & ZON-UDC-003732-2026

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:
2665 Government Boulevard and 604 and 610 Mandrell Street

Subdivision Name:
Sunset Estates Subdivision

Applicant / Agent:
Bryant Properties / Byrd Surveying, Inc.

Property Owner(s):
Eunice B. Lecuru

Current Zoning:
R-1, Single-Family Residential Suburban District and B-2, Neighborhood Business Suburban District

Future Land Use:
Low Density Residential & Mixed Commercial Corridor

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban and B-2 Suburban to R-1 Suburban and B-3 Suburban.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

Report Contents: **Page**

Context Map 2
Site History 3
Staff Comments 3
Commission Considerations 6
Exhibits 9

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

SITE HISTORY

The eastern portion of the site was originally included within the *Shannon Heights Subdivision*, the plat of which was recorded in the Mobile County Probate Court in early 1938. The western portion of the site was subsequently included within the *First Addition to Shannon Heights Subdivision*, recorded in March 1939.

The property was annexed into the City of Mobile in 1945 and assigned its respective Single-Family Residential and Neighborhood Business zoning classifications. These zoning designations remained in place through the adoption of the 1967 Zoning Ordinance and the 2023 Unified Development Code (UDC).

Historically, the portion of the site fronting Government Boulevard was developed for commercial purposes and has long been used as an automobile dealership. The portions of the site fronting Mandrell Street were developed for single-family residential use and each contain an existing single-family dwelling.

There are no previous 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. Revise NOTES #7 to read - As shown on the 1984 aerial photo LOTS 1 - 3 share the 14,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original residential lots as follows: LOT 1 – 11,000 sf, LOT 2 – 5,200 sf, and LOT 3 – 5,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
C. Retain NOTES #1 - 5.
D. Email a pdf [redacted]ETTER OF DECISION to the Permitting Engineering Dept. for review a[redacted] to obtaining any signatures. No signatures are required on[redacted]

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 ALDOT and 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 subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record and three (3) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Proposed Lot 1 fronts Government Boulevard, an Alabama Department of Transportation-maintained Principal Arterial Street requiring a 250-foot-wide right-of-way at this location. Proposed Lots 2 and 3 front Mandrell Street, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way.

The preliminary plat depicts Government Boulevard with a 236-foot-wide right-of-way. Therefore, if approved, the Final Plat should be revised to provide sufficient dedication to establish 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved upon recommendation of the City Engineer and Traffic Engineer. No additional right-of-way dedication is required along Mandrell Street.

All proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat, adjusted as necessary to reflect any required right-of-way dedication. A lot area table may be provided in lieu of individual lot labels.

The proposed lots also exceed the minimum lot width requirements of Sections 6.C.2.(b)(2) and 6.C.2.(b)(4) of the Subdivision Regulations for residential and commercial lots within the Suburban sub-district.

A 25-foot front yard setback is depicted along both Government Boulevard and Mandrell Street, consistent with Section 6.C.8. of the Subdivision Regulations and the applicable requirements of the UDC. If approved, the setback should be retained on the Final Plat and adjusted as necessary to account for any required right-of-way dedication.

As submitted, approval of the subdivision would result in proposed Lot 1 being split-zoned between R-1 (Single-Family Residential Suburban District) and B-2 (Neighborhood Business Suburban District). Therefore, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the subdivision request would result in proposed Lot 1 being split-zoned R-1 and B-2. The applicant is requesting rezoning of the potentially split-zoned lot to B-3, Community Business Suburban District, and to rezone proposed Lot 2 to R-1. Proposed Lot 3 will retain its existing R-1 zoning classification.

In support of the application, the applicant states that the purpose of the request is to align the zoning classifications with the historic and existing uses of the proposed lots. The portion of the site fronting Government Boulevard has long been developed and utilized for commercial purposes, most notably as an automobile dealership, while the portions fronting Mandrell Street were developed for and continue to be used as single-family residential properties. Automobile sales and service are not permitted within the B-2 zoning district, but the property's longstanding commercial use history may establish legal non-conforming status, supporting the applicant's request to assign a zoning classification more consistent with the site's historic use.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway. According to the sign-in sheet provided by the applicant, no members of the public attended. The meeting remained open until 6:00 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is surrounded by a mix of commercial and residential development. Properties to the north and south are zoned B-2 and developed with commercial uses, including automobile sales and service businesses and a bar/lounge. Properties to the east are zoned R-1 and developed with single-family residences. Across Government Boulevard to the west, properties are zoned B-2 and developed with a variety of commercial uses, including appliance repair services and a restaurant with drive-thru service.

The site plan submitted with the rezoning application depicts the existing commercial structures and billboard on proposed Lot 1, as well as existing single-family dwellings and accessory structures on proposed Lots 2 and 3. No redevelopment plans were submitted as part of this request. Any future development or redevelopment of the properties will be subject to compliance with all applicable provisions of the Unified Development Code (UDC).

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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 this case, the proposed rezoning appears justified to eliminate the split-zoning condition that would result from the subdivision request and to better align the zoning classifications with the historic development pattern and longstanding use of the respective properties. The request may also address a potential inconsistency in the zoning map by assigning a B-3 classification to the commercial portion of the site, which has historically been used in a manner more characteristic of the B-3 district than the existing B-2 designation.

If approved, the rezoning should be completed prior to signing the Final Plat associated with the subdivision.

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, the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
2. Retention of the 50-foot-wide right-of-way along Mandrell Street on the Final Plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback line along all street frontages, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations;
5. Completion of the Rezoning process prior to signing the Final Plat;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. 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 Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and

- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- 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.

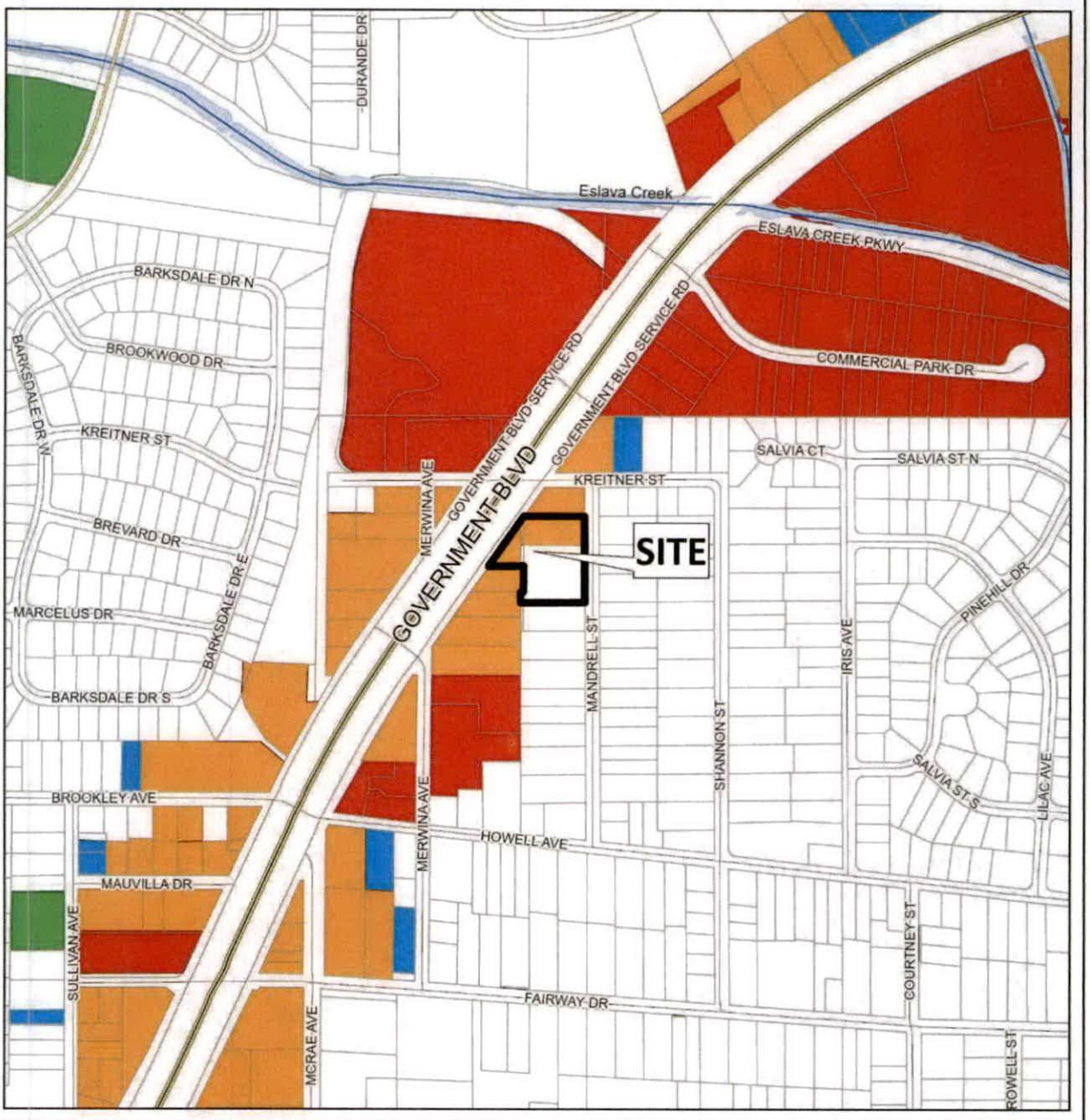
The applicant's responses to address the above criteria are available in the link on page one (1).

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 all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

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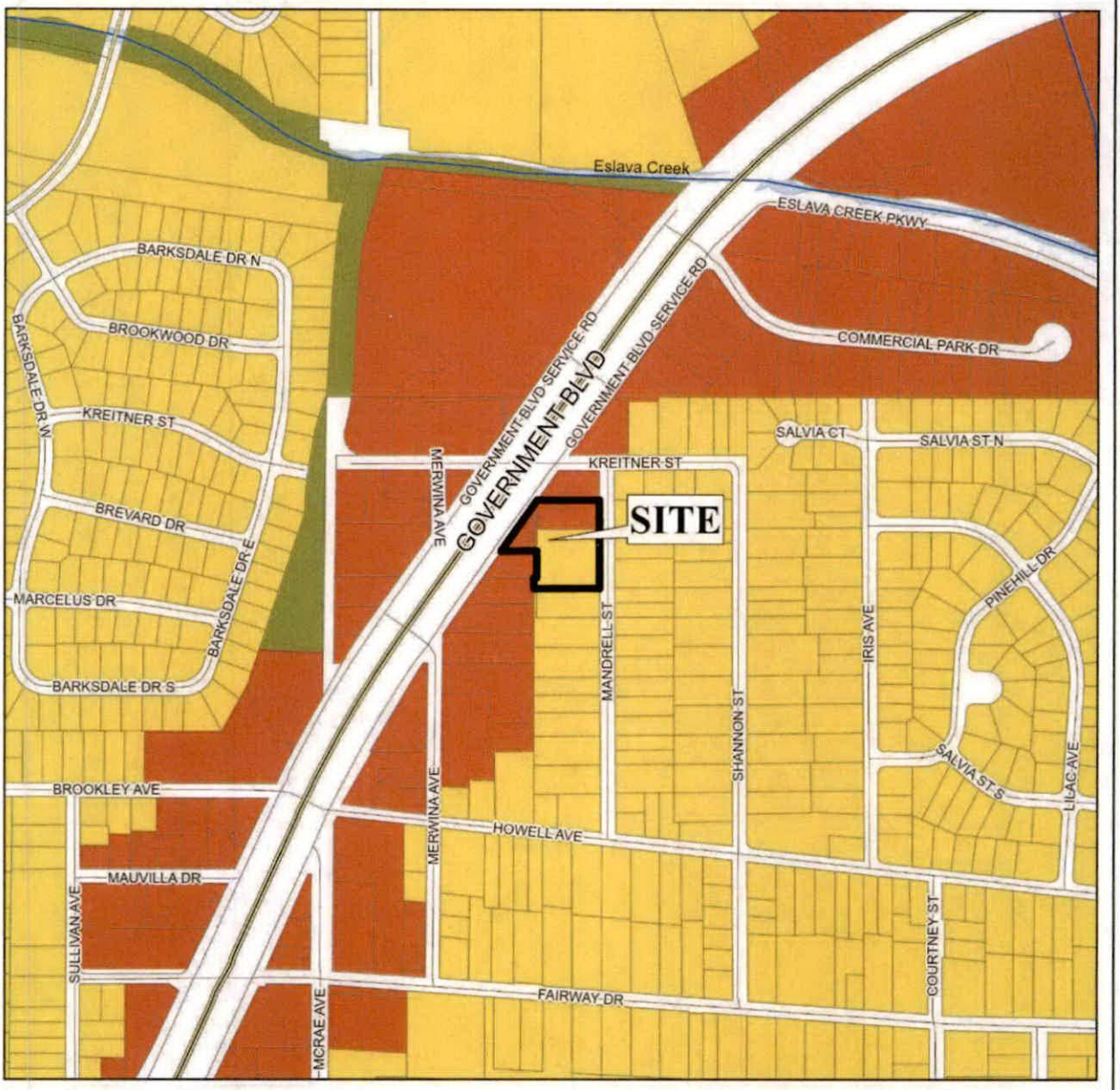
FLUM LOCATOR MAP



APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

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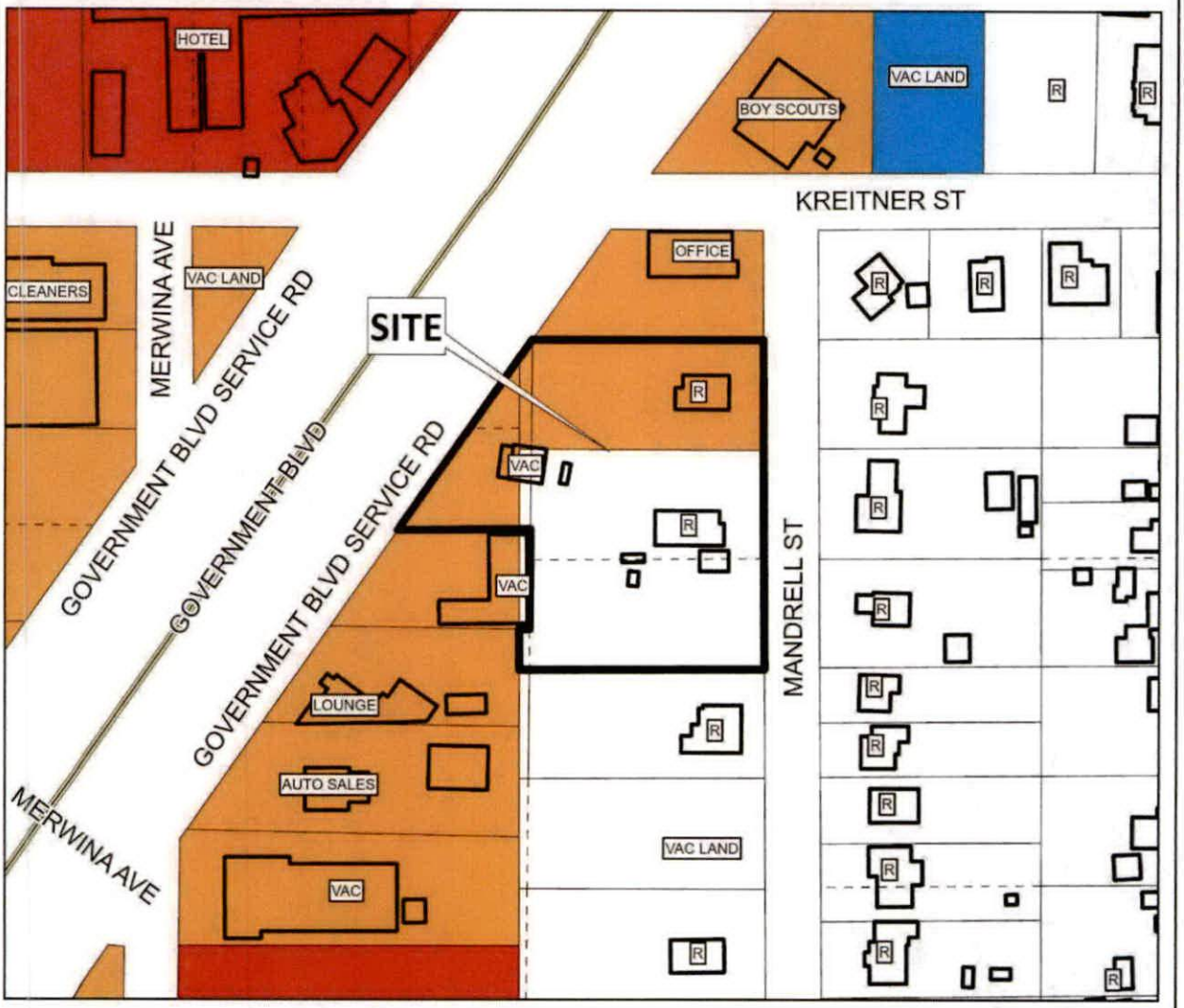
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 32 DATE July 16, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

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	

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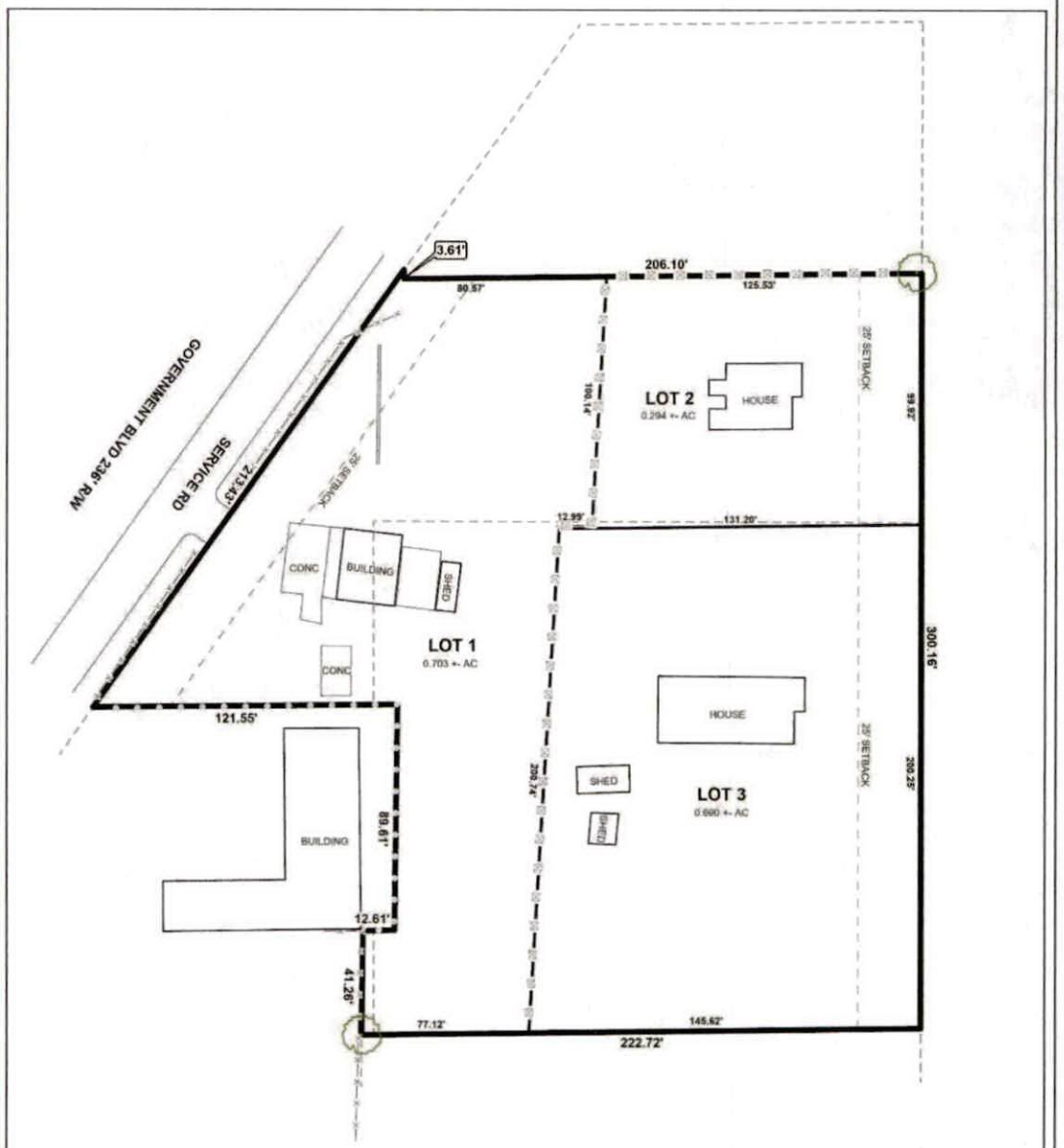
SITE PLAN



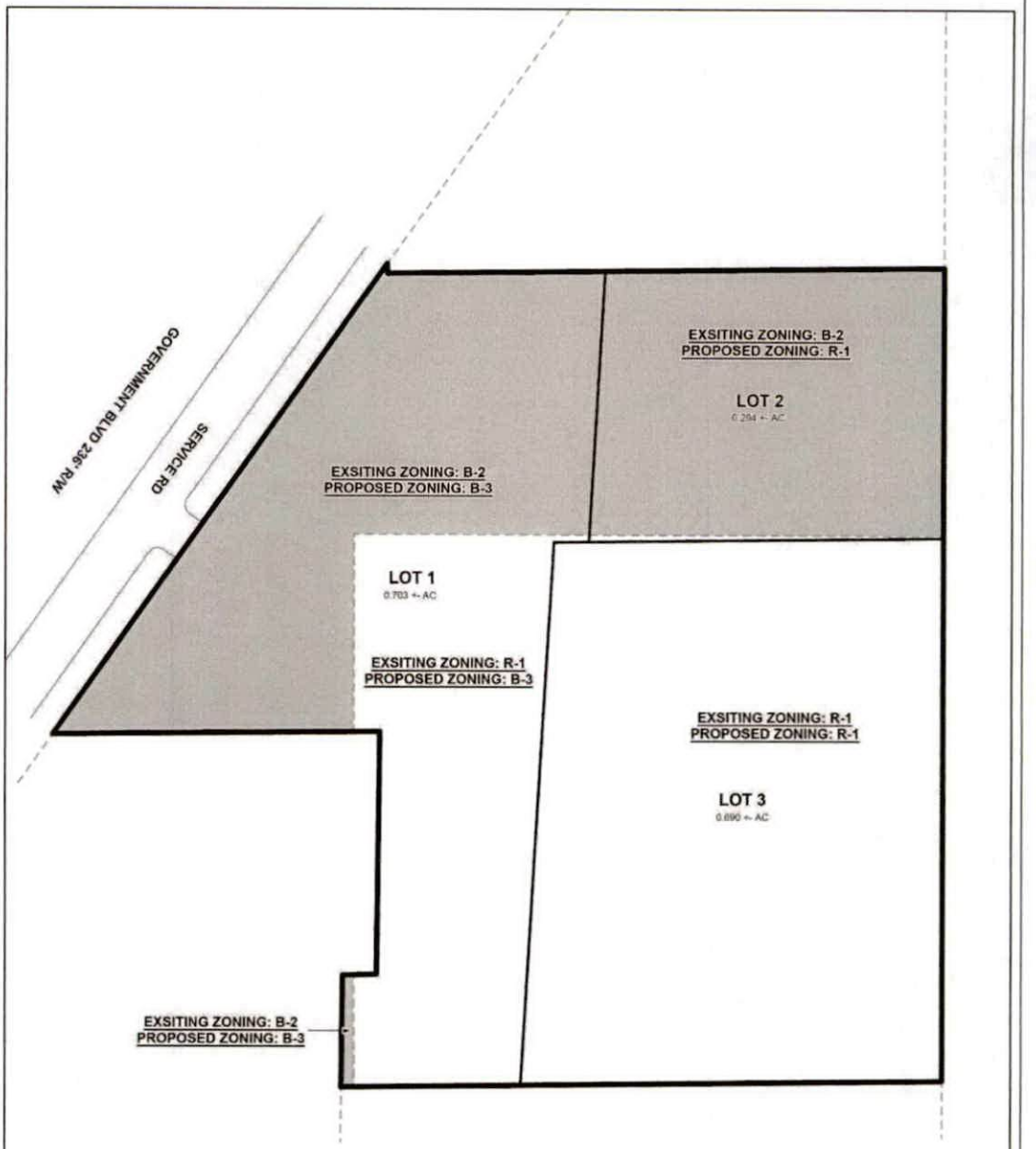
The site plan illustrates existing structures, setbacks, and proposed lots.

APPLICATION NUMBER	32	DATE	July 16, 2026
APPLICANT	Sunset Estates Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3		

N

NTS

DETAIL SITE PLAN



APPLICATION NUMBER	32	DATE	July 16, 2026
APPLICANT	Sunset Estates Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3		

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NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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.

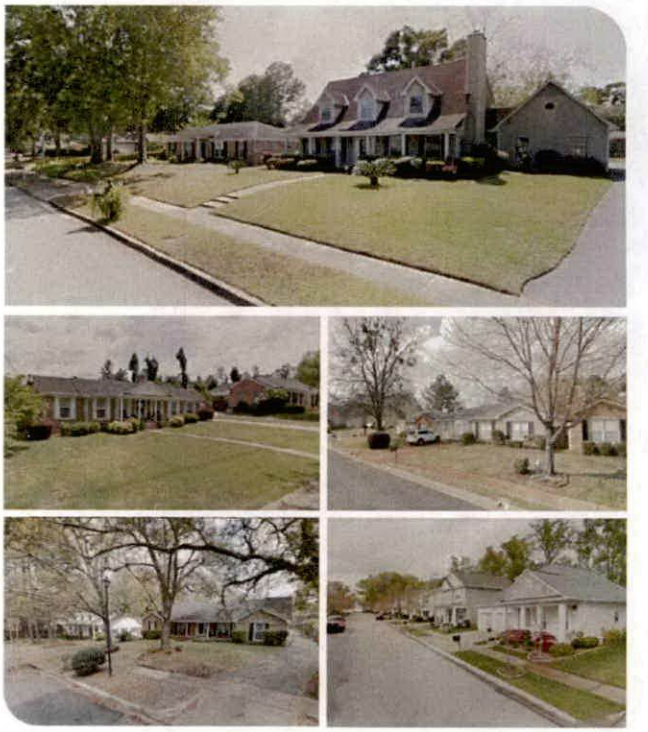
□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■				■															○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○																
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○										■	■	■						
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○										■	■							○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)															■	■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○				○											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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).

Character Example



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

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

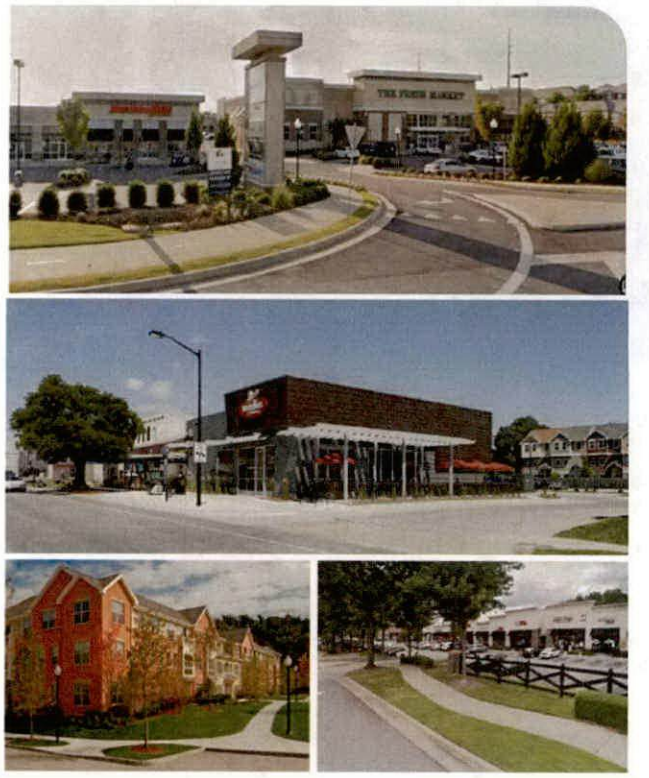
Secondary Uses

- Residential, Multifamily
- Residential, Attached
- Civic
- Parks

Housing mix

- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes

Character Example



Agenda Item # 20

SUB-003731-2026 & ZON-UDC-003732-2026

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:
2665 Government Boulevard and 604 and 610 Mandrell Street

Subdivision Name:
Sunset Estates Subdivision

Applicant / Agent:
Bryant Properties / Byrd Surveying, Inc.

Property Owner(s):
Eunice B. Lecuru

Current Zoning:
R-1, Single-Family Residential Suburban District and B-2, Neighborhood Business Suburban District

Future Land Use:
Low Density Residential & Mixed Commercial Corridor

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban and B-2 Suburban to R-1 Suburban and B-3 Suburban.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

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Site History 3
Staff Comments 4
Commission Considerations 6
Exhibits 9

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

SITE HISTORY

The eastern portion of the site was originally included within the *Shannon Heights Subdivision*, the plat of which was recorded in the Mobile County Probate Court in early 1938. The western portion of the site was subsequently included within the *First Addition to Shannon Heights Subdivision*, recorded in March 1939.

The property was annexed into the City of Mobile in 1945 and assigned its respective Single-Family Residential and Neighborhood Business zoning classifications. These zoning designations remained in place through the adoption of the 1967 Zoning Ordinance and the 2023 Unified Development Code (UDC).

Historically, the portion of the site fronting Government Boulevard was developed for commercial purposes and has long been used as an automobile dealership. The portions of the site fronting Mandrell Street were developed for single-family residential use and each contain an existing single-family dwelling.

There are no previous 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. Revise NOTES #7 to read - As shown on the 1984 aerial photo LOTS 1 - 3 share the 14,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original residential lots as follows: LOT 1 – 11,000 sf, LOT 2 – 5,200 sf, and LOT 3 – 5,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
C. Retain NOTES #1 - 5.
D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review a[redacted]ining any signatures. No signatures are required on

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 ALDOT and 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 subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record and three (3) metes-and-bounds parcels. The site is served by public water and sanitary sewer.

Proposed Lot 1 fronts Government Boulevard, an Alabama Department of Transportation-maintained Principal Arterial Street requiring a 250-foot-wide right-of-way at this location. Proposed Lots 2 and 3 front Mandrell Street, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way.

The preliminary plat depicts Government Boulevard with a 236-foot-wide right-of-way. Therefore, if approved, the Final Plat should be revised to provide sufficient dedication to establish 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved upon recommendation of the City Engineer and Traffic Engineer. No additional right-of-way dedication is required along Mandrell Street.

All proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-14.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat, adjusted as necessary to reflect any required right-of-way dedication. A lot area table may be provided in lieu of individual lot labels.

The proposed lots also exceed the minimum lot width requirements of Sections 6.C.2.(b)(2) and 6.C.2.(b)(4) of the Subdivision Regulations for residential and commercial lots within the Suburban sub-district.

A 25-foot front yard setback is depicted along both Government Boulevard and Mandrell Street, consistent with Section 6.C.8. of the Subdivision Regulations and the applicable requirements of the UDC. If approved, the setback should be retained on the Final Plat and adjusted as necessary to account for any required right-of-way dedication.

As submitted, approval of the subdivision would result in proposed Lot 1 being split-zoned between R-1 (Single-Family Residential Suburban District) and B-2 (Neighborhood Business Suburban District). Therefore, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the subdivision request would result in proposed Lot 1 being split-zoned R-1 and B-2. The applicant is requesting rezoning of the potentially split-zoned lot to B-3, Community Business Suburban District, and to rezone proposed Lot 2 to R-1. Proposed Lot 3 will retain its existing R-1 zoning classification.

In support of the application, the applicant states that the purpose of the request is to align the zoning classifications with the historic and existing uses of the proposed lots. The portion of the site fronting Government Boulevard has long been developed and utilized for commercial purposes, most notably as an automobile dealership, while the portions fronting Mandrell Street were developed for and continue to be used as single-family residential properties. Automobile sales and service are not permitted within the B-2 zoning district, but the property's longstanding commercial use history may establish legal non-conforming status, supporting the applicant's request to assign a zoning classification more consistent with the site's historic use.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 21, 2026, at 5:00 p.m. at 1400 Dauphin Island Parkway. According to the sign-in sheet provided by the applicant, no members of the public attended. The meeting remained open until 6:00 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is surrounded by a mix of commercial and residential development. Properties to the north and south are zoned B-2 and developed with commercial uses, including automobile sales and service businesses and a bar/lounge. Properties to the east are zoned R-1 and developed with single-family residences. Across Government Boulevard to the west, properties are zoned B-2 and developed with a variety of commercial uses, including appliance repair services and a restaurant with drive-thru service.

The site plan submitted with the rezoning application depicts the existing commercial structures and billboard on proposed Lot 1, as well as existing single-family dwellings and accessory structures on proposed Lots 2 and 3. No redevelopment plans were submitted as part of this request. Any future development or redevelopment of the properties will be subject to compliance with all applicable provisions of the Unified Development Code (UDC).

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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 this case, the proposed rezoning appears justified to eliminate the split-zoning condition that would result from the subdivision request and to better align the zoning classifications with the historic development pattern and longstanding use of the respective properties. The request may also address a potential inconsistency in the zoning map by assigning a B-3 classification to the commercial portion of the site, which has historically been used in a manner more characteristic of the B-3 district than the existing B-2 designation.

If approved, the rezoning should be completed prior to signing the Final Plat associated with the subdivision.

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, the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 125 feet from the centerline of Government Boulevard, unless a waiver of Section 6.B.9. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
2. Retention of the 50-foot-wide right-of-way along Mandrell Street on the Final Plat;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback line along all street frontages, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations;
5. Completion of the Rezoning process prior to signing the Final Plat;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. 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 Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and

- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- 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.

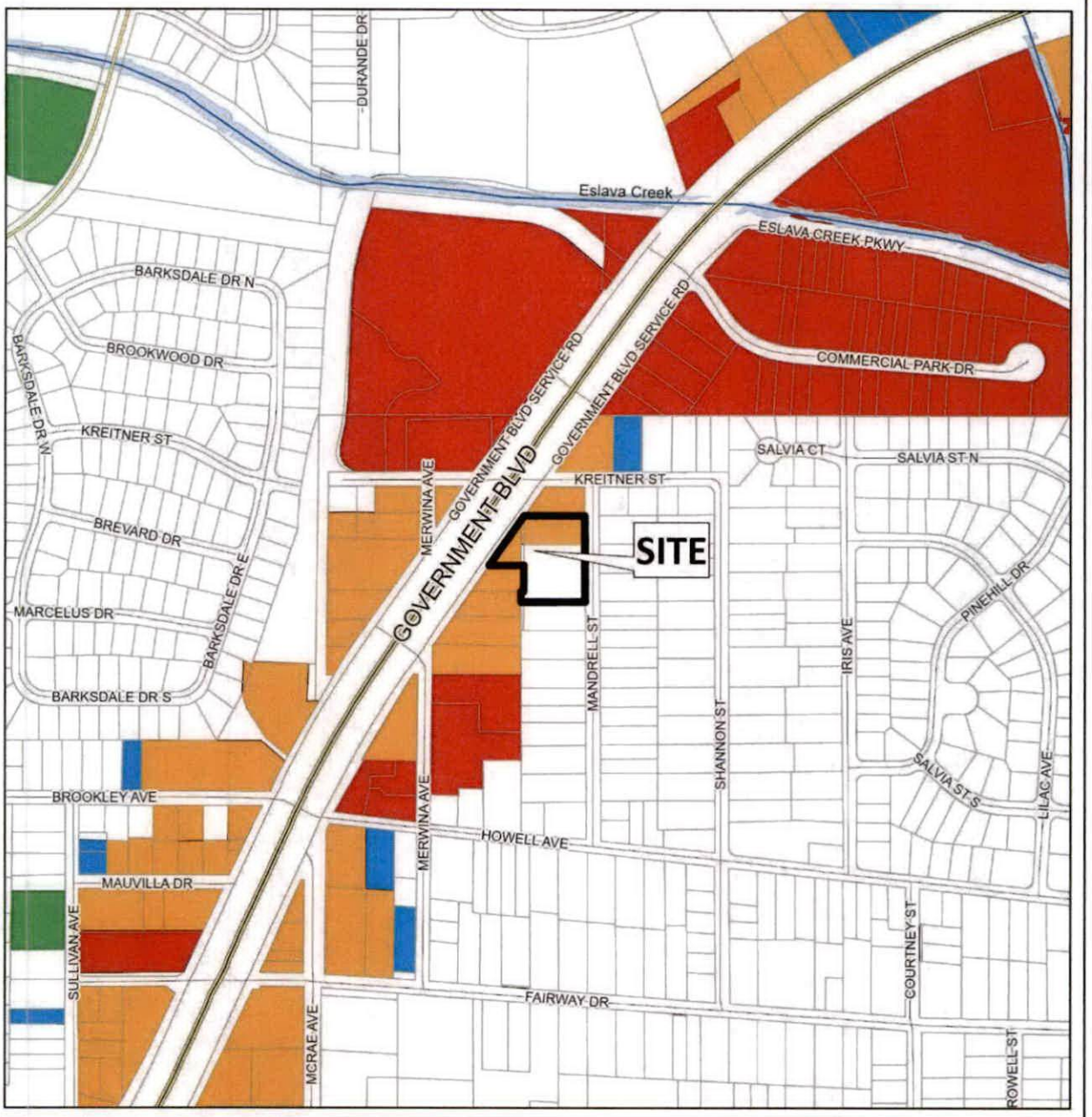
The applicant's responses to address the above criteria are available in the link on page one (1).

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 all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 20 DATE June 18, 2026

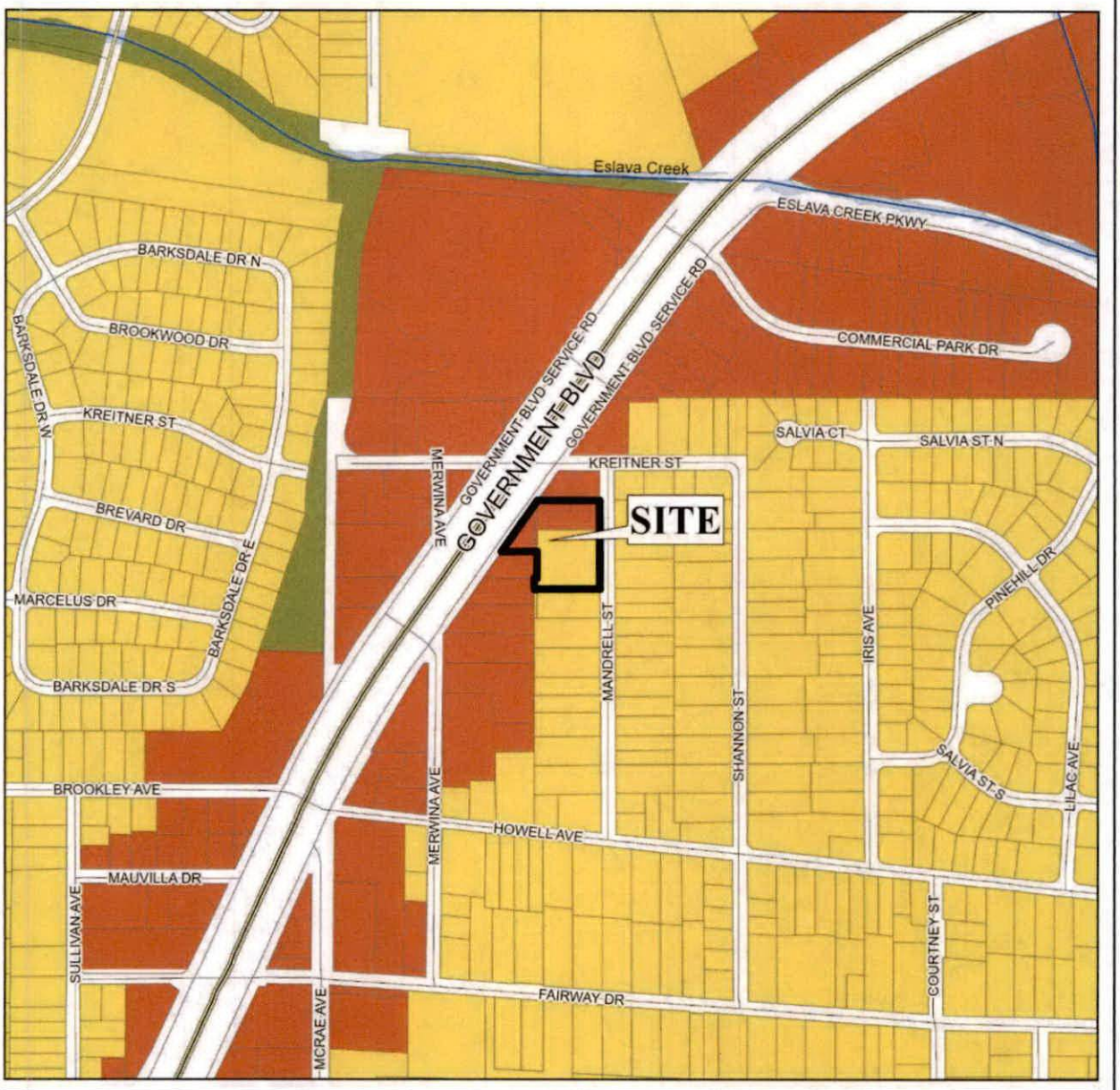
APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

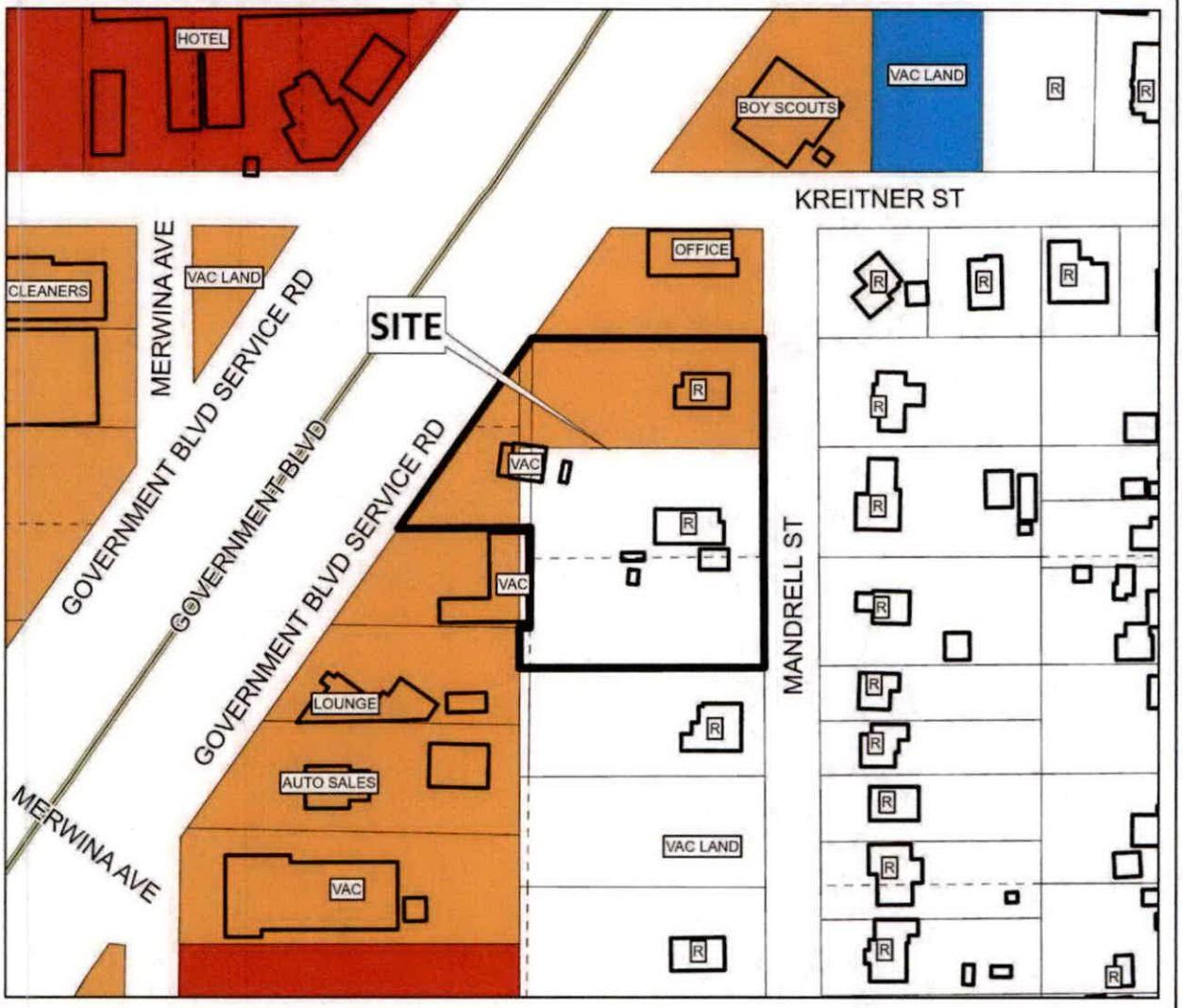
REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

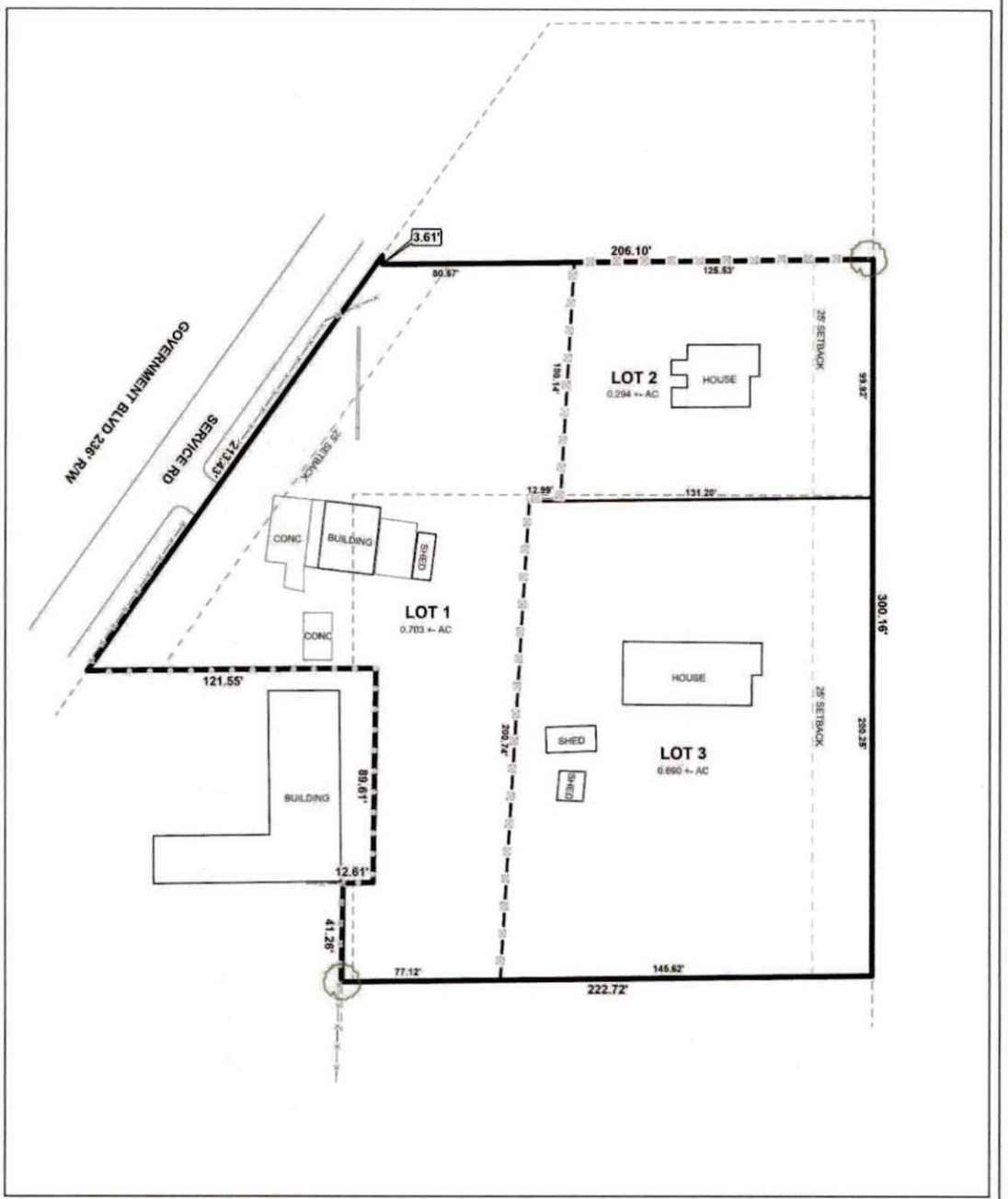
REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

R-A R-1 R-2 R-3 R-B H-B B-1 T-B LB-2 B-2 B-3 B-4 B-5 CW MM ML MH I-1 I-2 PD MUN OPEN SD SD-WH T-3 T-4 T-5.1 T-5.2 T-6

N

NTS

SITE PLAN



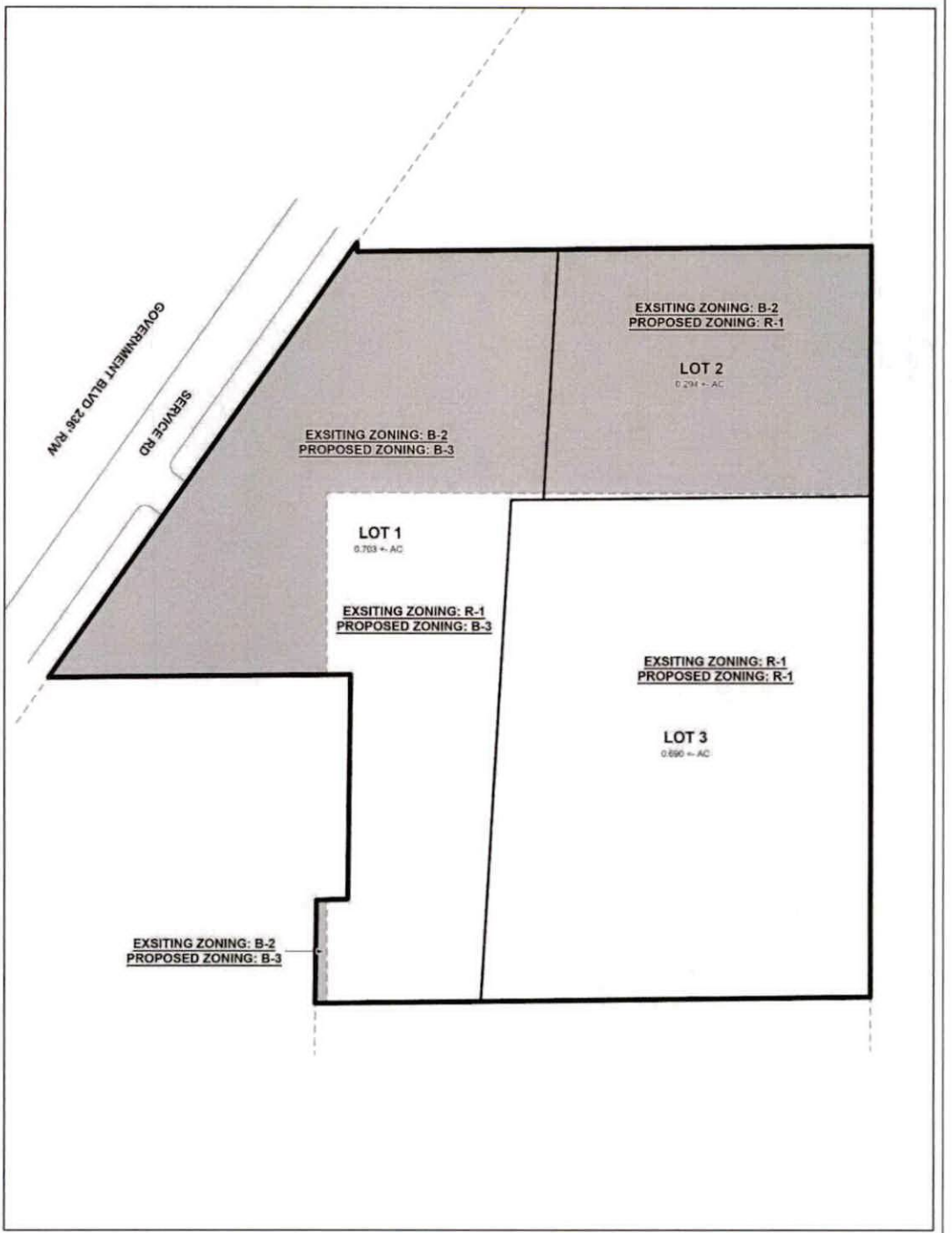
The site plan illustrates existing structures, setbacks, and proposed lots.

APPLICATION NUMBER	20	DATE	June 18, 2026
APPLICANT	Sunset Estates Subdivision		
REQUEST	Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3		

N

NTS

DETAIL SITE PLAN



APPLICATION NUMBER 20 DATE June 18, 2026

APPLICANT Sunset Estates Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to R-1 and B-3

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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.

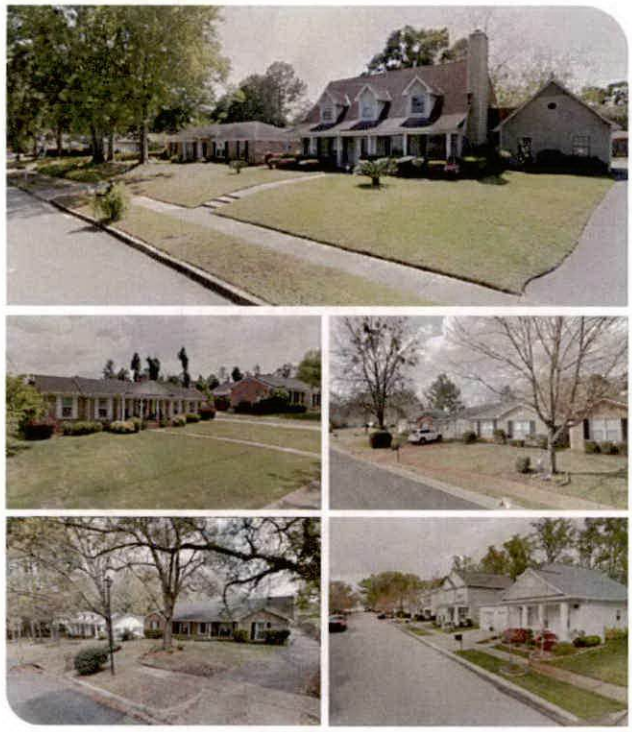
□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AC (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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○														○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■					■														○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)						■		■			U	○	○								■								
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○										■	■	■						
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S		S	■	S	S	○											■	■							○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)															■	■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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).

Character Example



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

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

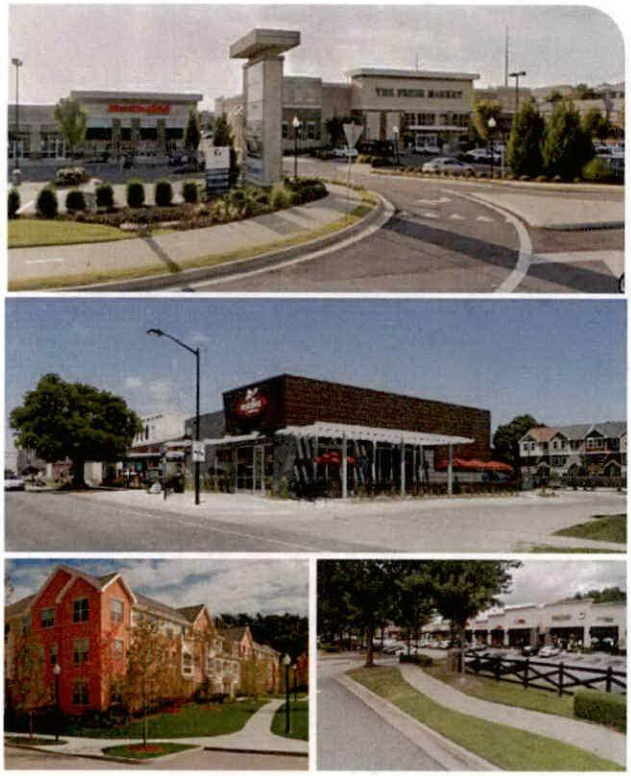
Secondary Uses

- 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 Rezoning
of Property Located at 2694 Government Boulevard and
2750, 2754, and 2756 Brookley Avenue

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue from B-1, Buffer Business Suburban District, and B-2, Neighborhood business Suburban District, to B-3, Community Business Suburban 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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3), 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-3, 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-3, until all of the conditions set forth below have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and 2. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3).** 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-3** 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-3** districts until the following conditions have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and 2. 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:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3),** 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-3,** 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-3,** until all of the conditions set forth below have been complied with: 1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and 2. 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

Byrd Surveying, Inc.
Estate of Raymond Stallings c/o Nicki Stallings Ball
2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue
Council District 2
Samantha Ingram

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.,** for a change in zoning from **Single-Family Residential Suburban District (R-1), Buffer Business Suburban District (B-1), and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3),** for the property located at **2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue.**

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,

[redacted]

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Byrd Surveying
Kari Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue
ZON-UDC-003788-2026
Sagging Oaks Subdivision
Byrd Surveying, Inc.
District 2
Rezoning from Buffer Business Suburban District (B-1) and Neighborhood Business Suburban District (B-2), to Community Business Suburban District (B-3)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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-3, Community Business Suburban District**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and
2. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **$325.28**. 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.

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 [redacted]
Deputy Director of Planning and Zoning

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

☒ **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:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	[redacted]	
Email:		
Address:		

[redacted]

	Owner	Design Professional
Name:	ESTATE OF RAYMOND STALLINGS	
Firm:	[redacted]	
Phone:		
Email:		
Address:		

2. PROPERTY I property location, parcel number, and legal description.

2694 GOVERNMENT BLVD. & 2750-2756 BROOKLEY AVE.
Property Address

110,340 SF
Property Area (acres or square feet)

KEY #00881763 & KEY #00881772
Parcel Number(s) or Key Number(s)

R-1, B-1, B-2
Present Zoning or Transect District

B-3
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

[redacted]

5/4/26
Date

4/30/26
Date

PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
n my property, which is under consideration for Planning Commission/City Council approval, a sign
rstand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

4/30/26
Date

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ☒ Boundary Plan
- ☒ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
PROPERTY IS LOCATED ON A SUBURBAN CORRIDOR THAT ALLOWS FOR ALL MODES OF TRANSPORTATION. ALTHOUGH THE MAP FOR MOBILE LOCATED THIS PROPERTY WITHIN A SUBURBAN NEIGHBORHOOD CLASSIFICATION, THIS PROPERTY BUSINESS AND USE WAS ESTABLISHED 60+ YEARS AGO.

MIXED COMMERCIAL CORRIDOR & LOW DENSITY RESIDENTIAL
Future Land Use Map (FLUM) Designation

B-3
Requested Zoning

2. Was there a mistake or error in the original zoning map? ☒ Yes ☐ No
If yes, describe the error
PROPRETY WAS DEVELOPED AND USED BY BUSINESSES THAT ARE IN THE B-3 CLASSIFICATION.

3. Describe how this proposal promotes the community's health, safety, and welfare.
THIS WILL HELP BRING NEW BUSINESS, WITH JOB OPPORTUNITIES, TO THE AREA.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
THERE IS NO CHANGE IN THE AREA. THIS AMENDMENT IS TO CORRECT THE CLASSIFICATION TO MATCH THE BUSINESS USE.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   THERE ARE NO CHANGING DEVELOPMENTS IN THE AREA.

2. Describe the surrounding land uses.
   FAST FOOD RESTAURANT, AUTO SALES, ALTERNATOR REPAIR SHOP, MARDI GRAS SUPPLY STORE, AND RESIDENTIAL.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   THERE WILL BE NO ADVERSE IMPACT ON NEIGHBORING PROPERTIES.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   THE SITE HAS ADEQUATE INFRASTRUCTURE.

5. 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.
   THIS WILL HAVE THE CITY ZONING MAPS MATCH THE BUSINESSES THAT ARE PROPOSING TO LOCATE IN MOBILE.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.



City of Mobile • Planning & Zoning

Corporate Letter of Authorization

I, NIKKI STALLINGS BALL, 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 ESTATE OF RAYMOND STALLINGS, a corporation for the property located within the city limits of Mobile, Alabama at 2694 GOVERNMENT BLVD. & 2750-2756 BROOKLEY AVE.

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.

BYRD SURVEYING
Designee (1)

Designee (2)

[redacted]

Email

Phone Number

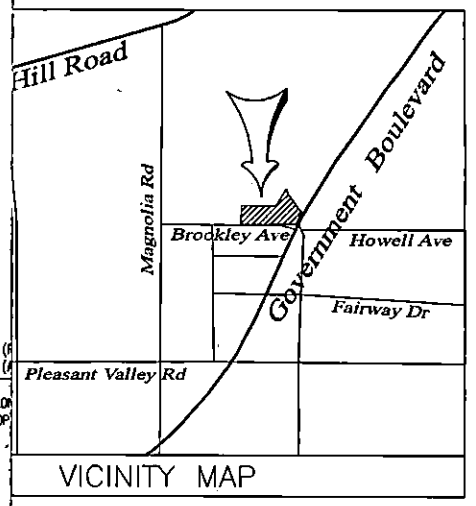
[redacted]

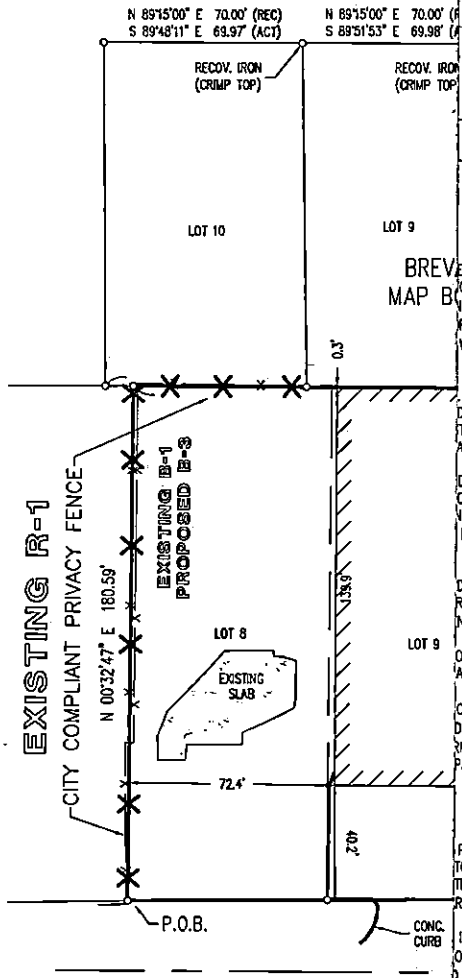
5/4/26
Date

[redacted]

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.





E EXISTING ROW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, G, DRAINAGE, IRRIGATION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT NGINEERING PERMITTING DEPARTMENT (208-6070) AND MUST COMPLY WITH F-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY VIII).

APPLICATION SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING . A COMPLETE SET OF CONSTRUCTION PLANS INCLUDING, BUT NOT LIMITED DING, STORM WATER DETENTION SYSTEMS AND PAVING WILL NEED TO BE TURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED, AND ANY OF THE CONSTRUCTION WORK.

D DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED ORMANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER NTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN EROSION AND SEDIMENTATION CONTROL AND STORM WATER RUNOFF

DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND RBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES NANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) THIS PLAN SHALL RUN WITH THE LAND AND BE RECORDED IN THE OR TO THE ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A ANCY.

CABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM D FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE RMIT. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE PROVALS.

MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS

PROPERTY WILL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO TE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE MINIMUM RTICLE 3, SECTION 64-3-12 OF THE CITY'S UNIFIED DEVELOPMENT CODE.

IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE ON ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2015-116 AND 64). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE EE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE AL PERMIT.

TY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY NCE. (2012 INTERNATIONAL FIRE CODE).

-1, B-1 & B-2 TO B-3
GS PROPERTY
IMENT BOULEVARD
ROOKLEY AVENUE

LEGAL DESCRIPTION

SOCIATES OF MOBILE, D.B.A.
SURVEYING

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBD
PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA;
FEET; THENCE SOUTH 89°43'38" EAST 330.13 FEET; THENCE NORTH
SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 36°01'34" EAST
EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD;
SAID WEST LINE 128.76 FEET TO A POINT ON THE NORTH LINE OF
89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POI

AD

MOBILE , ALABAMA
BYRD@BYRDSURVEYING.BIZ
APRIL 29, 2026

IN THE PROBATE COURT OF MOBILE COUNTY, ALABAMA

IN THE MATTER OF CASE NO. 2026-0045

RAYMOND JOEL STALLINGS,

Deceased.

ORDER

Petition to probate last will and testament dated November 8, 2018 of the above named decedent is hereby **GRANTED** this date.

It is **ORDERED** that Letters Testamentary under the last will and testament of RAYMOND JOEL STALLINGS, deceased, do forthwith issue to NICKOLE STALLINGS BALL, as prayed.

It is further **ORDERED** that the Personal Representative shall not deposit with her legal counsel, and legal counsel shall not receive, any funds or other assets of this estate which exceed the total sum/value of $10,000 without prior approval of the Court. Any estate funds appropriately held by legal counsel shall be placed in an interest account unless said funds are to be disbursed with forty-five (45) days of receipt by legal counsel.

The Personal Representative is **ORDERED** to report to the Court if any litigation involving a wrongful death or personal injury claim is commenced in another court. If same is reported, the Personal Representative shall file with this Court a petition to determine the heirs of the decedent.

The Personal Representative is **ORDERED** to notify the Alabama Medicaid Agency of their appointment as Personal Representative of this estate.

The Personal Representative is **DIRECTED** to review the information contained in the Personal Representative's Handbook relating to bank accounts that have pay-on-death beneficiary provisions, multi-party bank accounts and/or bank accounts that contain rights-of-survivorship provisions, that the decedent had an interest in at the time of death.

Any bank, credit union, or other financial institution that has an account as to which the decedent had an interest in is **AUTHORIZED** to furnish account information, including, but not limited to, customer agreements, statements for the twelve (12) months preceding the date of this Order to the Personal Representative.

The Personal Representative is **ORDERED** to publish the attached notice of their appointment in a newspaper in general circulation in Mobile County once a week for three (3) consecutive weeks and to furnish proof of same to the Court within sixty (60) days of the date of this Order.

Absent the filing of the items above, this cause is set for hearing on March 16, 2026 at 3:45 p.m., in Courtroom 1, Third Floor, Mobile County Government Center Annex, 151 Government Street, Mobile, Alabama.

Attendance at the above hearing(s) is **REQUIRED** unless the item(s) outlined above are filed by 12:00 p.m. on the Friday preceding the hearing. Annual reports, such as partial settlements, are due on or around the date prescribed and should not be filed too far in advance of the hearing date.

The hearing(s) shall be moot if all item(s) are timely filed.

The Clerk of the Court is **DIRECTED** to forward copies of this Order to all legal counsel of record by electronic mail and to all parties in interest by United States Mail.

Dated this 16th day of January, 2026.



THE STATE OF ALABAMA

COUNTY OF MOBILE

COURT OF PROBATE

CASE NO. 2026-0045

RE: RAYMOND JOEL STALLINGS, DECEASED

LETTERS TESTAMENTARY

The Will of RAYMOND JOEL STALLINGS, deceased, having been duly admitted to record in said county, Letters Testamentary are hereby granted to NICKOLE STALLINGS BALL, the Personal Representative named in said will, who has complied with the requisites of the laws and who is authorized to take upon herself the execution of such will. Except as restricted or otherwise provided by said will, the Personal Representative is authorized to administer the estate in accordance with the powers and duties set out pursuant to *Ala. Code* §§43-2-830, et seq. (1975). Unless otherwise provided by the will, the powers and duties of said Personal Representative specifically include, but are not limited to, gathering and retaining estate assets, paying taxes, fees, and expenses, including court costs, incident to the administration of the estate. Any and all financial institutions are **ORDERED** to provide the Personal Representative(s) with all information regarding any payment on death accounts in the name of the deceased. Said funds may be subject to the payment of debts and should not be expended prior to the conclusion of the applicable six-month claims period and without prior Court approval.

ORDERED this 16th day of January, 2026.

[redacted]

NOTICE OF ESTATE ADMINISTRATION

PROBATE COURT OF MOBILE COUNTY, ALABAMA

Estate of RAYMOND JOEL STALLINGS, Deceased

Case No. 2026-0045

Take notice that Letters Testamentary have been granted to the below named party on the 16th day of January, 2026 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.

NICKOLE STALLINGS BALL as Executrix
under the last will and testament of
RAYMOND JOEL STALLINGS, Deceased

Attorney of Record:

Shirley M. Justice, Esq.
P. O. Drawer 2025
Mobile, AL 36652

To Counsel/Petitioner: Please have the above publication notice run once a week for three (3) consecutive weeks in a newspaper in general circulation in Mobile County and file proof of the publication with the Court.

Newspaper: The above publication shall run as a Legal Notice. Mail proof of publication along with any bill for costs to the attorney of record or petitioner named above.

[redacted]

Dear Neighbor,

The owner of the property located at 2694 Government Boulevard and 2750-2756 Brookley Avenue is submitting an application to the City of Mobile to rezone the property to match the type of businesses that have occupied the building for the past 40 years.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting Location: Salvation Army Church at 3200 Pleasant Valley Road
Date: June 23, 2026
Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or email [redacted]

Sincerely,

[redacted]

Outlook

Byrd Surveying, Inc. (ZON-UDC-003788-2026)

[redacted]

Good morning,

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. **Owner Authorization:** An owner's letter of authorization signed by Nikki Stallings Ball was submitted; however, we are unable to verify Nikki Stalling Ball's affiliation with the listed property owners, Raymond J. & Julia T. Stallings. Please provide one of the following to satisfy this requirement:
    - Documentation explicitly authorizing Nikki Stallings Ball to act on their behalf; or
    - Documentation confirming that Nikki Stallings Ball is the current property owner.

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, July 1, 2026**.
   Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

3. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD file** for the preliminary plat to our GIS staff. For your convenience, **Tori Aamoth** 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 June 17, 2026**, the application will be considered **partially complete** and placed on the agenda for the **July 16, 2026,** 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 **July 1, 2026**, 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 don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

Outlook

Re: Byrd Surveying, Inc. (ZON-UDC-003788-2026)

[redacted]

Good morning,

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, July 1, 2026**.
   Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

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, **Tori Aamoth** has been copied on this message.

If the application fees are paid **by noon today, June 17, 2026**, the case will be scheduled for the **July 16, 2026, 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 - PLEASE READ

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.gov.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

[redacted]

Good morning,

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. **Owner Authorization**: An owner's letter of authorization signed by Nikki Stallings Ball was submitted; however, we are unable to verify Nikki Stalling Ball's affiliation with the listed property owners, Raymond J. & Julia T. Stallings. Please provide one of the following to satisfy this requirement:
   - Documentation explicitly authorizing Nikki Stallings Ball to act on their behalf; or
   - Documentation confirming that Nikki Stallings Ball is the current property owner.

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, July 1, 2026**.
   Note: To date, only a dated photograph of the Neighborhood Meeting sign and a copy of the letter advertising the meeting have been received.

3. **DWG File Submission:** If you have not already done so, please submit the **DWG AutoCAD file** for the preliminary plat to our GIS staff. For your convenience, **Tori Aamoth** 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 June 17, 2026**, the application will be considered **partially complete** and placed on the agenda for the **July 16, 2026,** 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 **July 1, 2026,** 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 don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 6/24/2026

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: 6/23/2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: SALVATION ARMY CHURCH
3200 PLEASANT VALLEY 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 of referenced at the meeting
- ___ Additional documents (Describe: _____)

Applicant's Name: NICKI STALLINGS BALL / GERALD D BYRD
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

[redacted] **Date:** 6/24/2026

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.

Neighborhood Meeting Checklist:

✓ Neighborhood meeting scheduled not more than 60 days, and not less than 21 days, before the Planning Commission meeting date.

✓ Sign(s) posted on the subject property not more than 30 days, and not less than 10 days, before the Neighborhood Meeting.

✓ Notices advertising the Neighborhood Meeting prepared and mailed to all property owners within 300 feet of the subject property, the Planning and Zoning Department, and the applicable City Council representative no less than 15 days before the meeting.

✓ Neighborhood Meeting held.

✓ All required Neighborhood Meeting documentation gathered and signed by the applicant/agent:

- ✓ 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 of referenced at the meeting

✓ Sign(s) removed from the subject property within three (3) working days after the Neighborhood Meeting.

✓ All required meeting documentation submitted to the Planning and Zoning Department not less than 15 days before the Planning Commission meeting date.

Neighborhood Meeting

Date: 6/23/2026

Time: 5:00 PM

Location of Neighborhood Meeting: SALVATION ARMY CHURCH

2694 GOVERNMENT BLVD

Project Location: 2750-2756 BROOKLEY AVENUE

Project/Application (e.g. Rezoning from R-1 to B-1):

R-1, B-1, B-3 TO B-3

[redacted]

Neighborhood Meeting Summary

Meeting Date: 6/23/2026

Meeting Time: 5:00 PM

Meeting Location: SALVATION ARMY CHURCH

Below is a summary of the proposed project presented at the Neighborhood Meeting:

I EXPLAINED THAT THE PROPOSAL IS COMBINE MULTIPLE ZONING CLASSIFICATIONS INTO A B-3 CLASSIFICATION

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

SITE PLAN

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):

DAVID THOMAS IS ONE OF THE REALTORS INVOLVED IN THE SALE OF THE BUILDING

JENNY DOLAN IS A NEIGHBOR TO THE PROPERTY

RONALD + DOROTHY SAW THE SIGNS ON THE PROPERTY AND THOUGHT IT MAY ~~[illegible]~~ AFFECT HER PROPERTY.

WE DISCUSSED THAT THE PROPOSAL IS TO COMBINE THE ZONING CLASSIFICATIONS AND USE THE BUILDING AS IT'S BEEN USED FOR THE PAST 40+ YEARS

Neighborhood Meeting Summary
Date: 6/23/2026
Applica[redacted]

Meeting Location: Salvation Army Church
Application: _____

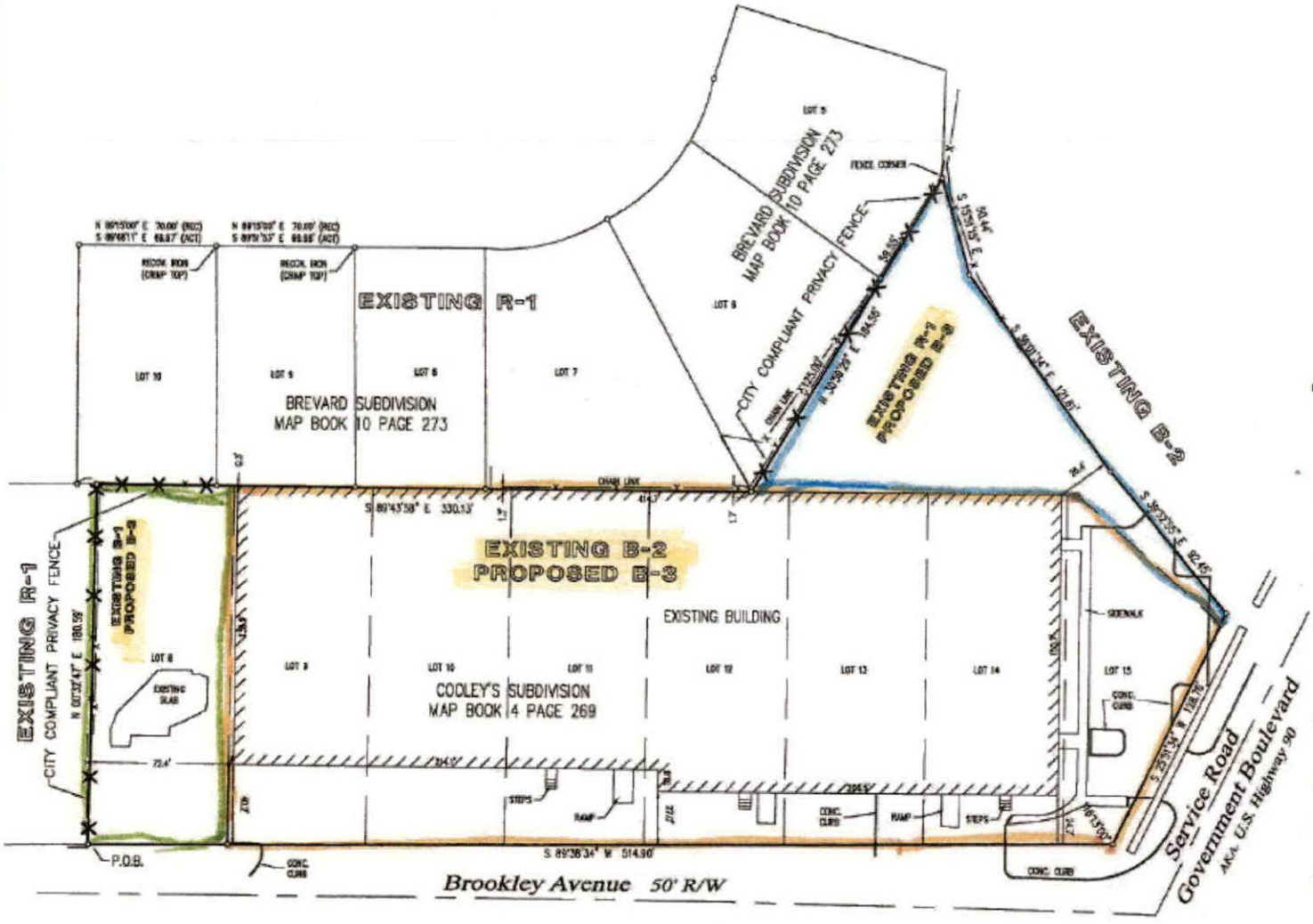
(Meeting summary, continued)

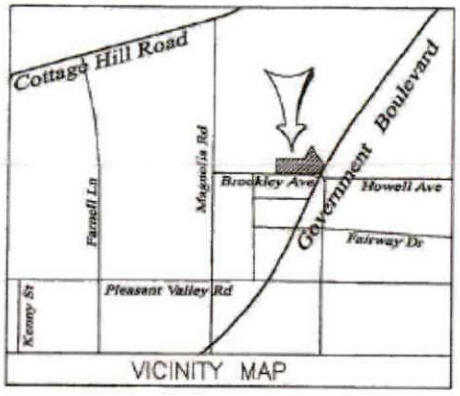
If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6:00 PM

Applicant's signature attesting to the accuracy of this summary:

X [redacted] Date: 6/24/2026





NOTES:

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 (208-8070) AND MUST COMPLY WITH THE CITY OF MOBILE RIGHT-OF-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VII).
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.
7. ALL EXISTING CURB CUTS TO PROPERTY WILL REMAIN THE SAME AS EXISTING, WITH ANY CHANGES IN SIZE, LOCATION AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS. ANY NEW ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHALL MEET THE STANDARDS AS DEFINED IN ARTICLE 3, SECTION 64-3-12 OF THE CITY'S UNIFIED DEVELOPMENT
8. PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57 AND 64). PRIVATE REMOVAL OF TREES IN THE RIGHT-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE COMMISSION. REMOVAL OF HERITAGE TREES FROM A COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.
9. ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE ORDINANCE. (2012 INTERNATIONAL FIRE CODE).

NOTE: DRIVES, PARKING, AND LANDSCAPE DATA NOT SHOWN SINCE THERE WILL BE NO CHANGE.



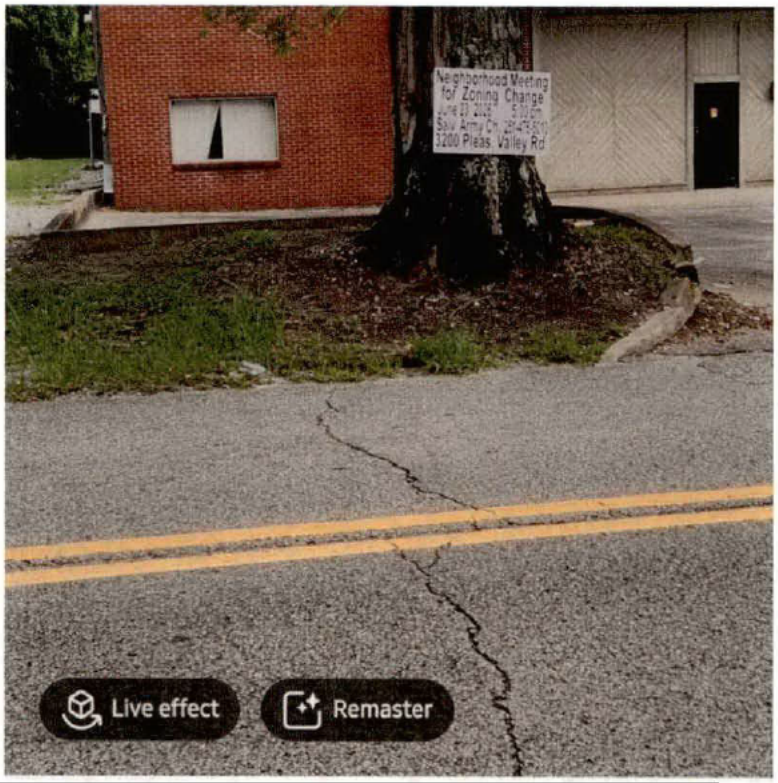
LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, COOLEY'S SUBDIVISION, AS RECORDED IN MAP BOOK 4 PAGE 269, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA; THENCE NORTH 00°32'47" EAST 180.59 FEET; THENCE SOUTH 89°43'58" EAST 330.13 FEET; THENCE NORTH 30°59'29" EAST 184.55 FEET; THENCE SOUTH 15°51'15" EAST 50.44 FEET; THENCE SOUTH 39°01'34" EAST 121.61 FEET; THENCE SOUTH 39°32'55" EAST TO A POINT ON THE WEST LINE OF GOVERNMENT BOULEVARD; THENCE SOUTH 25°51'34" WEST ALONG SAID WEST LINE 126.76 FEET TO A POINT ON THE NORTH LINE OF BROOKLEY AVENUE; THENCE SOUTH 89°38'34" WEST ALONG SAID NORTH LINE 514.90 FEET TO THE POINT OF BEGINNING.

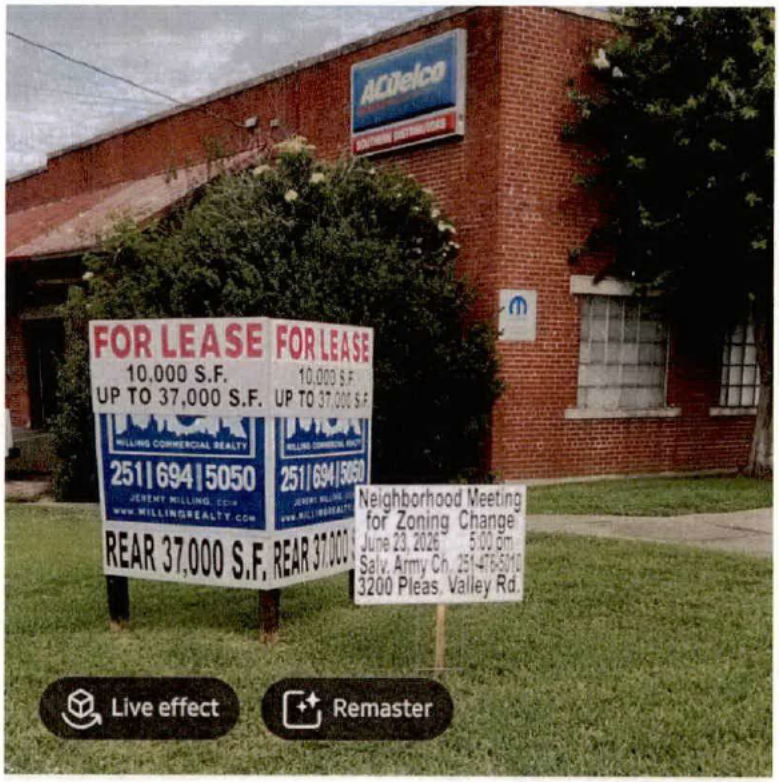
REZONING R-1, B-1 & B-2 TO B-3
STALLINGS PROPERTY
2694 GOVERNMENT BOULEVARD
2750 - 2756 BROOKLEY AVENUE

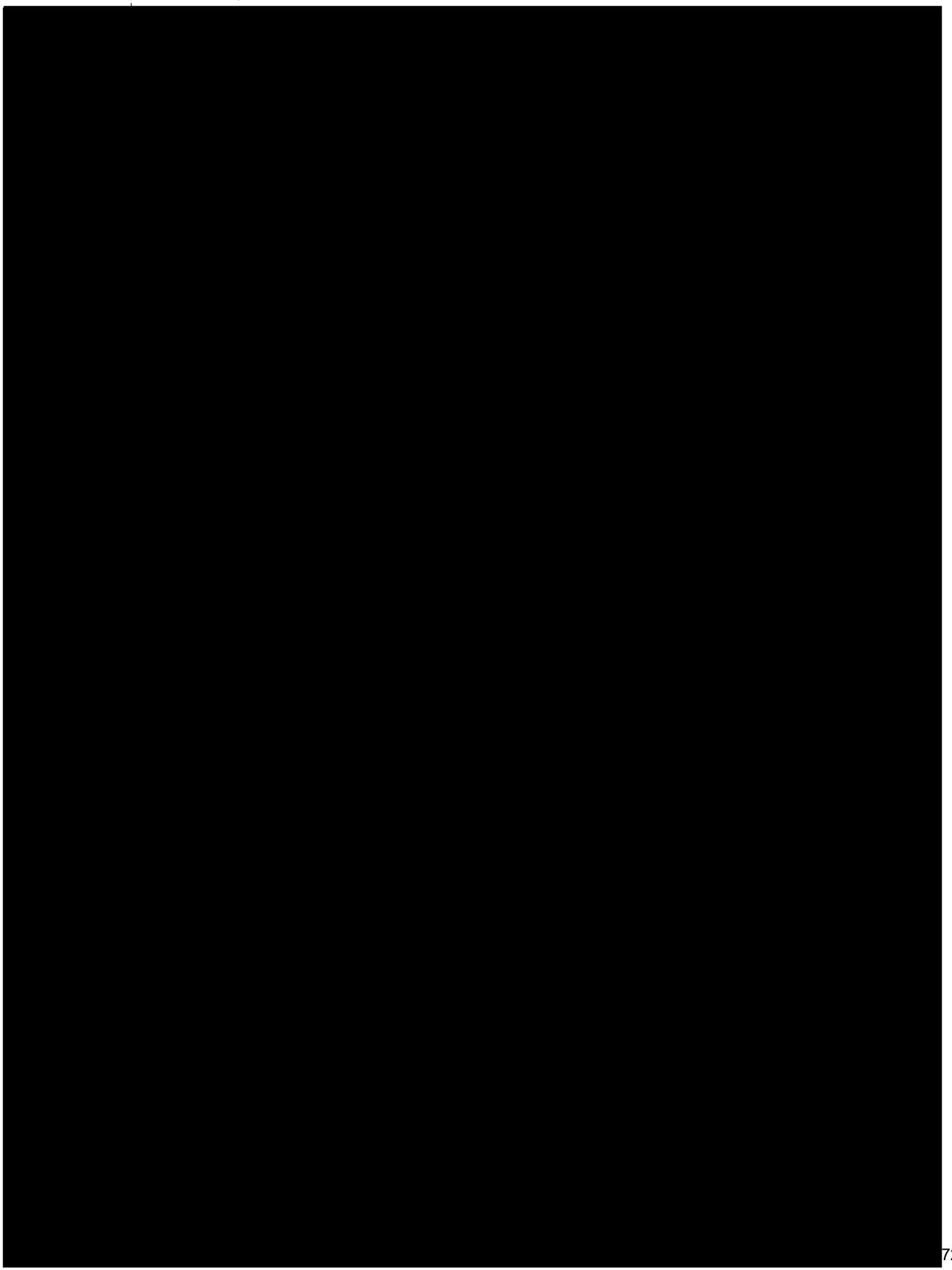
SMITH CLARK & ASSOCIATES OF MOBILE, D.B.A.
BYRD SURVEYING
2609 HALLS MILL ROAD
(251) 476-5010
MOBILE , ALABAMA
BYRD@BYRDSURVEYING.BIZ

SCALE : 1" = 40'
APRIL 29, 2026
26BS123


Neighborhood Meeting
for Zoning Change
3200 Pleas Valley Rd
Live effect
Remaster

[redacted]


ACDelco
FOR LEASE
10,000 S.F.
UP TO 37,000 S.F.
FOR LEASE
10,000 S.F.
UP TO 37,000 S.F.
MILLING COMMERCIAL REALTY
251|694|5050
JEREMY MILLING, CCIM
WWW.MILLINGREALTY.COM
REAR 37,000 S.F.
Neighborhood Meeting
for Zoning Change
June 23, 2026 5:00 pm
Salv. Army Ch. 251-476-5010
3200 Pleas. Valley Rd.
Live effect
Remaster





Agenda Item #29

SUB-003787-2026 & ZON-UDC-003788-2026

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:
2694 Government Boulevard and 2750, 2754, and 2756 Brookley Avenue

Subdivision Name:
Sagging Oaks Subdivision

Applicant / Agent:
Byrd Surveying, Inc.

Property Owners:
Estate of Raymond Stallings

Current Zoning:
R-1, Single-Family Residential Suburban District,
B-1, Buffer Business Suburban District &
B-2, Neighborhood Business Suburban District

Proposed Zoning:
B-3, Community Business Suburban District

Future Land Use:
Mixed Commercial Corridor

Neighborhood Meeting:
- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 23, 2026, at 5:00 p.m. at 3200 Pleasant Valley Road.

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 R-1 Suburban, B-1 Suburban & B-2 Suburban to B-3 Suburban.
  - 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 ten (10) conditions; and
2. Rezoning with two (2) conditions.

Report Contents: **Page**

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 29 DATE July 16, 2026

APPLICANT Sagging Oaks Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-3

N

NTS

SITE HISTORY

The subject site was annexed into the City of Mobile in 1945.

In August 1945, most of the site was included in Cooley's Subdivision, a 15-lot subdivision.

The site was granted a Rear Yard Variance by the Board of Zoning Adjustment in November 1956 to allow the construction of a heating and air conditioning business.

A second Rear Yard Variance was granted in December 1963 to allow the expansion of the existing warehouse.

In 1967, the Eastern portion of site was assigned a B-2, Neighborhood Business District zoning classification with the adoption of the Zoning Ordinance. The rest of the site was assigned an R-1, Single-Family Residential District zoning classification.

In July 1973, the middle portion of the site was rezoned from R-1 to B-2, Neighborhood Business District.

A third Rear Yard Variance was approved in September 1977 to allow an addition to the existing warehouse on the site.

In June 1980, the Western end of the site was rezoned from R-1 to B-1, Buffer Business District.

No additional Planning Commission or Board of Zoning Adjustment cases 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. Provide a written description for the proposed subdivision boundary.
C. Revise NOTES #15 to read - As shown on the 1984 aerial photo LOT A will receive the 82,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
D. Retain NOTES 6 – 8, 13, and 15.
E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review [redacted] ior to obtaining any signatures. No signatures are required o

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 ALDOT (where applicable) and 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 seven (7) legal lots of record, and two (2) metes-and-bounds parcels. The site is currently served by public water and sanitary sewer.

The proposed lot will have frontage along Government Boulevard and Brookley Avenue. Government Boulevard is a Principle Arterial Street requiring a 250-foot-wide right-of-way at this location. As the preliminary plat indicates a current right-of-way width of 236 feet along the site, dedication will be required to provide 125 feet from the centerline of Government Boulevard, if currently less. Brookley Avenue is a minor street without curb and gutter requiring a 60-foot right-of-way width. As the current right-of-way width is 50 feet, dedication would be required to provide 30 feet from the centerline of Brookley Avenue. The preliminary plat should be revised, if approved, to label both streets with their right-of-way widths after any required dedication.

No minimum building setback line is indicated on the preliminary plat along the street frontages. Therefore, if approved, the plat should be revised to illustrate at least a 25-foot minimum building setback line along both street frontages, adjusted for any required dedication.

The proposed lot meets the minimum size requirements for lots within a proposed B-3, Community Business Suburban District, as per Section 64-2-14 E of the Unified Development Code. As on the preliminary plat, the lot size label in both square feet and acres should be retained on the Final Plat, if approved, adjusted for any required frontage dedication, or a table should be furnished on the Final Plat providing the same information.

The proposed one (1)-lot subdivision would result in a split-zoning within the new lot. Therefore, if approved, the Final Plat for the subdivision should not be signed until the Rezoning process is finalized.

Rezoning

The applicant's justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 3, Section 64-5 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 23, 2026, at 5:00 p.m., at Salvation Army Church at 3200 Pleasant Valley Road. According to the sign-in sheet provided by the applicant, three (3) members of the public attended. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is bordered to the North by R-1 and B-2 zoning. To the West is R-1 zoning, and to the South across Brookley Avenue is a mixture of R-1 and B-2 zoning. To the East across Government Boulevard is B-3 zoning.

The site has been used for warehousing/light distribution for approximately sixty (60) years, and no changes in use are proposed. The site plan submitted with the rezoning application depicts the existing structure on the proposed lot, along with a paved parking area. No new development is proposed on the site and no site modifications are proposed. The applicant states that the property was developed and used by businesses that are in the B-3 classification, and the purpose of the amendment is to correct the classification to match the business use.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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 this case, the proposed subdivision may warrant reclassification to eliminate split zoning. If approved, the rezoning process should be completed prior to signing the Final Plat for the subdivision.

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, the following conditions could apply:

1. Dedication to provide 125 feet from the centerline of Government Boulevard, if currently less;
2. Dedication to provide 30 feet from the centerline of Brookley Avenue, if currently less;
3. Revision of the plat to label the right-of-way widths of both streets after any required dedication;
4. Revision of the plat to illustrate a minimum building setback line of at least 25 feet along both street frontages, adjusted for any required dedication;
5. Retention of the lot size label in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. Completion of the Rezoning process to eliminate the potential for split-zoning prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in this staff report;
8. Compliance with all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. 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 Rezonings are 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.

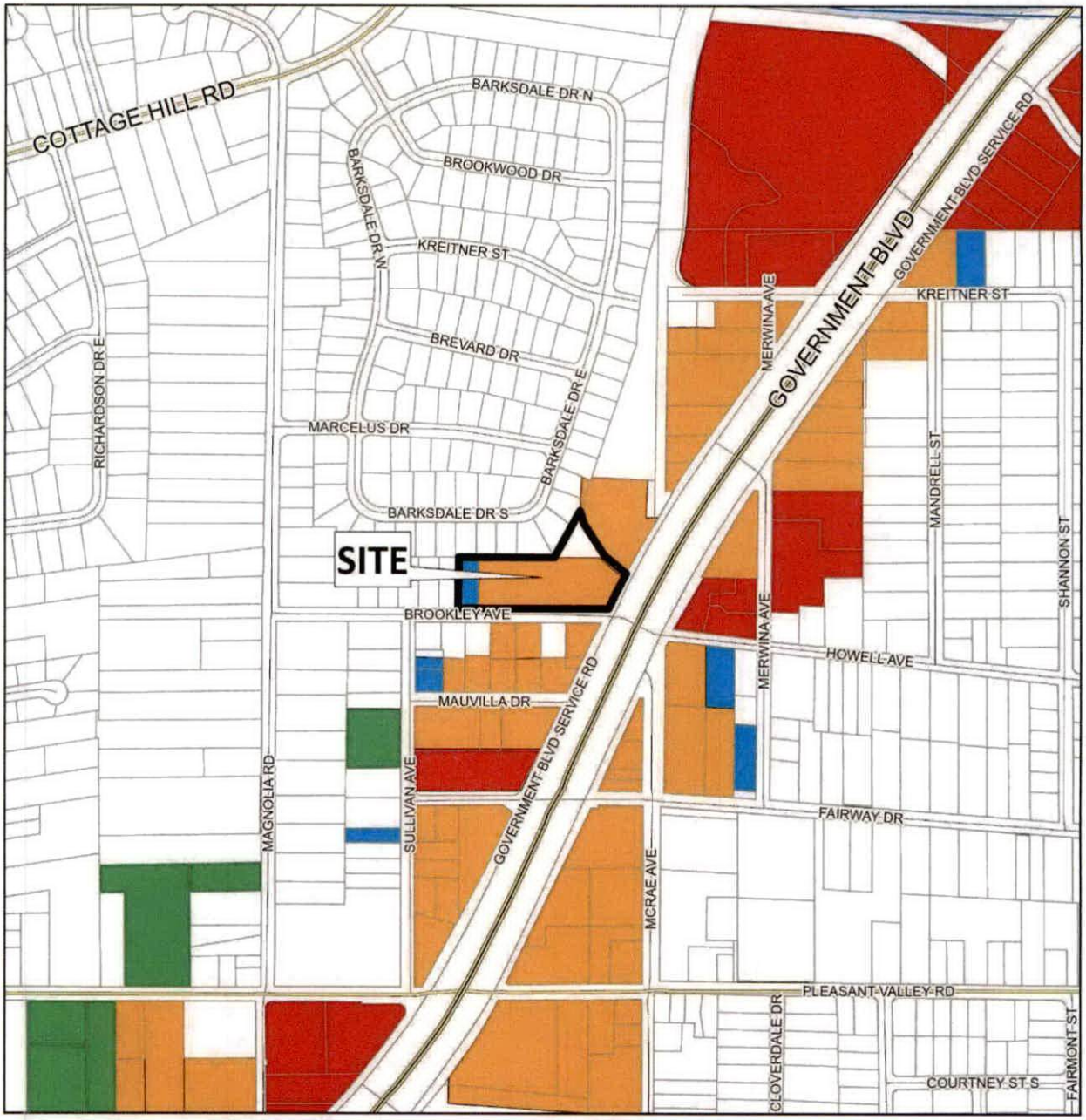
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Completion of the Rezoning process prior to signing the Final Plat for the subdivision; and
2. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 29 DATE July 16, 2026

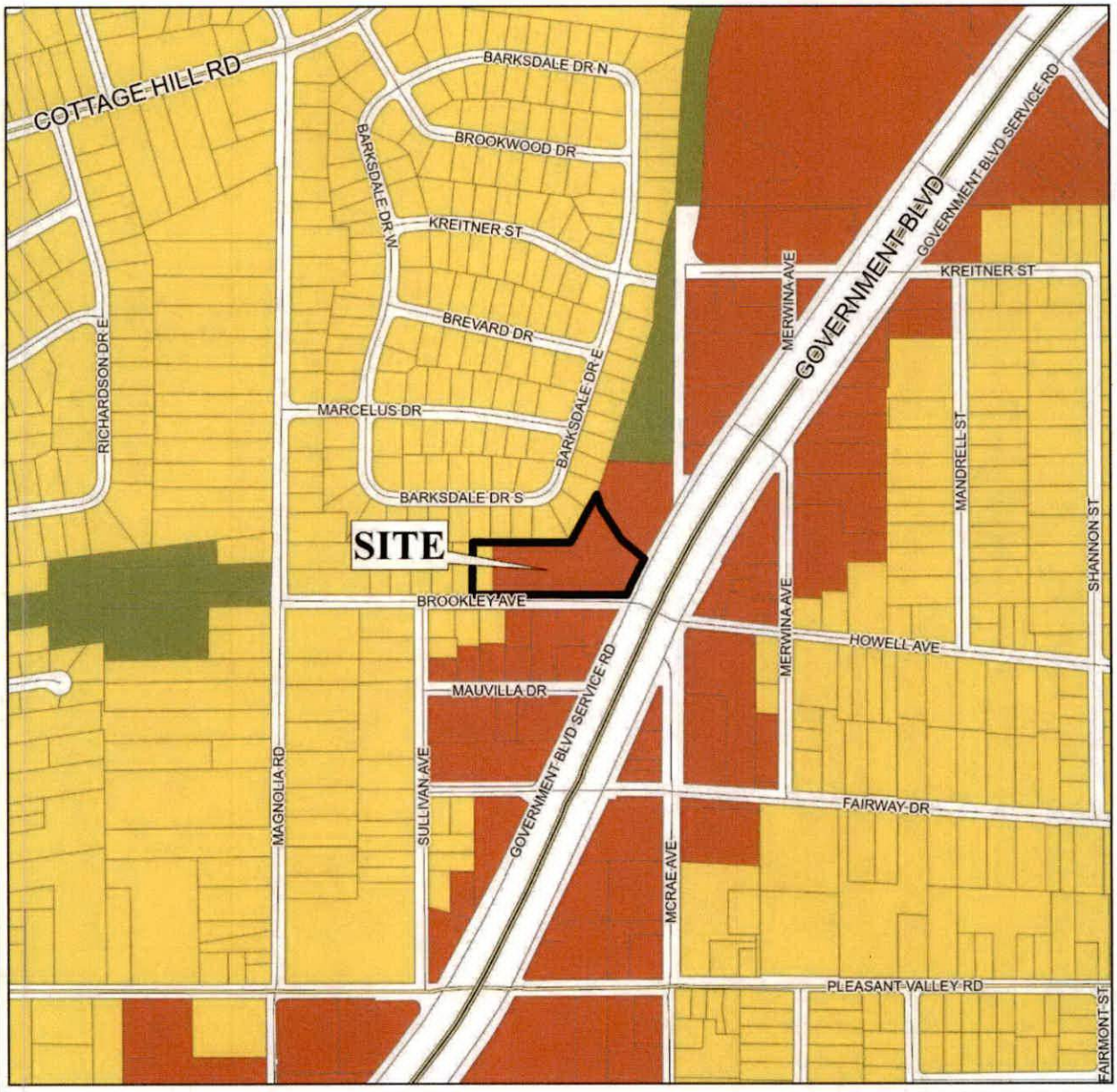
APPLICANT Sagging Oaks Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-3

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 29 DATE July 16, 2026

APPLICANT Sagging Oaks Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-3

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 29 DATE July 16, 2026

APPLICANT Sagging Oaks Subdivision

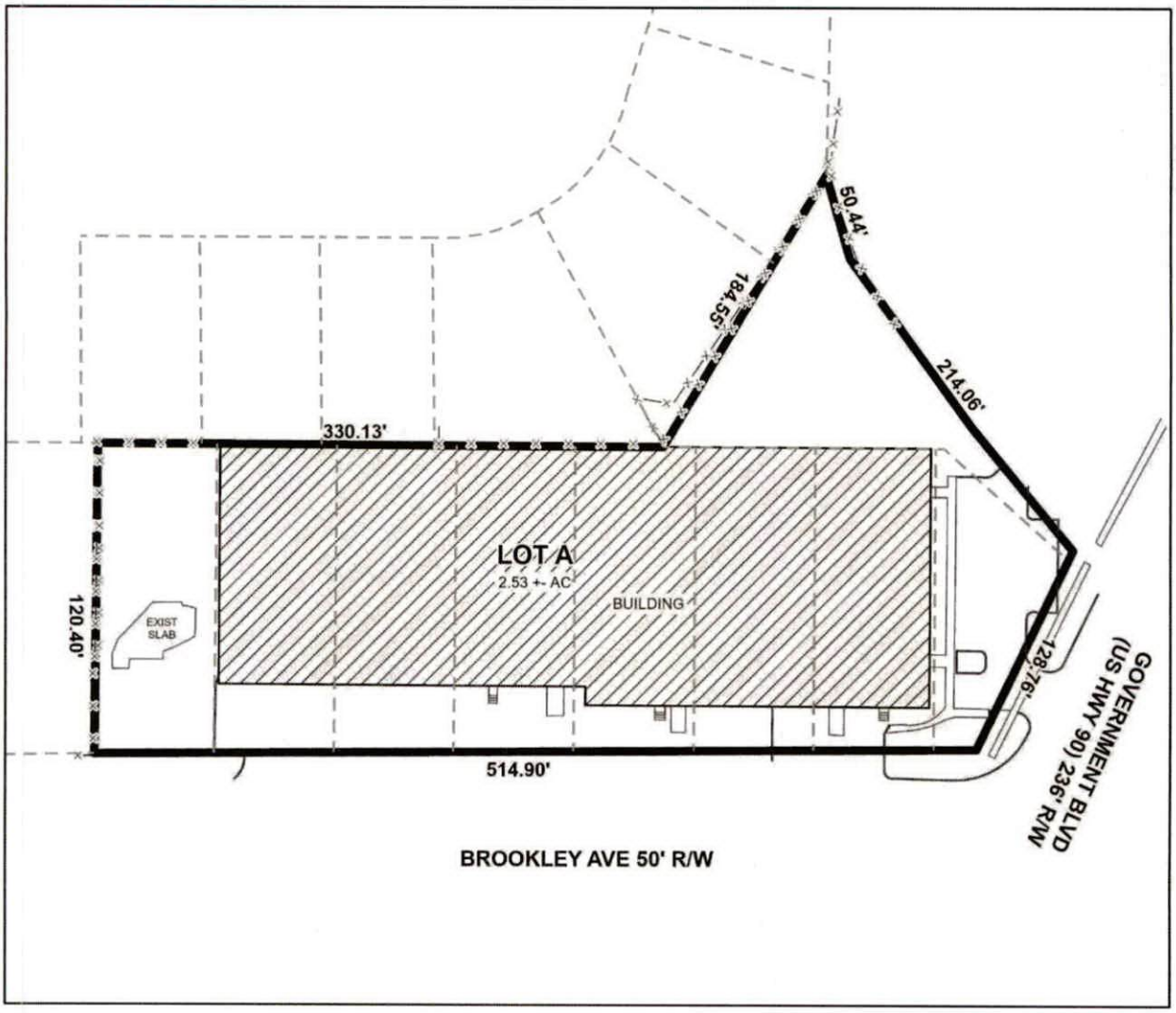
REQUEST Subdivision, Rezoning from B-1 and B-2 to B-3

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	

N

NTS

SITE PLAN



The site plan illustrates existing buildings, fencing, and sidewalks.

APPLICATION NUMBER 29 DATE July 16, 2026 APPLICANT Sagging Oaks Subdivision REQUEST Subdivision, Rezoning from B-1 and B-2 to B-3	N NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	■	U	◎	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	■	S	■	■	S	■	S	S	◎	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	◎	◎
INSTITUTIONAL LAND USE (INS)										■	■		○	○	.				○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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

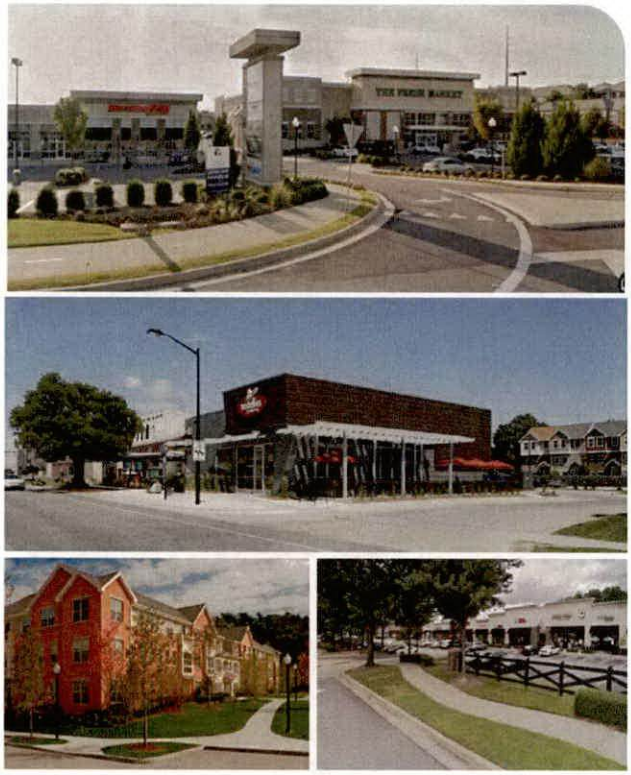
Secondary Uses

- 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 Rezoning for
Property Located at 4460 Dauphin Island Parkway

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September, 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 4568 Halls Mill Road to allow expansion of a church school and day care in an R-1, Single-Family Residential Suburban 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:

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT: THENCE RUN SOUTH 75°17'59" EAST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" WEST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Maritime Light District (ML), 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 an ML, 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 ML, until all of the conditions set forth below have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **4460 Dauphin Island Parkway**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **Single-Family Residential Suburban District (R-1) to Maritime Light District (ML).** 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 **ML** 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 **ML** districts until the following conditions have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

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:

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT: THENCE RUN SOUTH 75°17'59" EAST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" WEST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1) to Maritime Light District (ML),** 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 an **ML**, 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 **ML,** until all of the conditions set forth below have been complied with: 1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning; 2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning; 3. Construction of a public sidewalk along the property frontage, or

approval of a Sidewalk Waiver prior to the issuance of any development permits; 4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962; 5. Obtaining all required permits and approvals for any proposed signage; 6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and 7. Full compliance with all applicable municipal codes, ordinances, and regulations.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

_____

Lisa Lambert, City Clerk

Matthew Noel, Daddy's Boy Seafood
4460 Dauphin Island Parkway
Council District 3
C.J. Small

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 24, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Matthew Noel, Daddy's Boy Seafood,** for a change in zoning from **Single-Family Residential Suburban District (R-1) to Maritime Light District (ML),** for the property located at **4460 Dauphin Island Parkway**.

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

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Matthew Noel
Daddy's Boy Seafood
1625 Sigler Avenue
Mobile, AL 36605

Re: 4460 Dauphin Island Parkway
ZON-UDC-003752-2026
Matthew Noel, Daddy's Boy Seafood
District 3
Rezoning from Single-Family Residential Urban District (R-1) to Maritime Light District (ML)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **Maritime Light District (ML)**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **Maritime Light District (ML)**, to the City Council, subject to the following conditions:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

The advertising fee for this application is based on the current legal description and is **$421.04**. 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.

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
Stephen Guthrie
Deputy Director of Planning and Zoning

ZON-UDC-003752-2026

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.

- $531.26

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:	Matthew Noel	
Firm:	Daddy's Bay Seafood	
Phone:	[redacted]	
Email:		
Address:		

PLANNING AND ZONING
18 MAY 2026 AM8:05

[redacted]

	Owner	Design Professional
Name:	Charlene Rash	
Firm:		
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

4460 Dalphin Island Pkwy mobile AL 36605 — 7,487 sq ft

Property Address — Property Area (acres or square feet)

1049476

Parcel Number(s) or Key Number(s)

R-1 — MARITIME Lite

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.

Charlene Rash — 5-12-2026

Owner Signature — Date

Matthew Noel — 5-12-2026

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.

Matthew Noel — 5-12-2026

Applicant or Agent Signature — Date

ZONING AM9:05

[redacted]

PROPERTY USE PERMISSION LETTER

5-12-2026

Property Owner: Charlene Rash
[redacted]

To: Mobile Planning and Zoning

Re: Permission to Use Property Located at 4460 Dalphin Island Parkway, Mobile, AL 36605

I, Charlene Rene Rash , am the owner of the property located at 4460 Dalphin Island Parkway, Mobile, AL 36605. This letter confirms that I grant Matthew David Noel permission to represent and use the Property for Daddy's Boy Seafood.

I am engaged to Mr. Noel and we have bought this property together and we are going through the legal channels to rezone to Maritime Light.

PROPERTY OWNER

Signature: Charlene Rash
Name Charlene Rene Rash
Date: 5-12-26

RECIPIENT / AUTHORIZED USER (ACKNOWLEDGEMENT)

Signature: Matthew D Noel
Name Matthew David Noel
Company Daddy's Boy Seafood
Date: 5-12-26
Phone/Email: [redacted]

PLANNING AND ZONING
18 MAY 2026 AM9:07

PLANNING AND ZONING
18 MAY 2026 AM9:05

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning 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 Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Neighborhood Meeting documentation
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer
- ☐ Boundary Plan

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
We will be providing a seasonal service that is already established in the community. We revitalized the existing overgrown, dilapidated property by rebuilding the existing run down bulkhead falling into Perch Creek.

	Maritime Light
Future Land Use Map (FLUM) Designation	Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ☑ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
We will be providing an already established Business to the community. The property isn't overgrown, the bulkhead isn't falling into Perch Creek where people access the Creek in Boats & Kyaks. We are helping the community by providing ~~commercial~~ fresh Seafood to the public.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
The property will be well kept and maintained off of a State Hwy that is regularly traveled by automobiles, it also falls in with the Perch Creek development Plan making and adding to the rebuilding or revitalizing Dauphin Island Parkway.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
The City has development plans to add to the ongoing parks & recreation project. They have proposed several plans on what the property could be added to the area.

2. Describe the surrounding land uses.
There are residential homes as well as businesses all throughout the area from marinas, to restaurants, to other home small businesses as well as many churches.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
Yes we are licensed to sell seafood from our boat to the public as this is an already established business for the last two decades just at another location over the bridge.

5. 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.
We provide a vital service to the community by offering fresh "low cost" seafood to the community. We by having a business also help other businesses in the area by shopping with them for the supplies we need to run and maintain our business.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

We have made all the changes we needed by working with the Core & Adem to rebuild the delapadated bulkhead and pilings that were there and cleaning up years of dumped trash

PLANNING AND ZONING
18 MAY 2026 AM9:05

[redacted]

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?
   May 1st 2026, Our Lady of Lourdes Parish Hall
   1621 Baykin Blvd Mobile AL 36605

2. What information was presented at the meeting?
   photos of the work that had been put into the property. Arial images of Shrimp Boat and dock, letter of support, photos of work that has been done to improve property.

3. What concerns were raised during the meeting?
   There were no concerns other than why the process was so complicated. Community had no opposition and were asked multiple times during meeting.

4. Were any modifications made or considered in response to the concerns raised at the meeting?
   There were no concerns at the meeting. Everyone was excited or very happy with the land improvements.

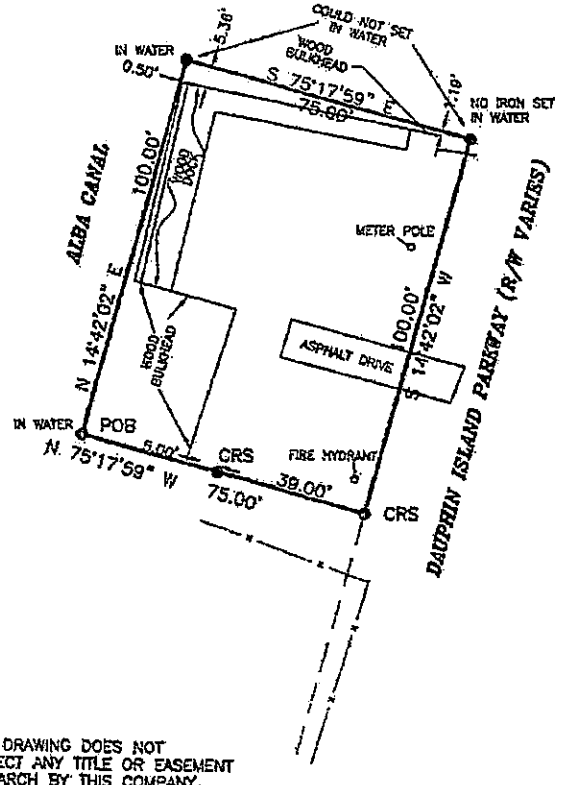
PLANNING AND ZONING
18 MAY 2026 AM9:05

[redacted]

PLANNING AND ZONING
18 MAY 2026 AM9:08

30 0 30
Scale: 1" = 30'

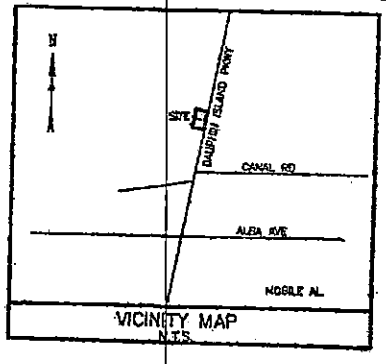
TYPE OF SURVEY: SITE PLAN
RECORD BEARING BASED ON SUBDIVISION PLAT
COLLECTED BEARING BASED ON G.P.S. OBSERVATIONS



THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS COMPANY, OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

DESCRIPTION:

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY,
BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT; THENCE RUN SOUTH 75°17'59" WEST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" EAST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

LEGEND:

P	=	OVERHEAD POWER LINES
PP	=	POWER LINE POLE
POB	=	POINT OF BEGINNING
CRF	=	CAPPED REBAR IRON FOUND
CRS	=	CAPPED REBAR IRON SET
CR1	=	CAPPED REBAR IRON FOUND ()
IF	=	IRON FOUND
CT	=	CRIMP TOP IRON PIPE FOUND
OT	=	OPEN TOP IRON PIPE FOUND
RBR	=	REBAR FOUND
CMT	=	CONCRETE MONUMENT FOUND
*FFE	=	FINISH FLOOR ELEVATION
R	=	RECORD
C	=	COLLECTED

FLOOD ZONE STATEMENT:

PROPERTY IS LOCATED IN ZONE AE WHICH WAS DETERMINED BY ELEVATIONS FROM INSURANCE RATE MAP 01097C0678L, DATED JUNE 05, 2020

5/8" CAPPED REBAR SET ON ALL PROPERTY CORNERS UNLESS NOTED.

SURVEYOR'S CERTIFICATE – SIGNED BY OWNERS

I, PAUL D. STEWART, A REGISTERED LAND SURVEYOR (ALABAMA, REG. NO. 30357) HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

PAUL D. STEWART, ALA. REG. NO. 30357

NOT VALID WITHOUT THE ORIGINAL SEAL

STEWART SURVEYING INC.

DRAWN BY: JAS	SCALE: 1"=30'	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE: 5-13-26	S-T-R: S28-T5S-R1W				1 / 1
DWG. NO.: 2605-009	CLIENT: MATTHEW NOEL				
APPROVED BY: PS	PROJECT: 2509-021				

Z:\projects\2026\06FIELD\25-05\2605-009\2605-009.dwg, May 14, 2026 - 3:02:02PM, Zoro

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 5-18-26

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):

_____

_____

Neighborhood Meeting Date: May 1, 2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: Our Lady of Lourdes
1621 Baylon Blvd mobile AL 36605

The following documents are enclosed (place a checkmark where applicable):

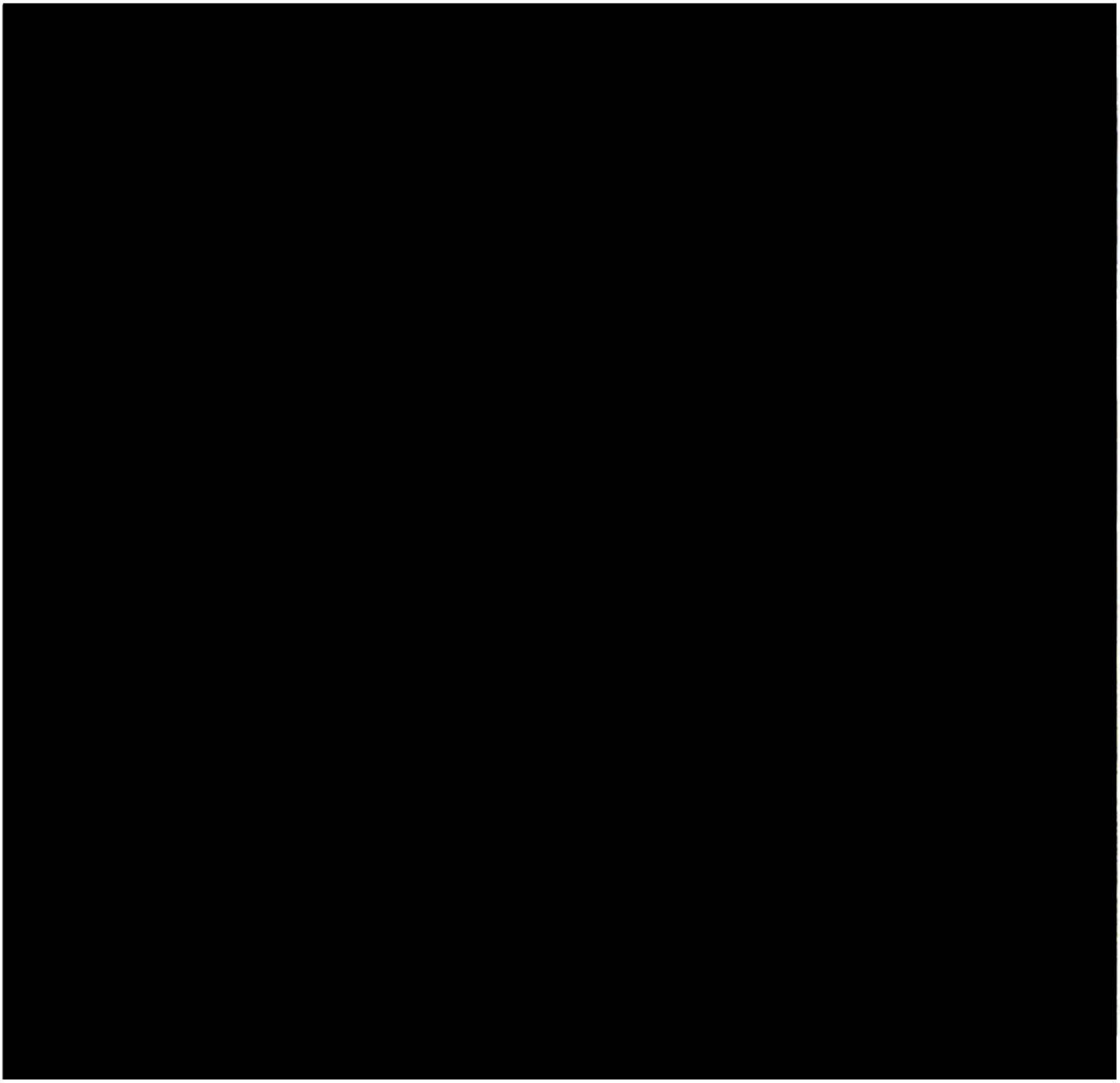
- ✓ Dated photograph(s) of the posted sign(s)
- ✓ The verified address list of surrounding property owners to whom notification was provided
- ✓ A copy of the notice advertising the Neighborhood Meeting
- ✓ A sign-in sheet documenting meeting attendance
- ✓ A written summary or minutes of the meeting
- ✓ Copies of any site plans, building elevations or other documents provided of referenced at the meeting
- ___ Additional documents (Describe: Photos + letter, 5 _____)

Applicant's Name: Matthew D Noel
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X Matthew D Noel Date: 5-18-26

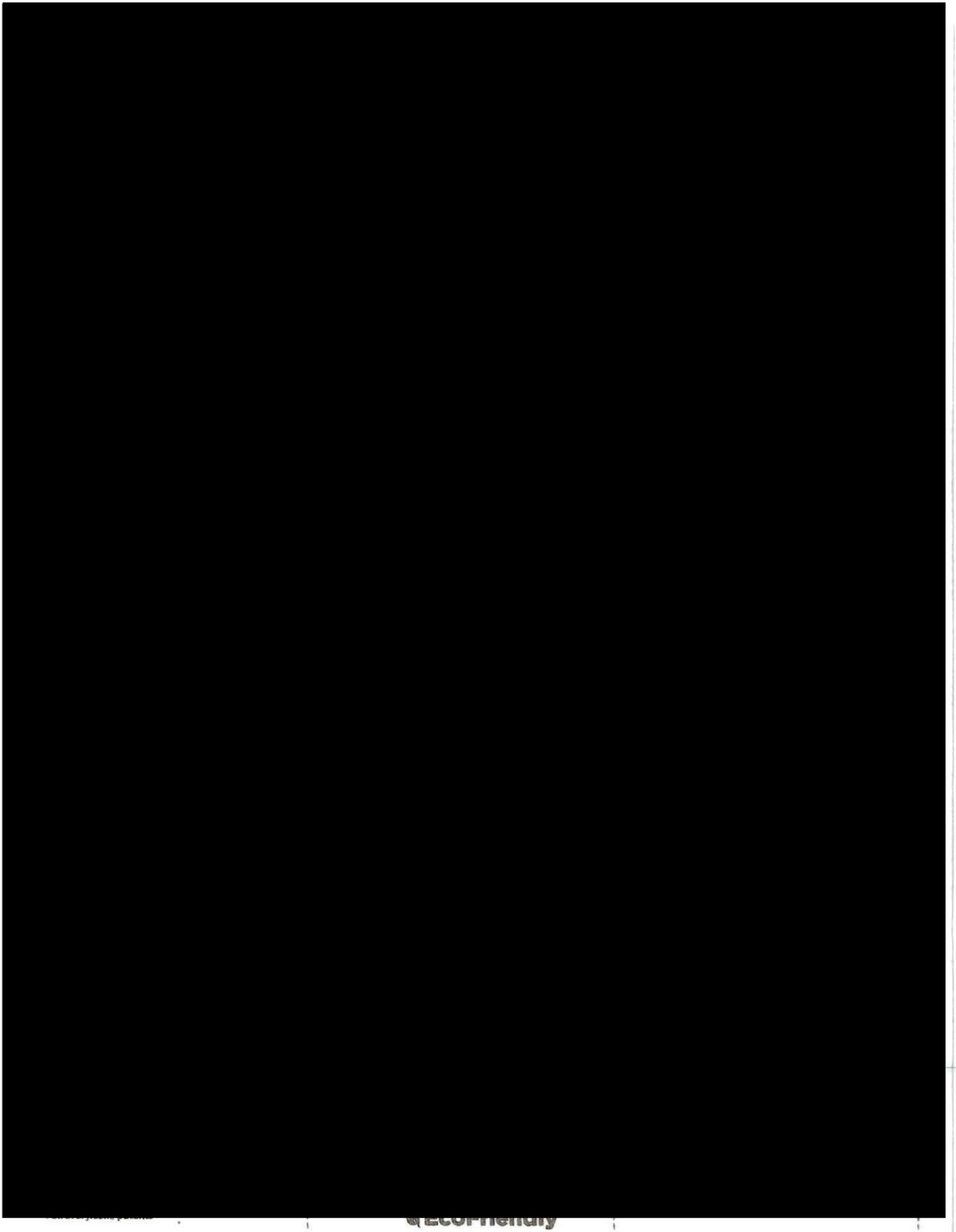
All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.





Galaxy A16 5G

3.30 MP 2060×4080 12MP



Notice of Neighborhood Meeting

April 8th, 2026

Dear Property Owner,

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the following application(s) that Matthew Noel will be submitting to the Mobile City Planning Commission:

(1) Application (Zoning Change to rezone the property at 4460 DAUPHIN ISLAND PKWY, MOBILE, AL 36605) from Single Family Residential Suburban District (R-1) to ML (Maritime Light)

The Neighborhood Meeting will be held at the following time, date and location.

Date: May 1st, 2026

Time: 5:00 PM

Location: Our Lady of Lourdes Parish Hall

1621 Boykin Blvd, Mobile, AL 36605

You are receiving this notice because your property is located within 300 feet of (4460 DAUPHIN ISLAND PKWY, MOBILE, AL 36605), in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent is invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), to ask questions, and present your views or concerns.

We look forward to your presence and input,

Sincerely,

Matthew Noel

[redacted]

PLANNING AND ZONING
18 MAY 2026 AM9:06

Neighborhood Meeting

Date: 5-1-2026

Time: 500

Location of Neighborhood Meeting: Our Lady of lourdes Church 1621 Boykin Blvd Mobile Al 36605

Project Location: 4460 Dauphin island parkway

Project/Application (e.g. Rezoning from R-1 to B-1): Maritime light

Applicant's Signature Attesting to the Accuracy of This Sheet:

X Matthew Nock **Date:** 5-1-2026

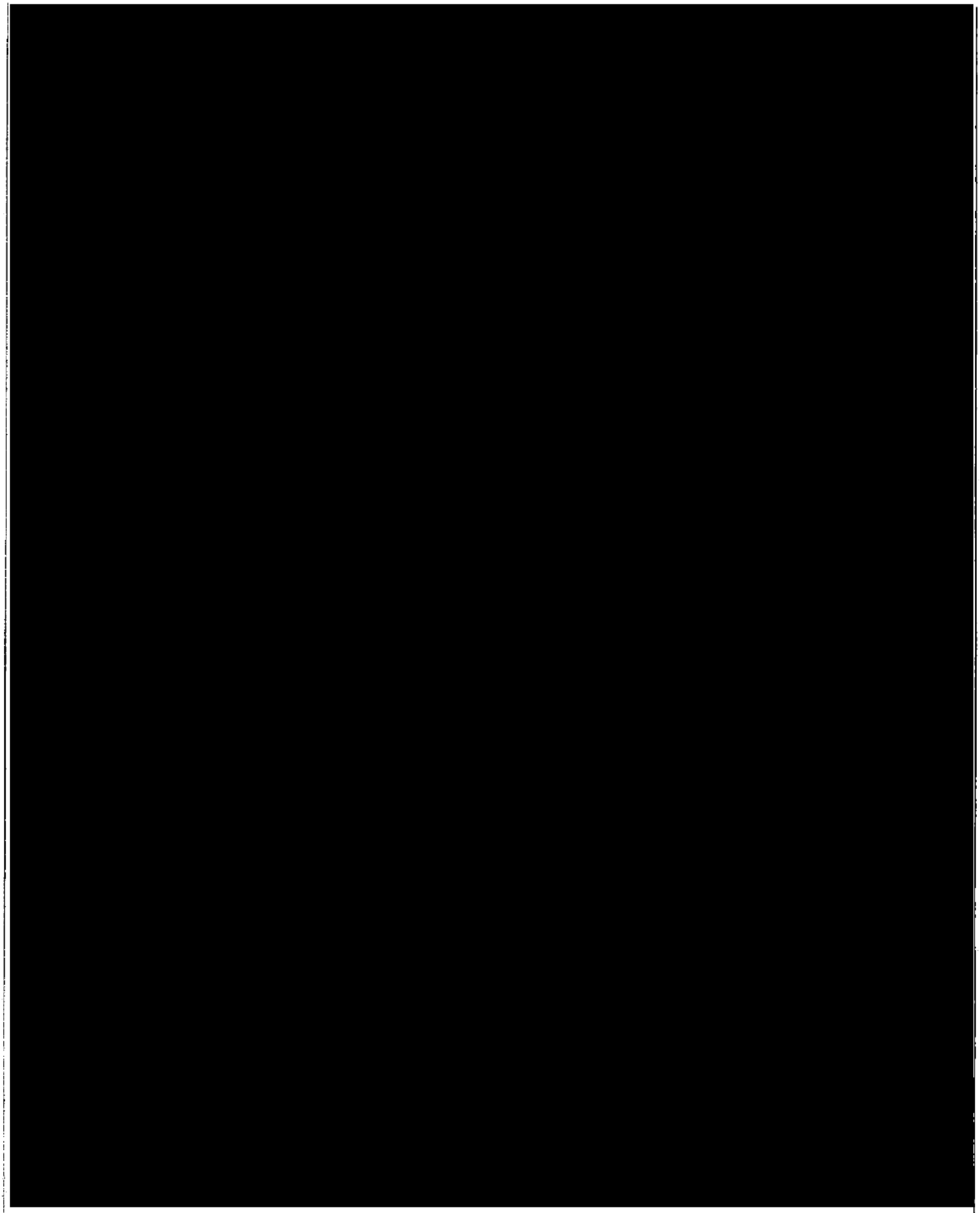
Please Sign In:

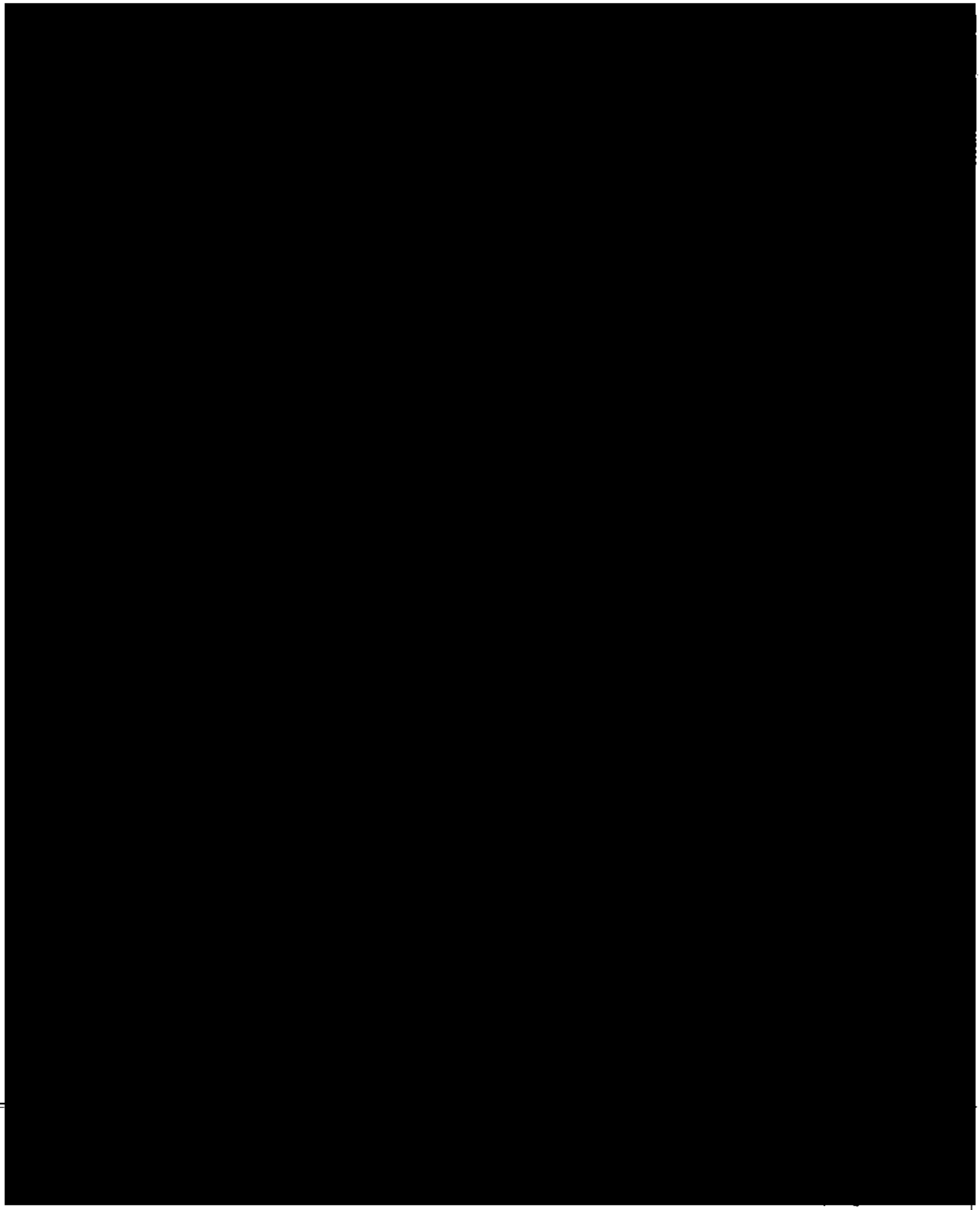
[redacted]

PLANNING AND ZONING
18 MAY 2026 AM 9:06

[redacted]

PLANNING AND ZONING
18 MAY 2026 AM9:07





Neighborhood Meeting Sign-In Sheet

Date: 5-1-26 **Meeting Location:** Our lady of lourdes

Applicant: Matthew Noel **Application(s):** _____

[redacted]

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

PLANNING AND ZONING
18 MAY 2026 AM 9:07

Neighborhood Meeting Sign-In Sheet

Date: 5-1-26 **Meeting Location:** Our lady of lourdes

[redacted]

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

PLANNING AND ZONING
18 MAY 2026 AM9:07

Neighborhood Meeting Sign-In Sheet

Date: 5-1-26 **Meeting Location:** Our lady of lourdes

Applicant: Matthew Noel **Application(s):**

[redacted]

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Name: _____ **Email:** _____

Address: _____ **Phone:** _____

PLANNING AND ZONING
18 MAY 2026 AM9:07

PLANNING AND ZONING
18 MAY 2026 AM9:07

Minutes

Rezoning Community Meeting

DATE	May 1st 2026
TIME	5:00 PM
MEETING CALLED TO ORDER BY	Matthew Noel

IN ATTENDANCE

Matthew Noel, Charlene Rash and members of the community as well as landowners in the 300 ft surrounding area who received letters by mail.

WHAT WAS DISCUSSED

Matthew Noel started the meeting by thanking everyone for coming and supplied photographs of the property before and after the land improvements were made. He went on to express that he was working diligently with the city to rezone the property to Maritime Lite to be able to sell live and dead shrimp to the community from June 1st to January on the property. Matthew Noel asked if anyone at the meeting was opposed to the rezoning. No one was in opposition.

Shannon Booth property owner spoke on how nice the property looked after being somewhat of an eyesore to Dalphin Island Parkway as well as the trash and debris that had continued to be dumped on the property over the years. Mrs. Booth also asked if anyone had any concerns about having a boat or selling shrimp on the property with no opposition.

Charlene Rash property owner spoke as to the rezoning application and steps that had to be taken to go before the city council with details to meeting, time guidelines, and the next steps that needed to be taken to go forward with the rezoning of 4460 Dalphin Island Parkway to Maritime Lite. Questions were asked about our councilman C.J Smalls and why no one from the city was there. Charlene expressed that councilman C.J Smalls was notified as well as the city rezoning department and the other required landowners. It was also said that Mr. Smalls would be at the police prescient the second Tuesday of May.

Several small topics were discussed as to who owns the other delipidated shrimp boats in the area and were there any future plans for those boats. Shared the owner's name and that he was not the owner of the boats.

Bobby Lankford who is on the board of revitalize DIP noted that they had voted in favor of the rezoning of 4460 Dalphin Island Parkway where a letter from the president of Revitalize DIP Mrs. Yvette Young had sent Mr. Noel a letter where they voted and were in favor of the rezoning allowing fresh seafood to be sold to the community continuing a ongoing community business.

Charlene Rash spoke again letting everyone know the next step would be to turn in the required meeting minutes, and other paperwork to the rezoning committee by the May 18th deadline in which it would then go before the city council for a vote. Many asked did they need to attend the city council meeting for support of the rezoning. Many of the attendees were excited to have the option to buy or continue to buy fresh seafood off the boat close to home. Charlene Rash asked if there were any other questions, comments or concerns and again was anyone in opposition to the plans for rezoning with everyone attending was in favor of the rezoning. She asked once again if anyone had any questions. Mr. Noel and Ms. Rash thanked everyone for attending and asked for their continued support and prayer during this process.

Minutes Recorded by: Charlene Rash

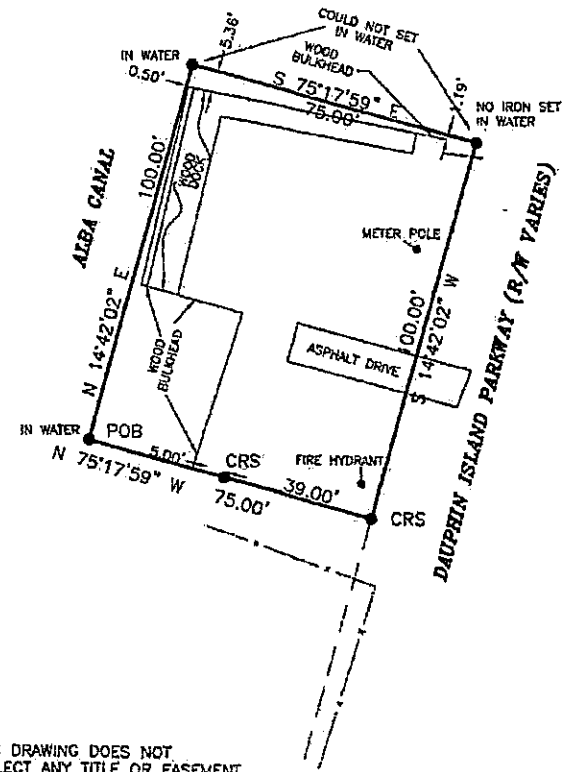
Charlene Rash 5/1/26

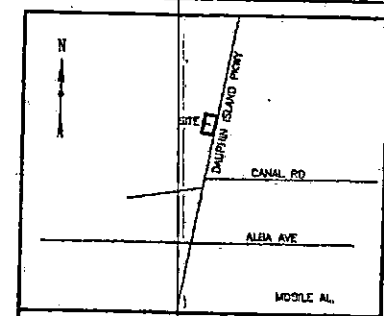
PLANNING AND ZONING
18 MAY 2026 AM9:07

PLANNING AND ZONING
18 MAY 2026 AM9:08

30 0 30
Scale: 1" = 30'

TYPE OF SURVEY: SITE PLAN
RECORD BEARING BASED ON SUBDIVISION PLAT
COLLECTED BEARING BASED ON G.P.S. OBSERVATIONS





VICINITY MAP
N.T.S.

DESCRIPTION:

LOTS 4 & 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA, LESS AND EXCEPT THE RIGHT OF WAY OF DAUPHIN ISLAND PARKWAY.
BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 ALBA POINT SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 245, IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY ALABAMA. THENCE RUN NORTH 14°42'02" EAST FOR 100 FEET TO A POINT; THENCE RUN SOUTH 75°17'59" WEST FOR 75 FEET TO A POINT THAT IS ON THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY (R/W VARIES); THENCE RUN SOUTH 14°42'02" EAST AND ALONG THE WEST RIGHT OF WAY LINE OF DAUPHIN ISLAND PARKWAY FOR 100 FEET TO A POINT; THENCE RUN NORTH 75°17'59" WEST FOR 75 FEET TO THE POINT OF BEGINNING.

LEGEND:

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PP	=	POWER LINE POLE
POB	=	POINT OF BEGINNING
CRF	=	CAPPED REBAR IRON FOUND
CRS	=	CAPPED REBAR IRON SET
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RBR	=	REBAR FOUND
CMT	=	CONCRETE MONUMENT FOUND
*FFE	=	FINISH FLOOR ELEVATION
R	=	RECORD
C	=	COLLECTED

FLOOD ZONE STATEMENT:

PROPERTY IS LOCATED IN ZONE AE WHICH WAS DETERMINED BY ELEVATIONS FROM INSURANCE RATE MAP 01097C0679L. DATED JUNE 05, 2020

5/8" CAPPED REBAR SET ON ALL PROPERTY CORNERS UNLESS NOTED.

SURVEYOR'S CERTIFICATE - SIGNED BY OWNERS

I, PAUL D. STEWART, A REGISTERED LAND SURVEYOR (ALABAMA, REG. NO. 30357) HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

PAUL D. STEWART, ALA. REG. NO. 30357

THIS DRAWING DOES NOT REFLECT ANY TITLE OR EASEMENT RESEARCH BY THIS COMPANY, OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS CONVEYANCE.

NOT VALID WITHOUT EMBOSSED SEAL

STEWART SURVEYING INC.

DRAWN BY: JAS	SCALE: 1"=30'	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE: 5-13-26	S-T-R: S28-T5S-R1W				1/1
DWG. NO.: 2605-009	CLIENT: MATTHEW NOEL				
APPROVED BY: PS	PROJECT: 2509-021				

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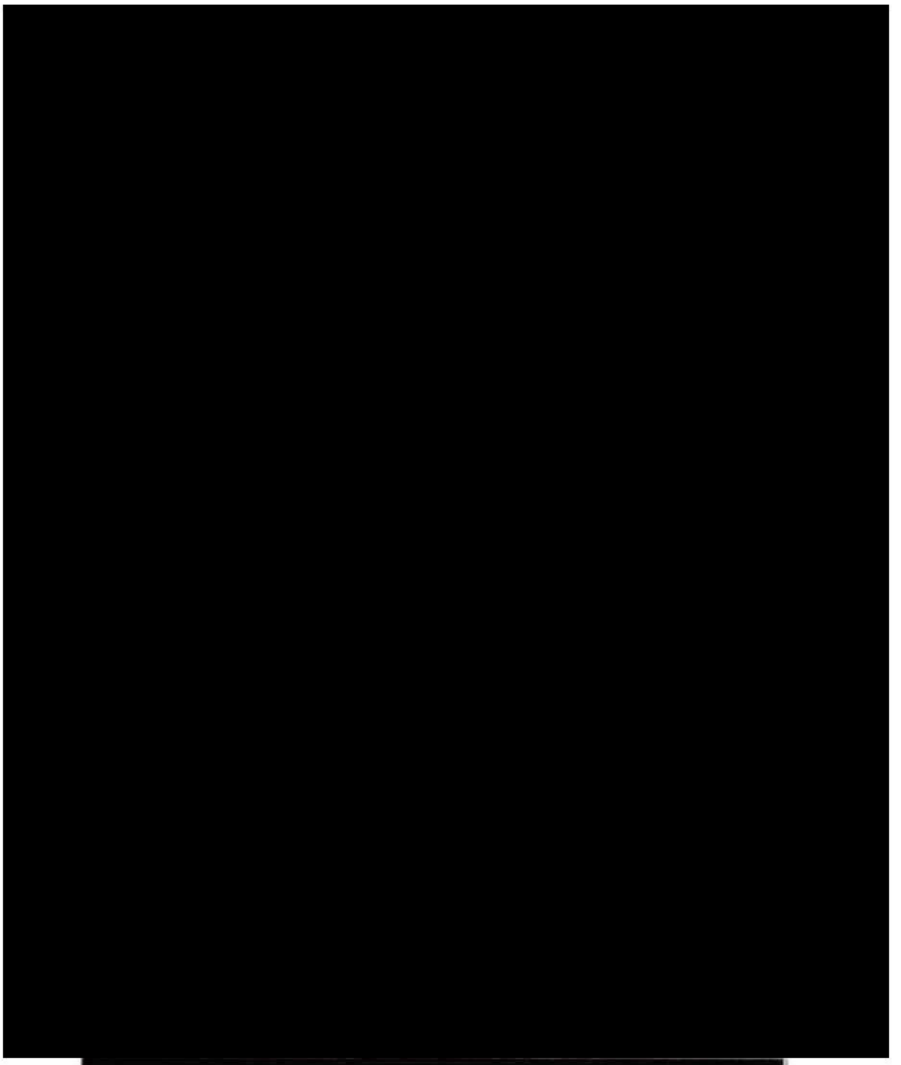
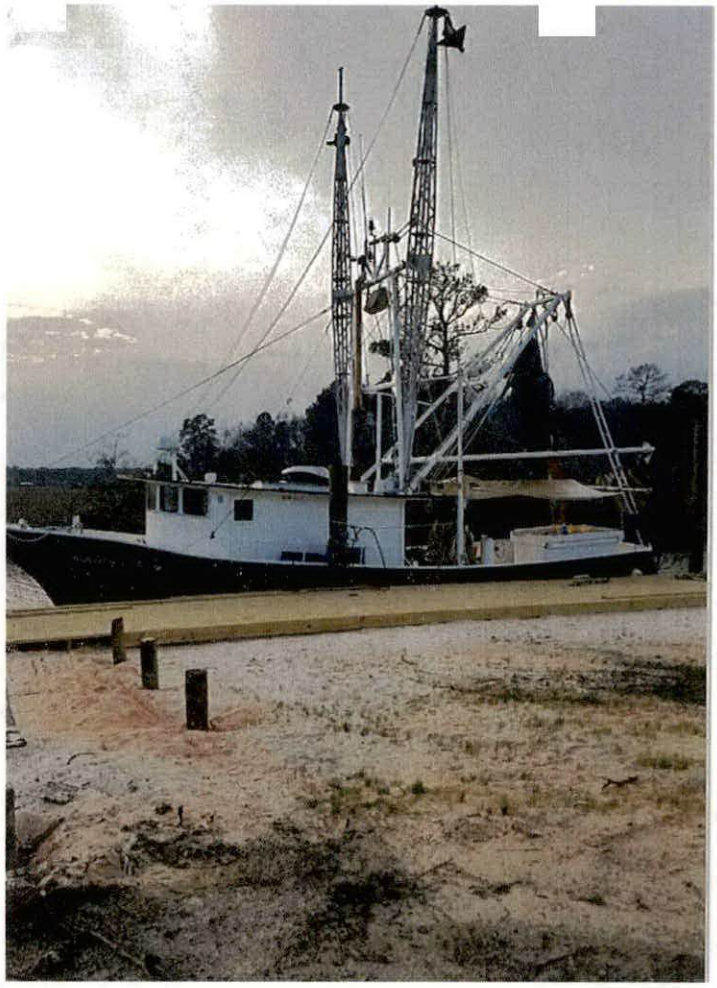
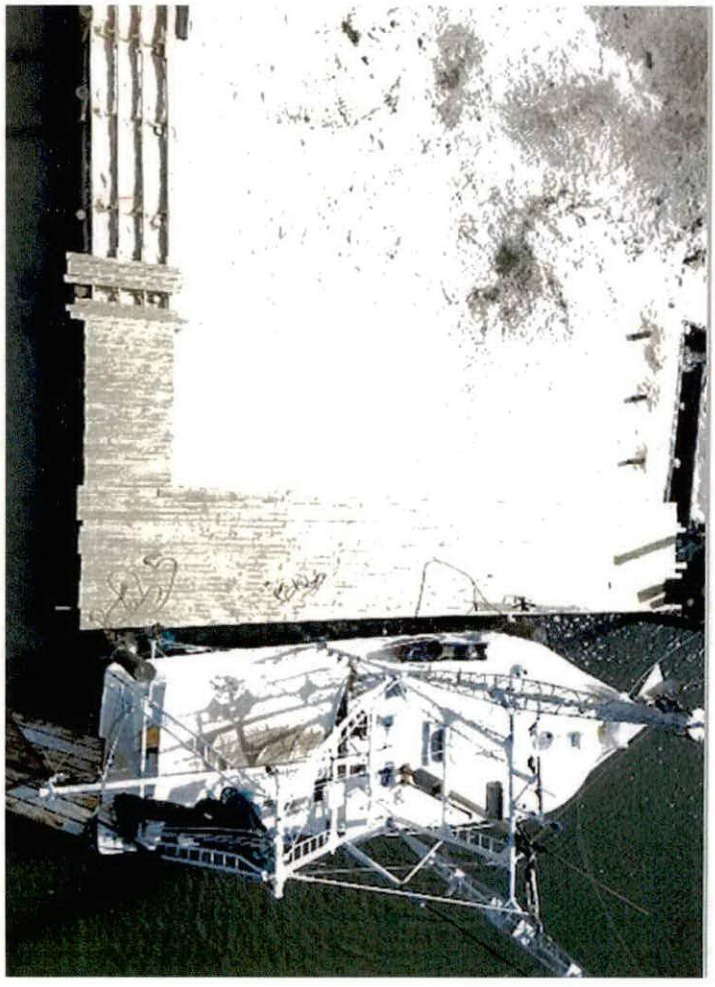
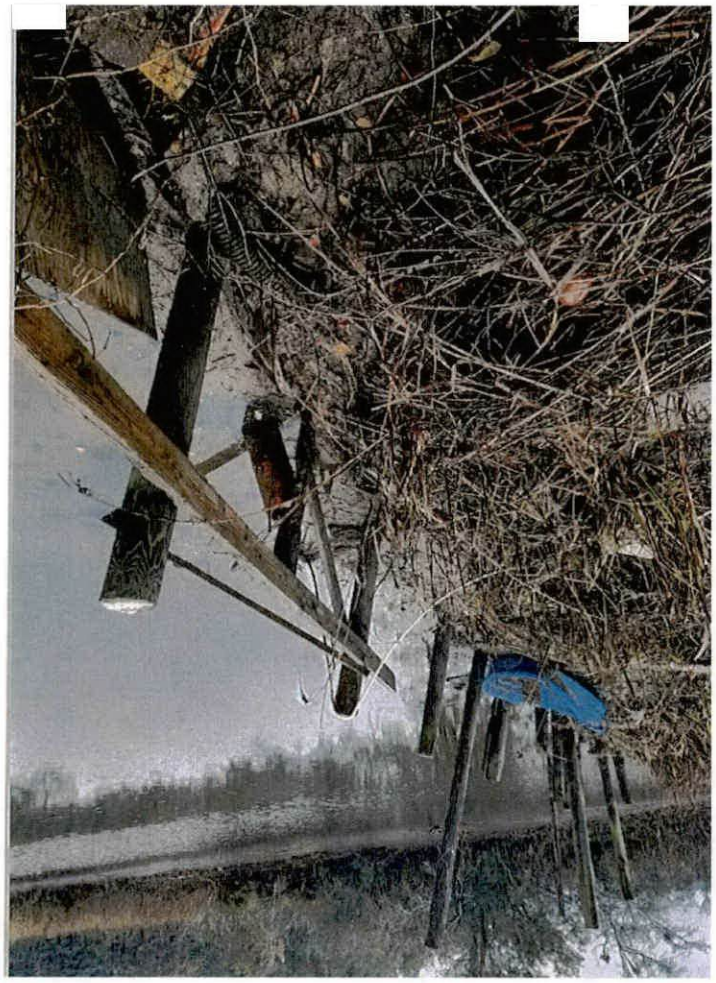


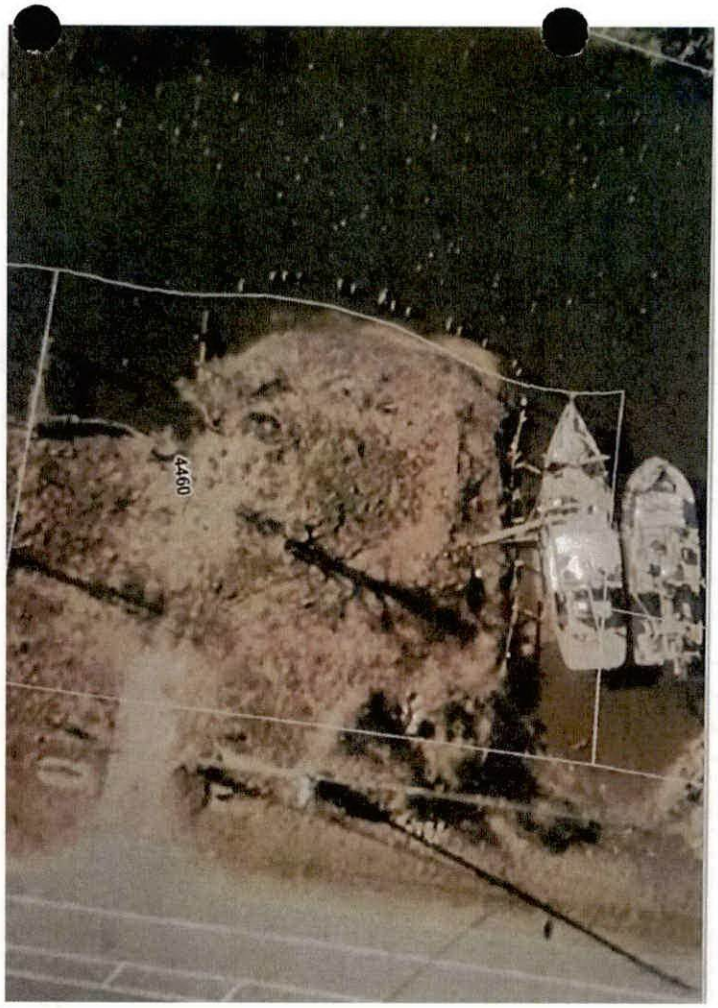











4460

April 28, 2026

Matthew Noel
4460 Dauphin Island Pkwy
Mobile, AL 36605

#REVITALIZE DIP

Dear Mr. Noel:

This letter is to advise RevitalizeDIP, 501(c) 3 supports the re zoning of 4460 Dauphin Island Parkway for Daddy's Boy Seafood. Mr. Noel, you have successfully ran a local seafood business for the last 25 years, providing fresh seafood to the Grand Marina in addition to local residents.

By approving to be rezoned, Daddy's Boy seafood, will continue to provide fresh seafood to the community supporting employees and family members. Mr. Noel has the appropriate licenses from the Department of Health and the State of Alabama. The land will be utilized to sell fresh seafood, directly from boats. Sales will occur seasonally from June 1st through January 30th, each year. Daddy's Boy seafood is known throughout the community, as family members have been commercial fishermen since the 1920's.

RevitalizeDIP supports local businesses, in addition to the continued development of commerce in the community.

[redacted]

Sincerely,

PLANNING AND ZONING
18 NOV 2026 AM 9:06

[redacted]

[redacted]

ipetitions
YOUR VOICE COUNTS

PLANNING AND ZONING
18 MAY 2026 AM9:43

This petition has collected
510 signatures

[redacted]

Printed on 2026-05-12.

Save a family tradition! (Daddy's Boy Seafood)

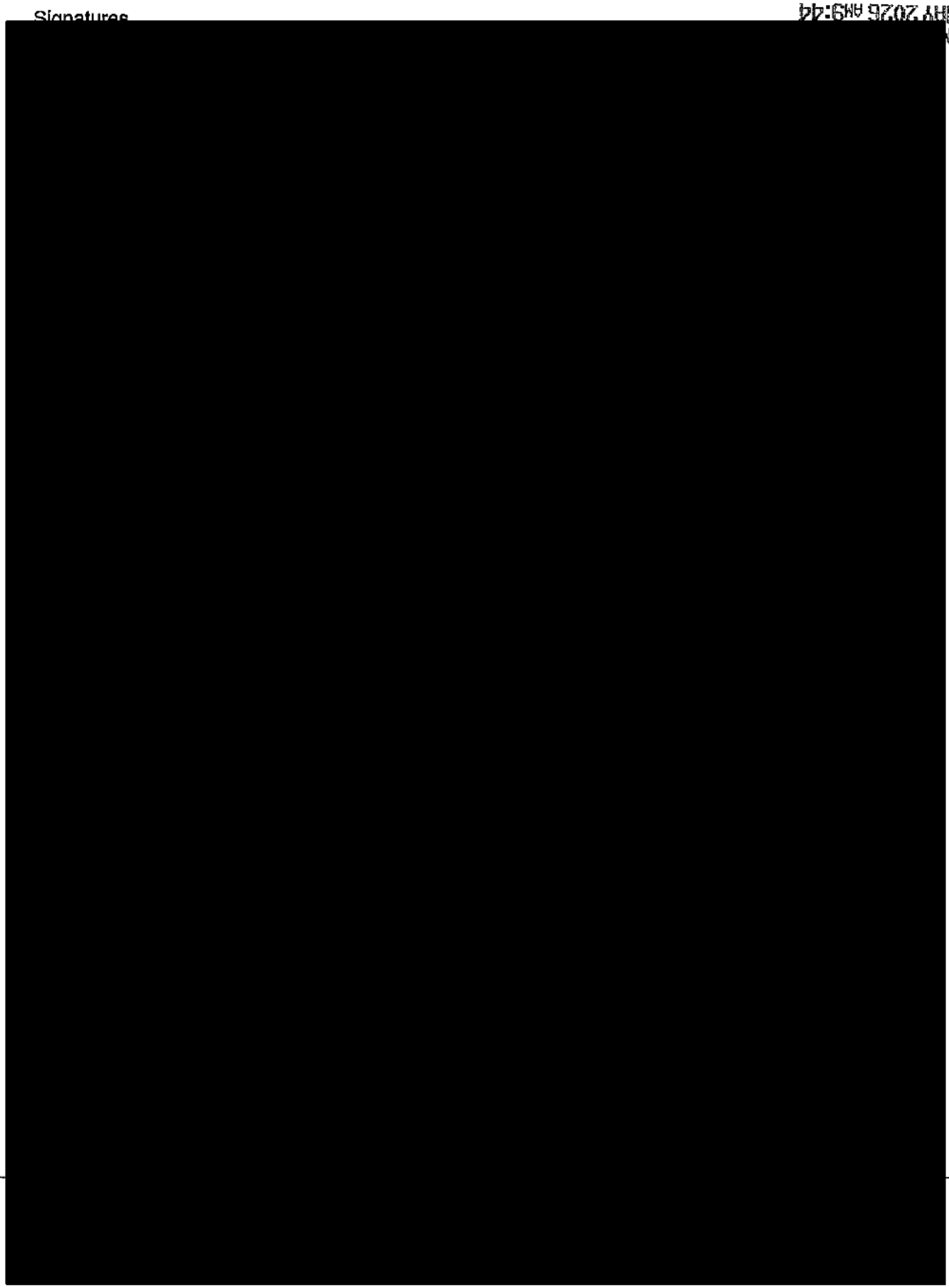
PLANNING AND ZONING
18 MAY 2026 AM9:43

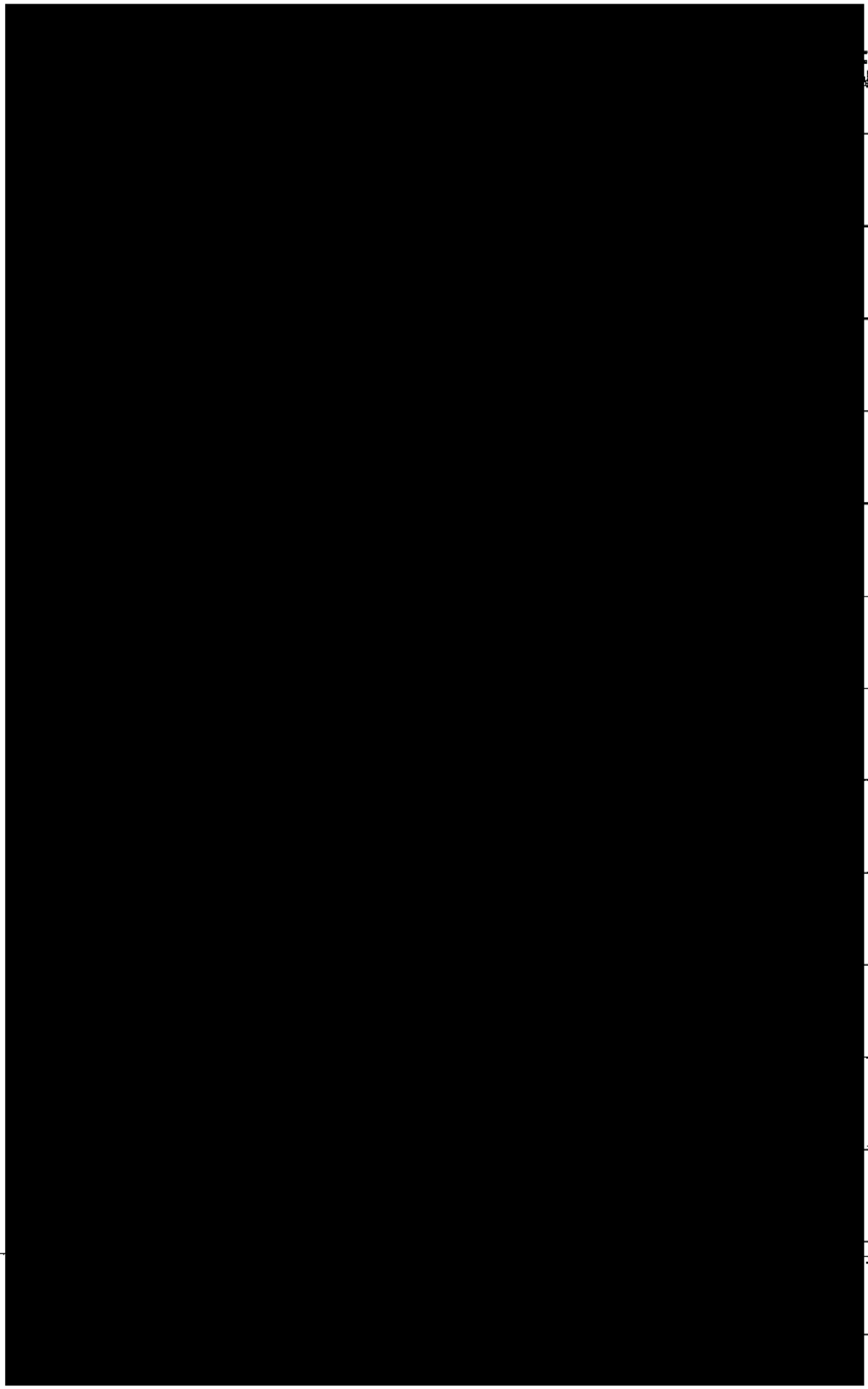
About this petition

To address the city council of mobile. On rezoning of my property at 4460 Dauphin Island Pkwy mobile al 36605 as this property is waterfront right of state highway 163 where I can continue to bring fresh seafood to the public at a reasonable price as previously done the last 25 years . With the city of mobile not having a city docks or helping the commercial fishermen of mobile I have no where to dock to sell seafood to the public so I am asking everyone that is for the rezoning of 4460 Dauphin Island Pkwy where we can bring fresh seafood from my boat to you .

Signatures

PLANN
18 MAY 2026 AM9:44





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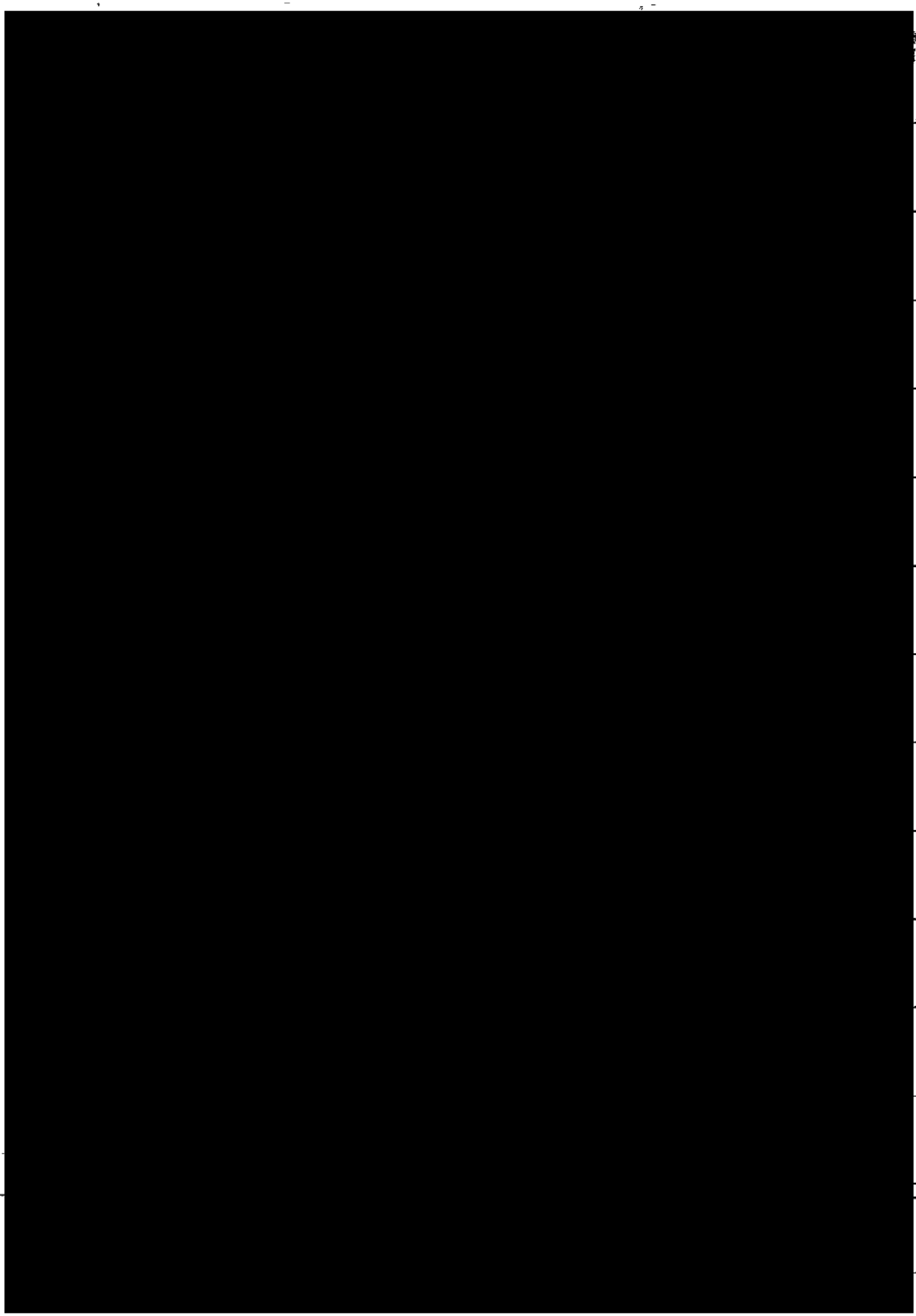

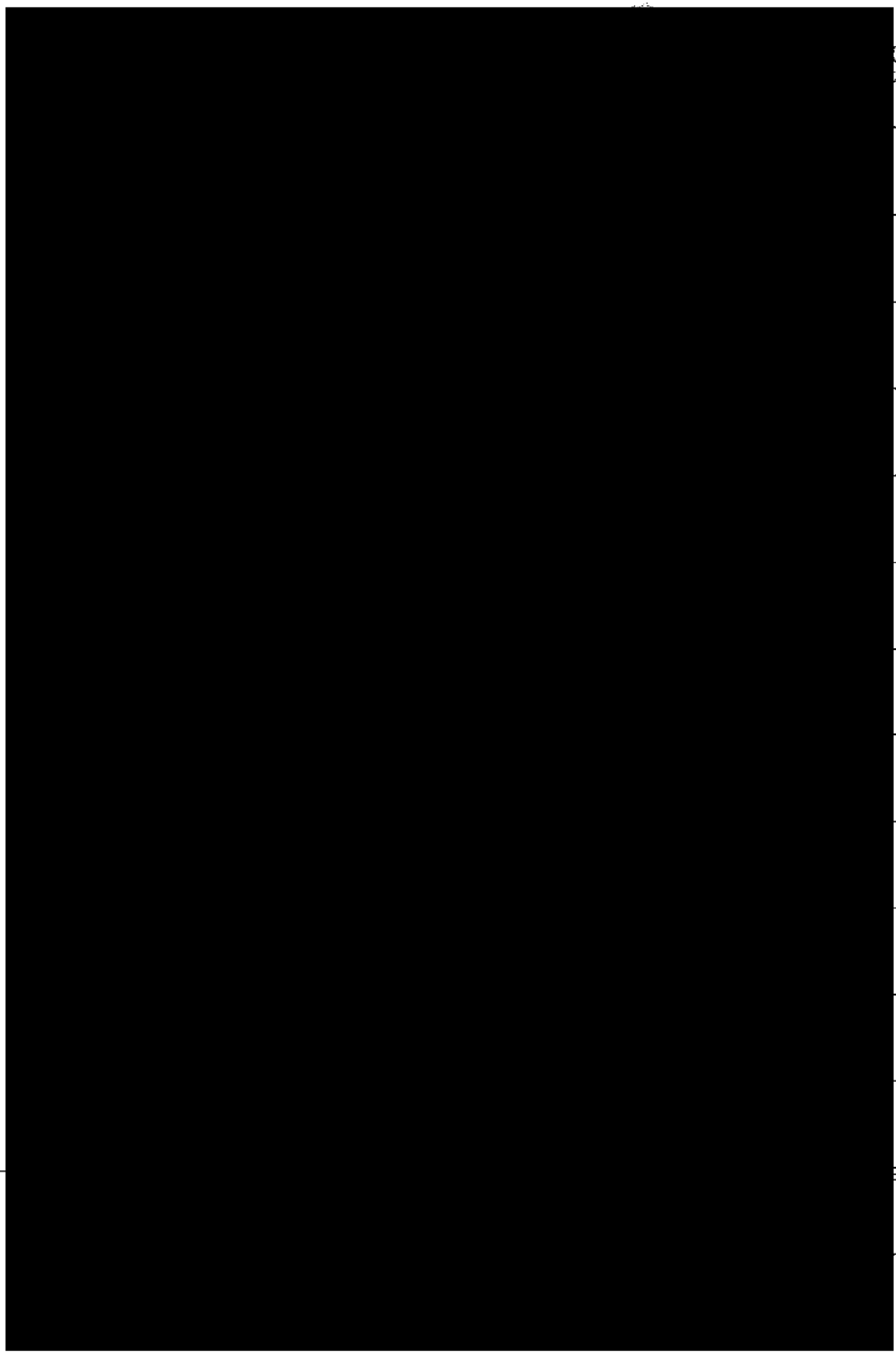
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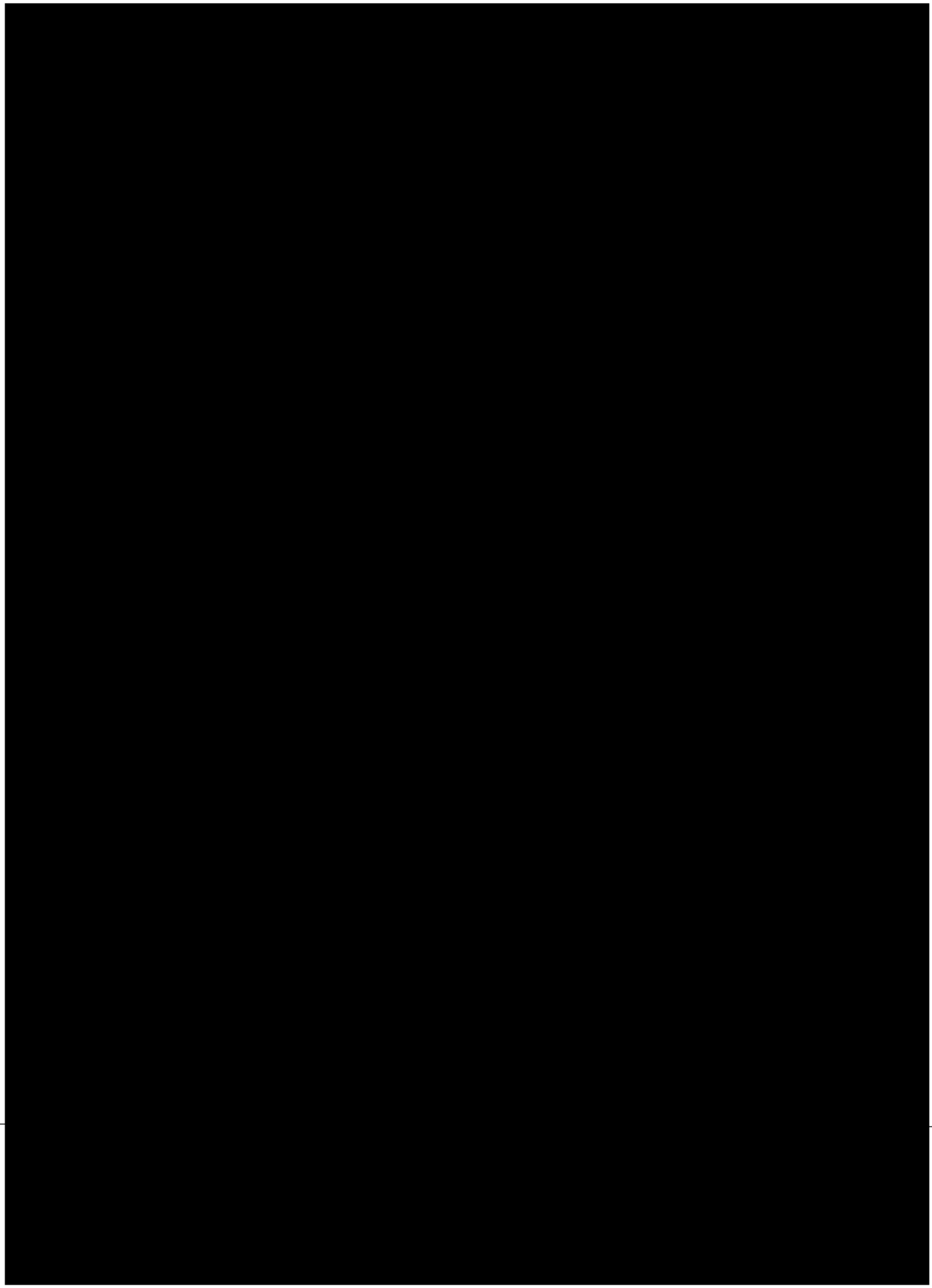

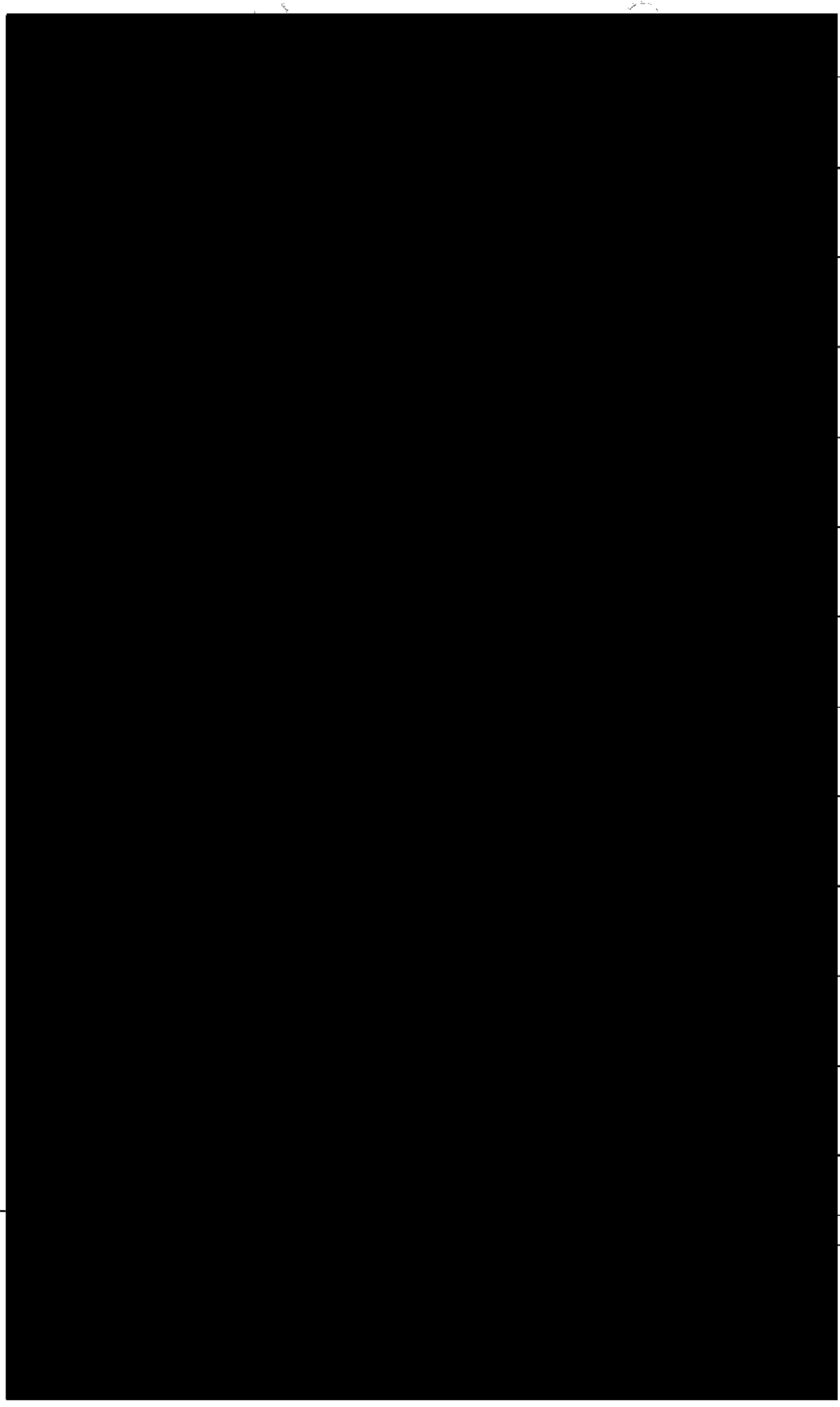

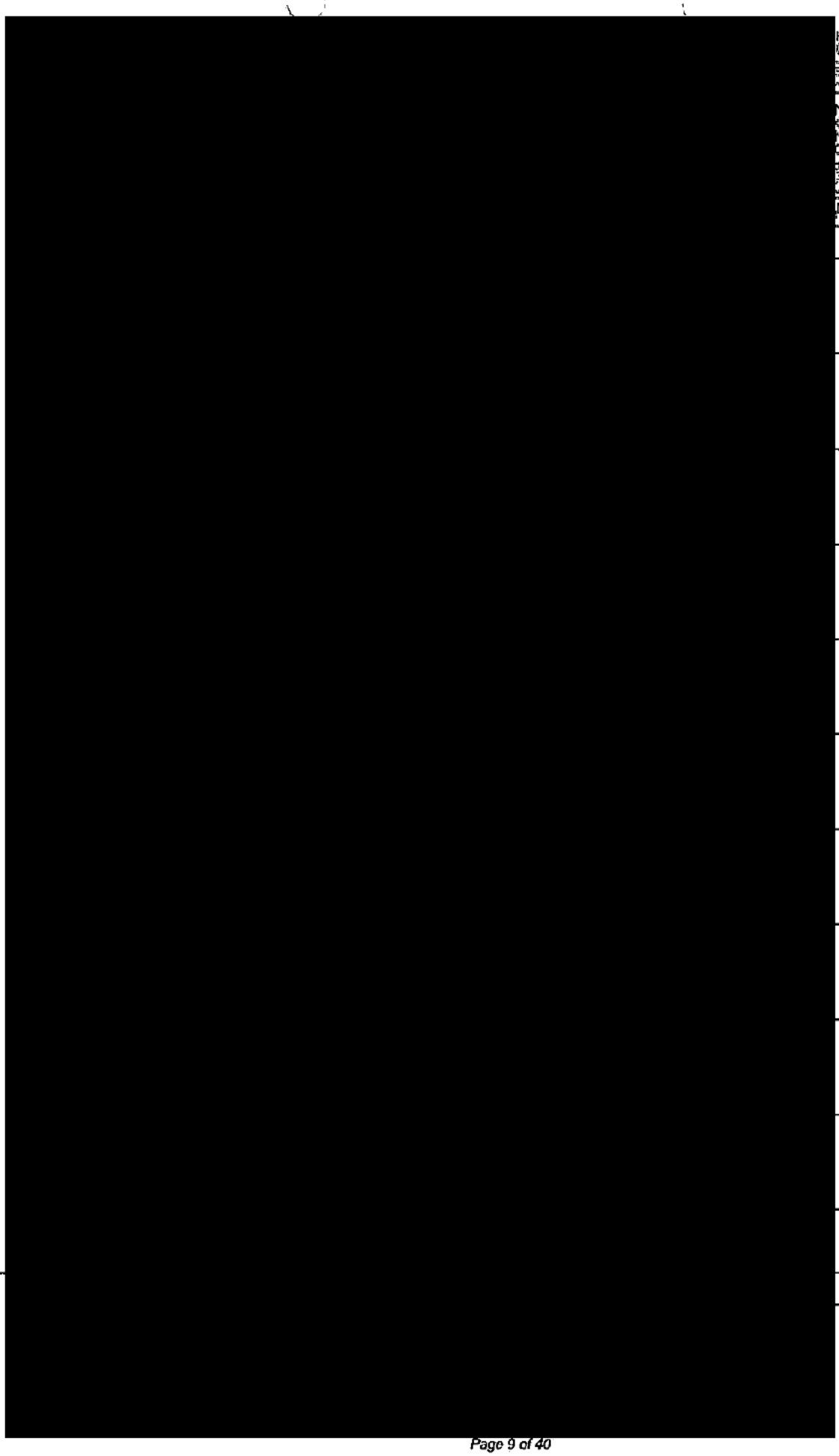

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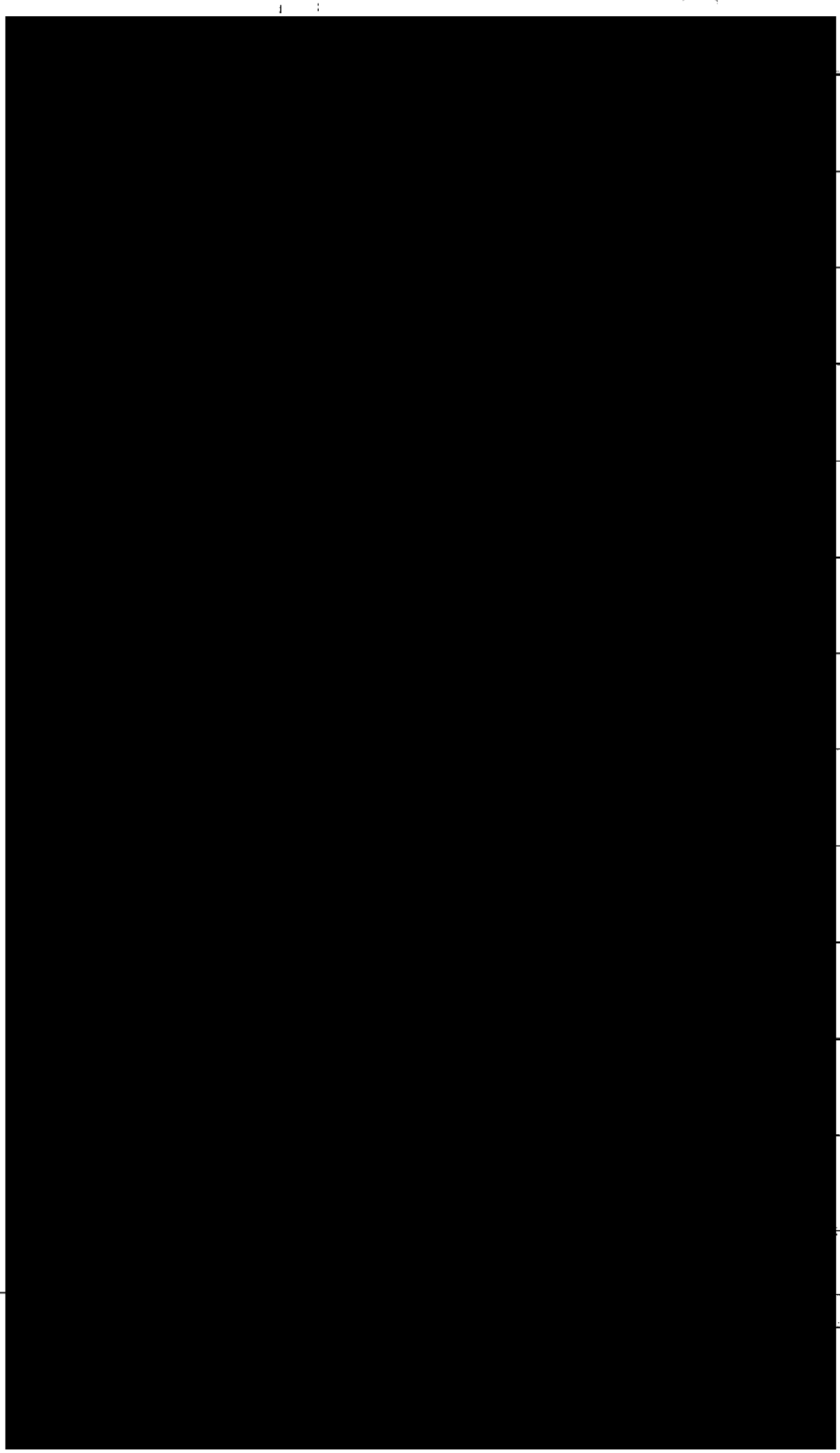

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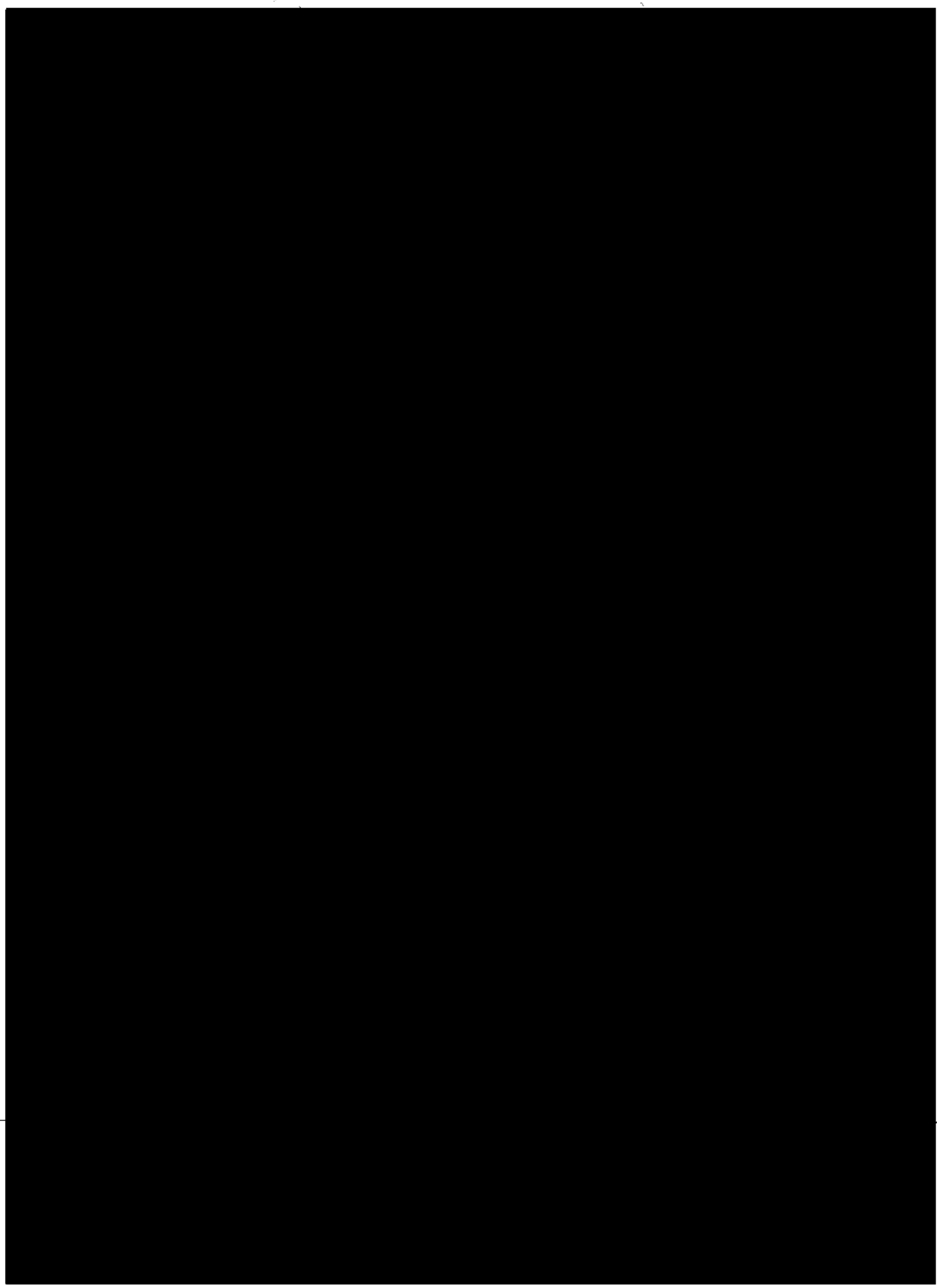

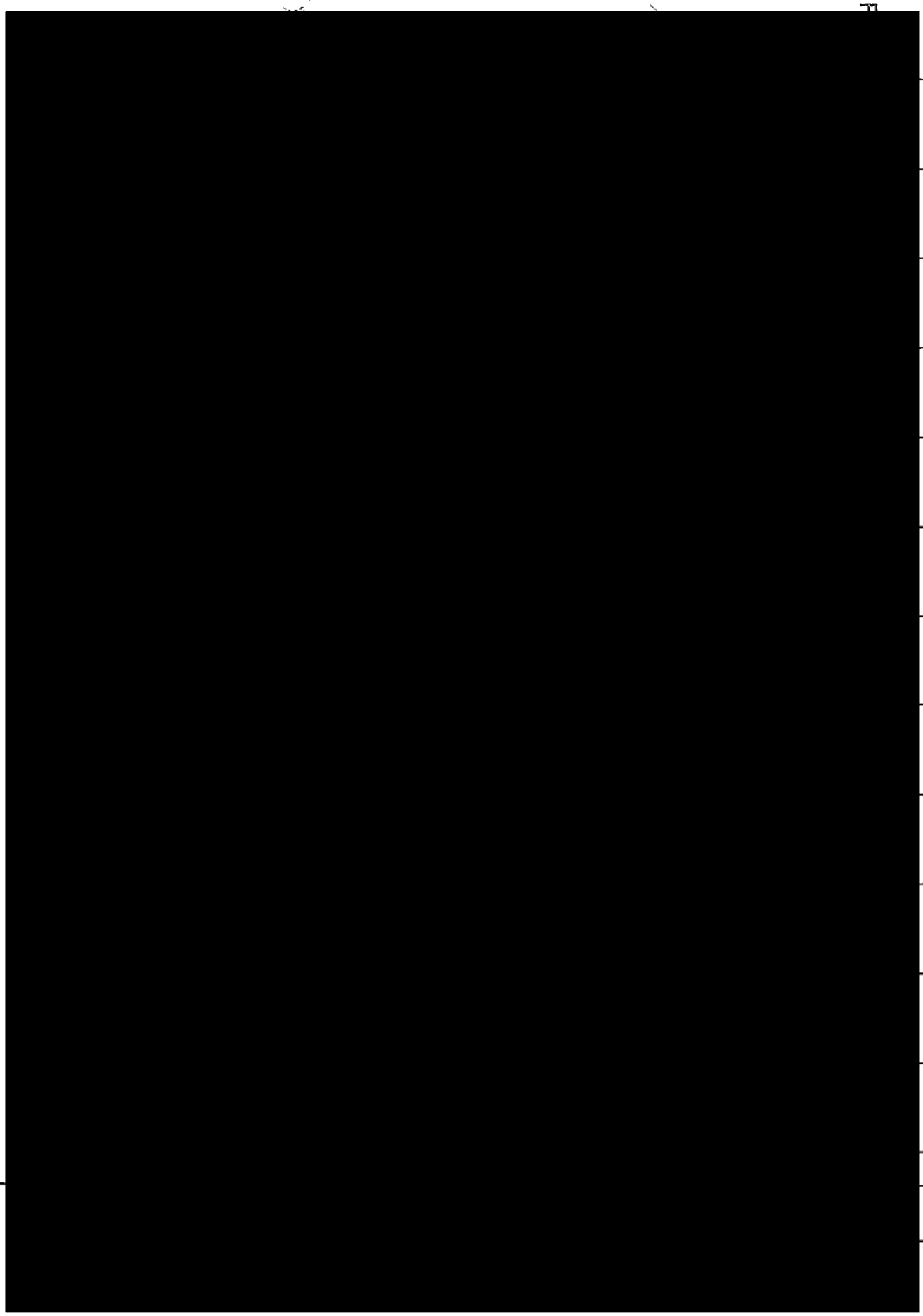

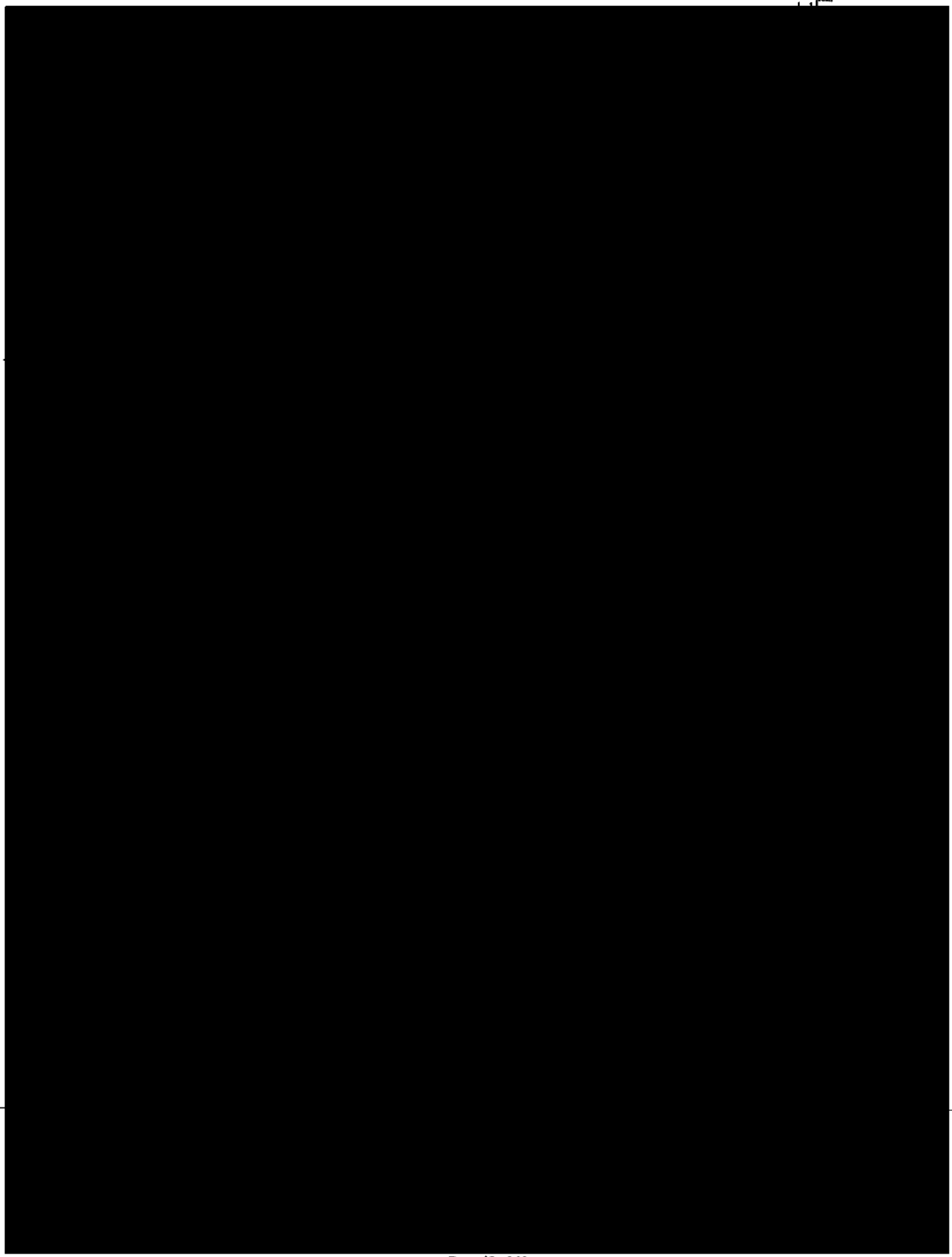

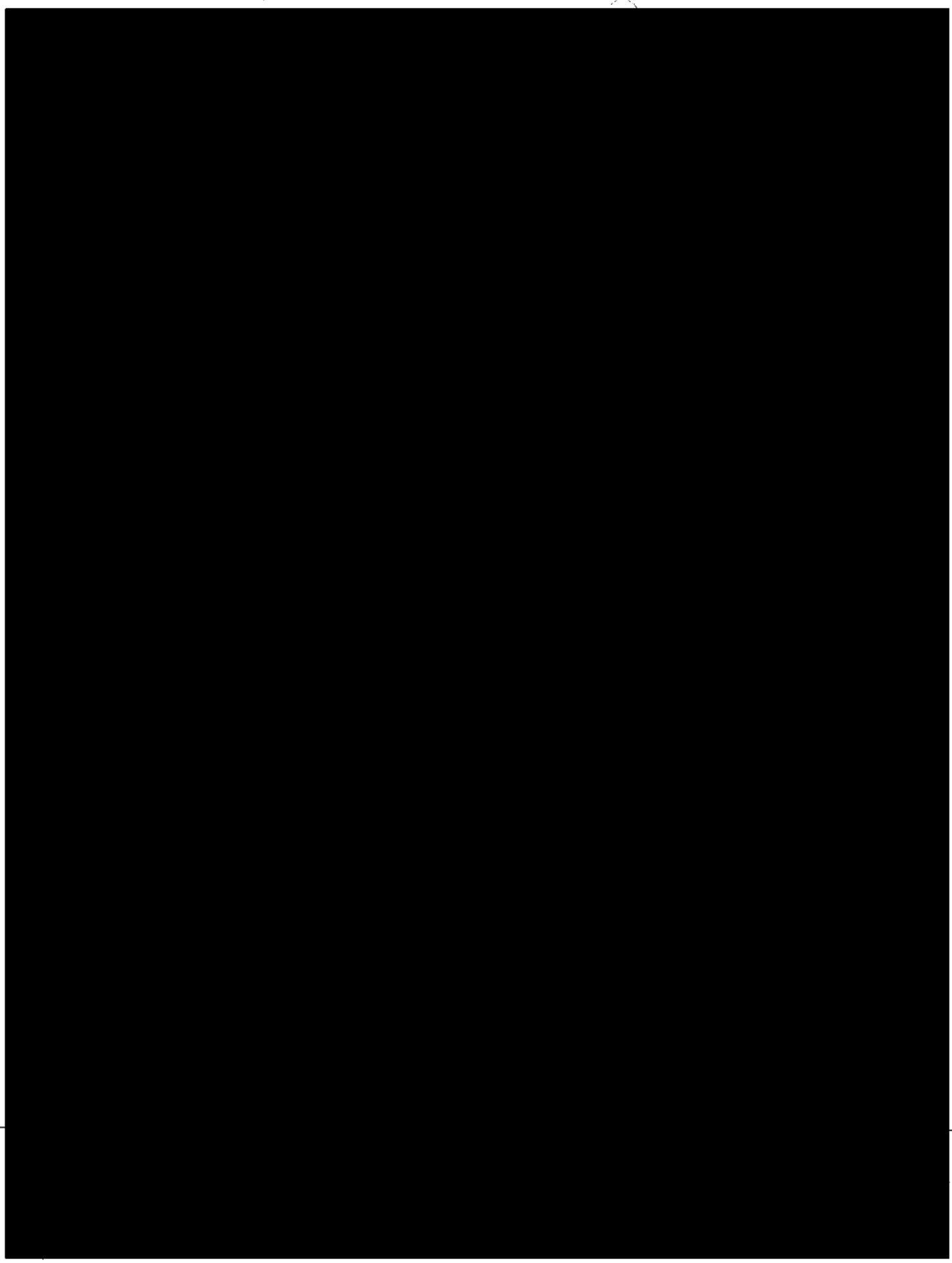

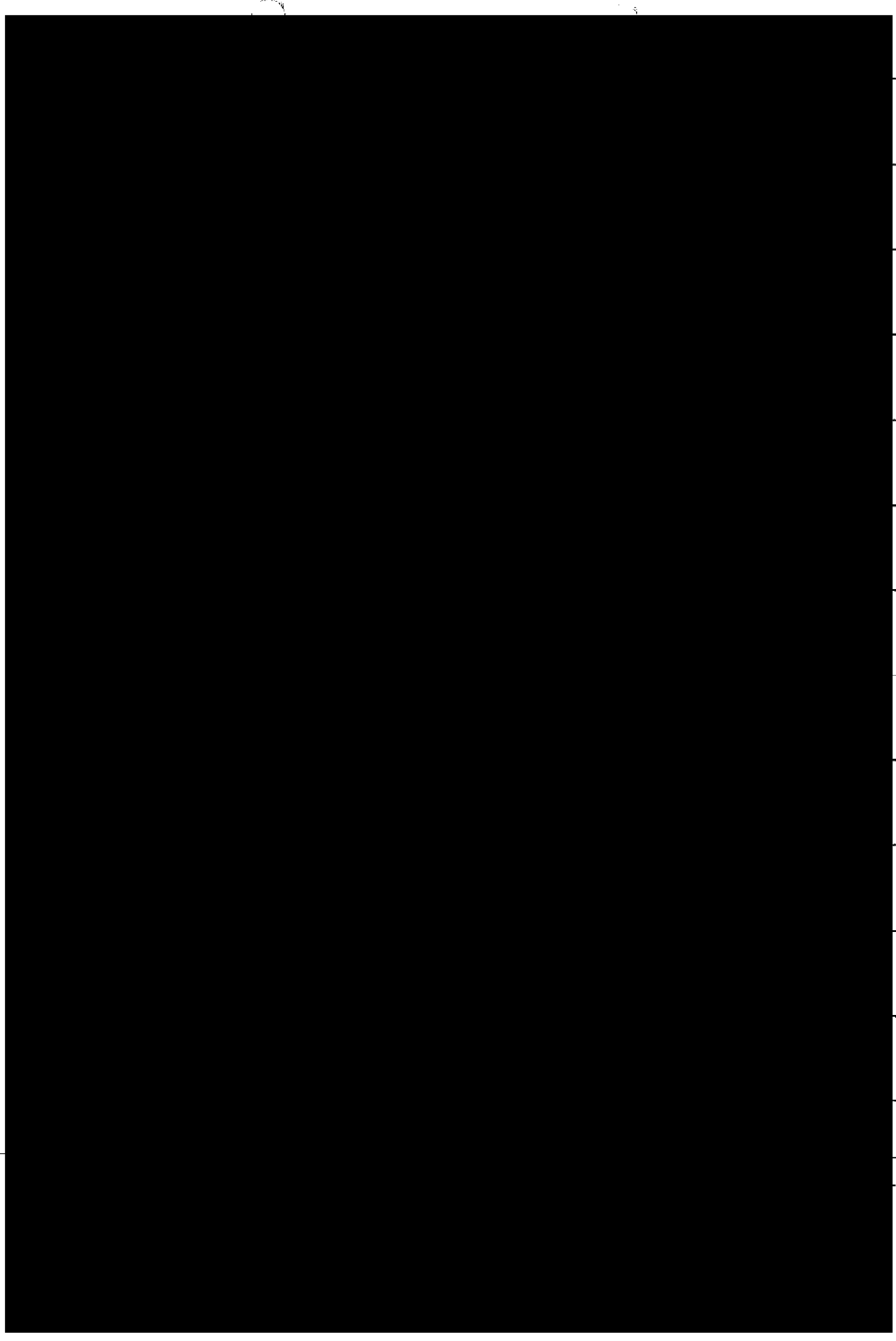

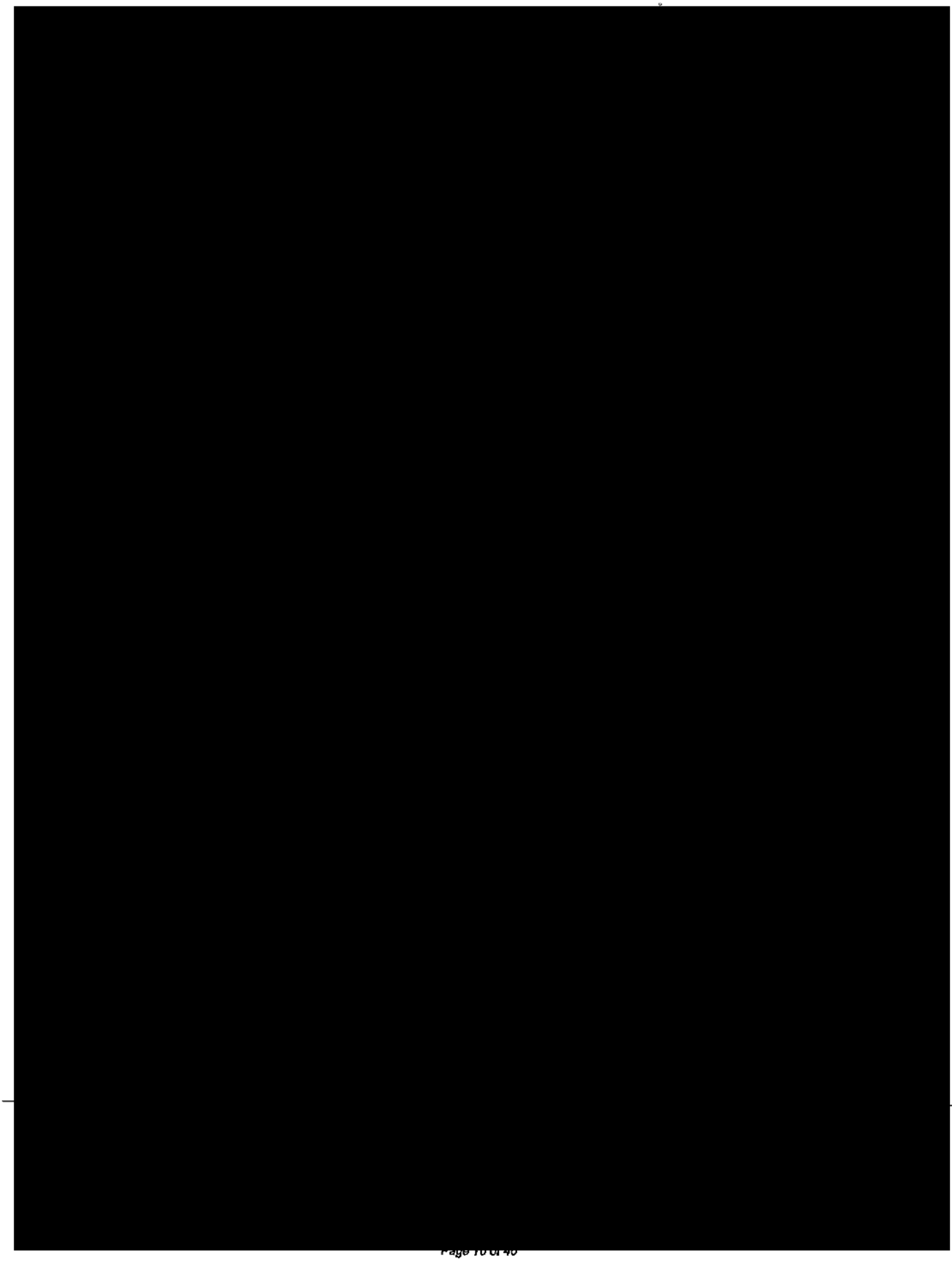

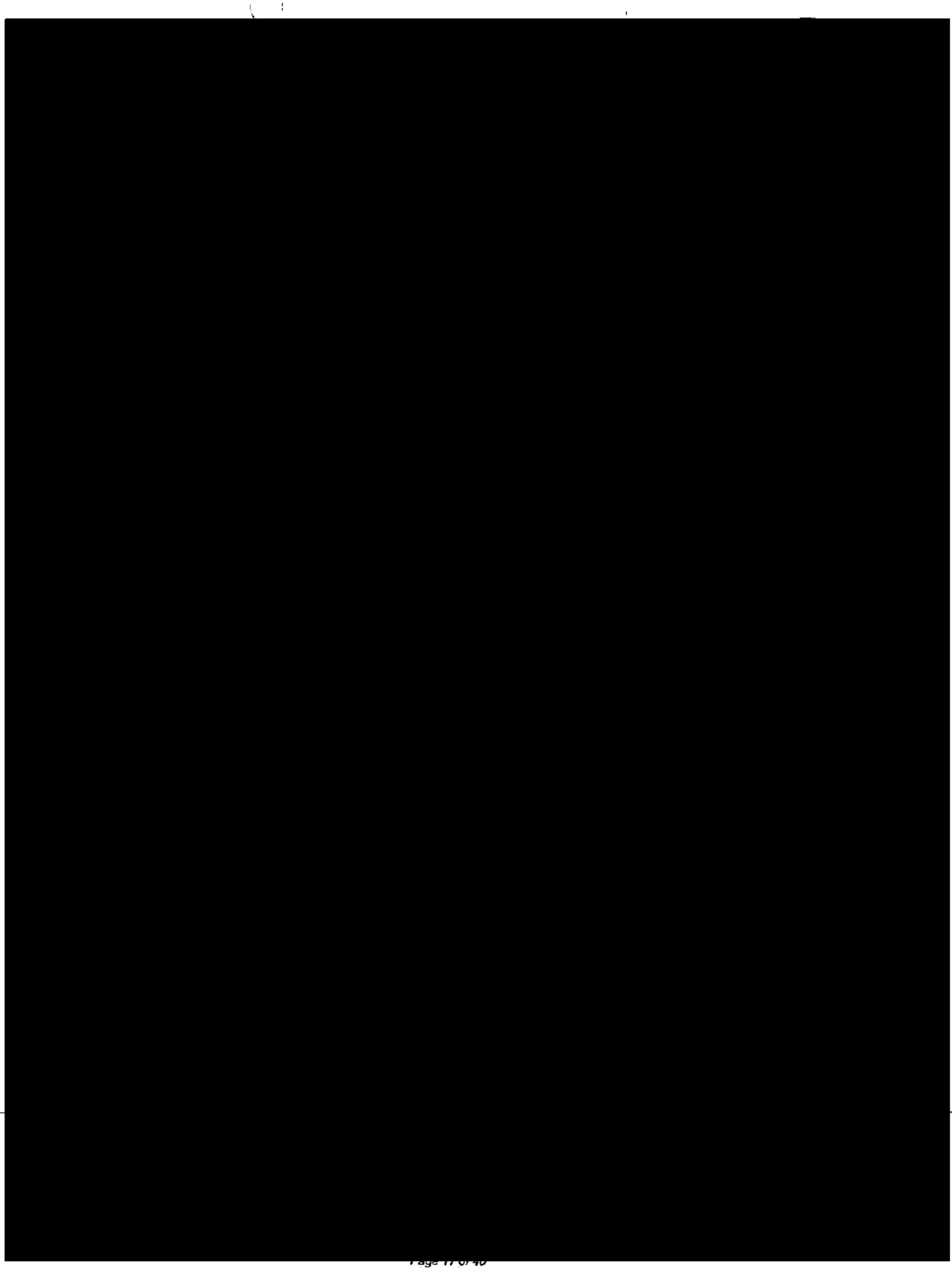



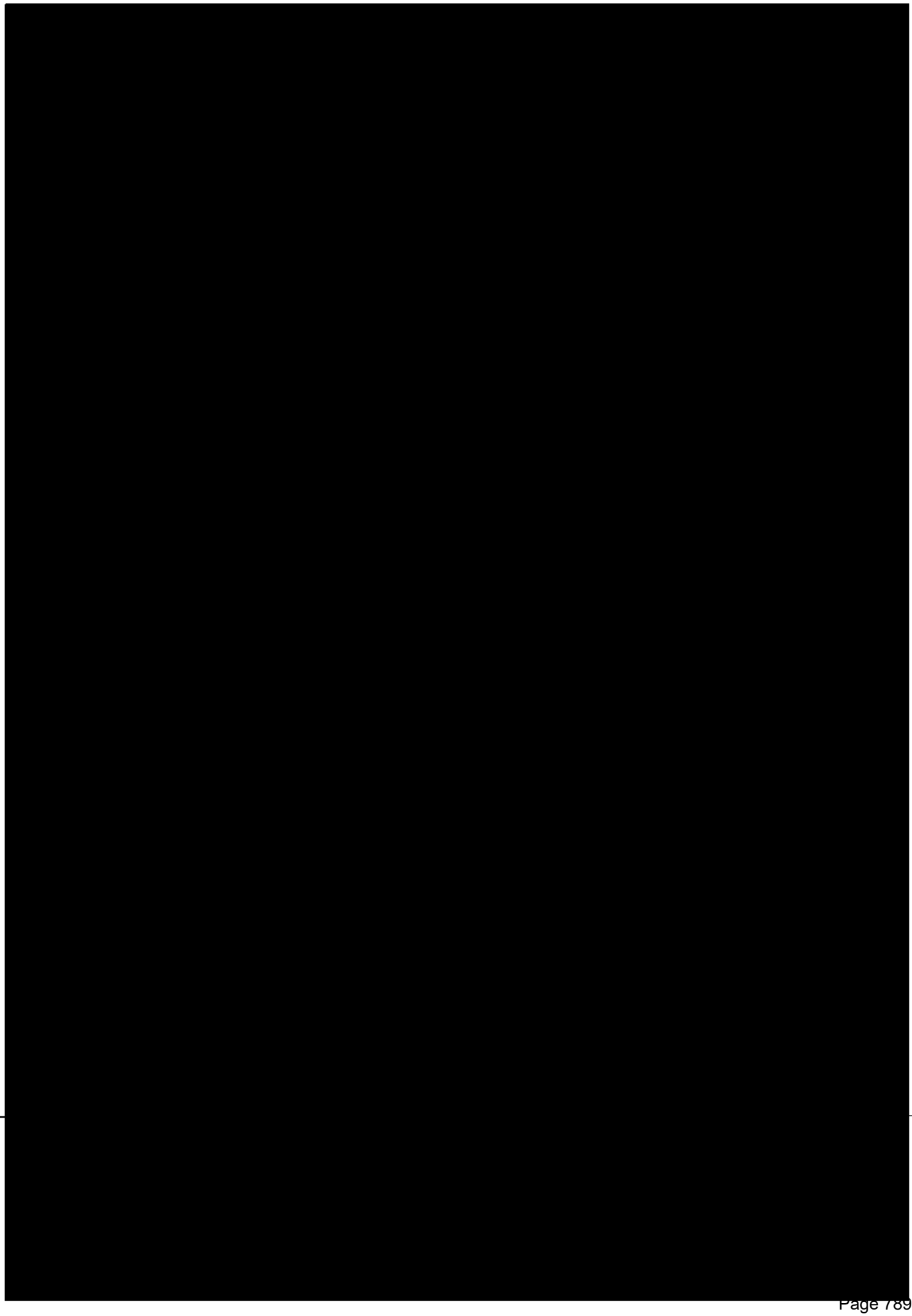

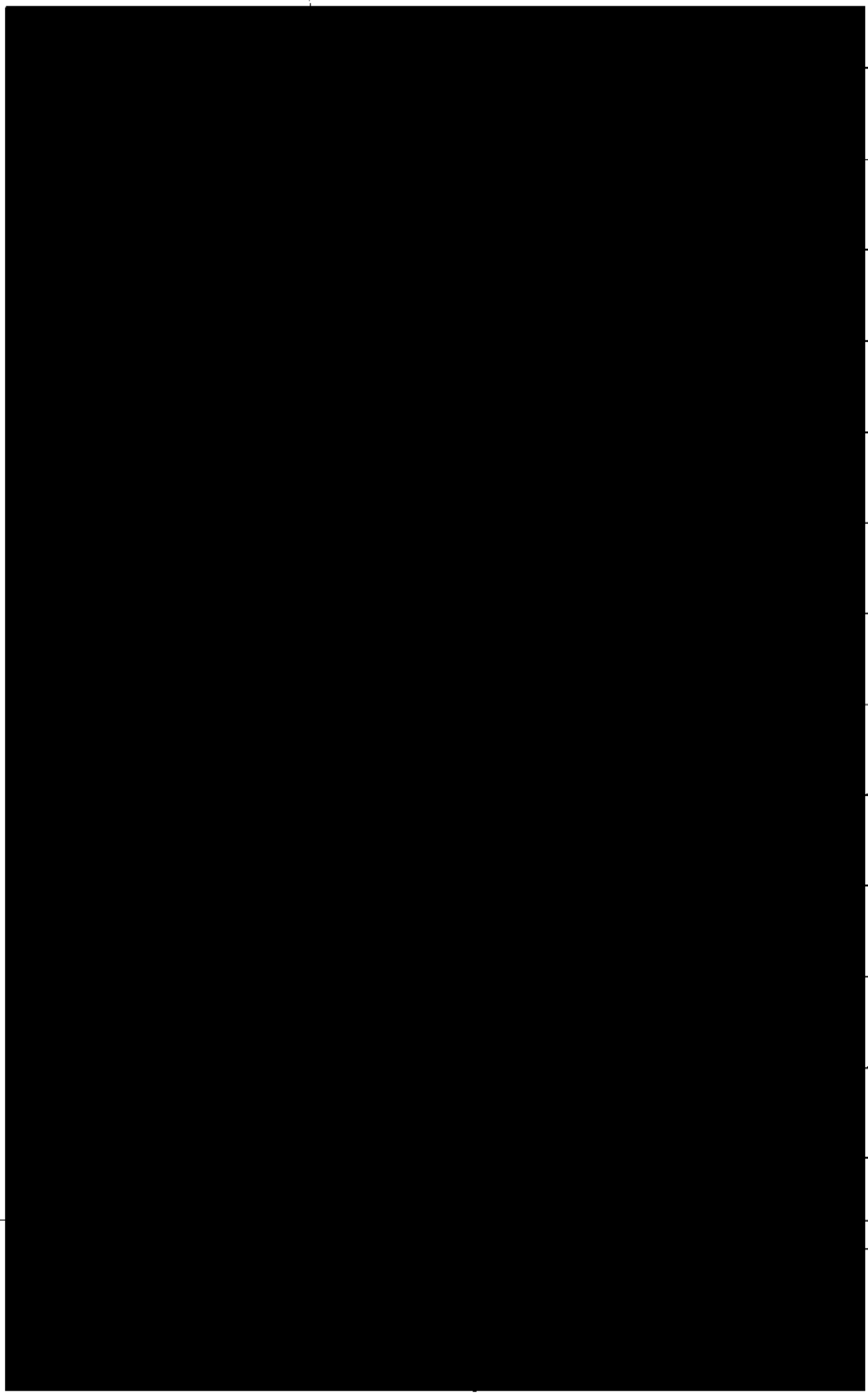

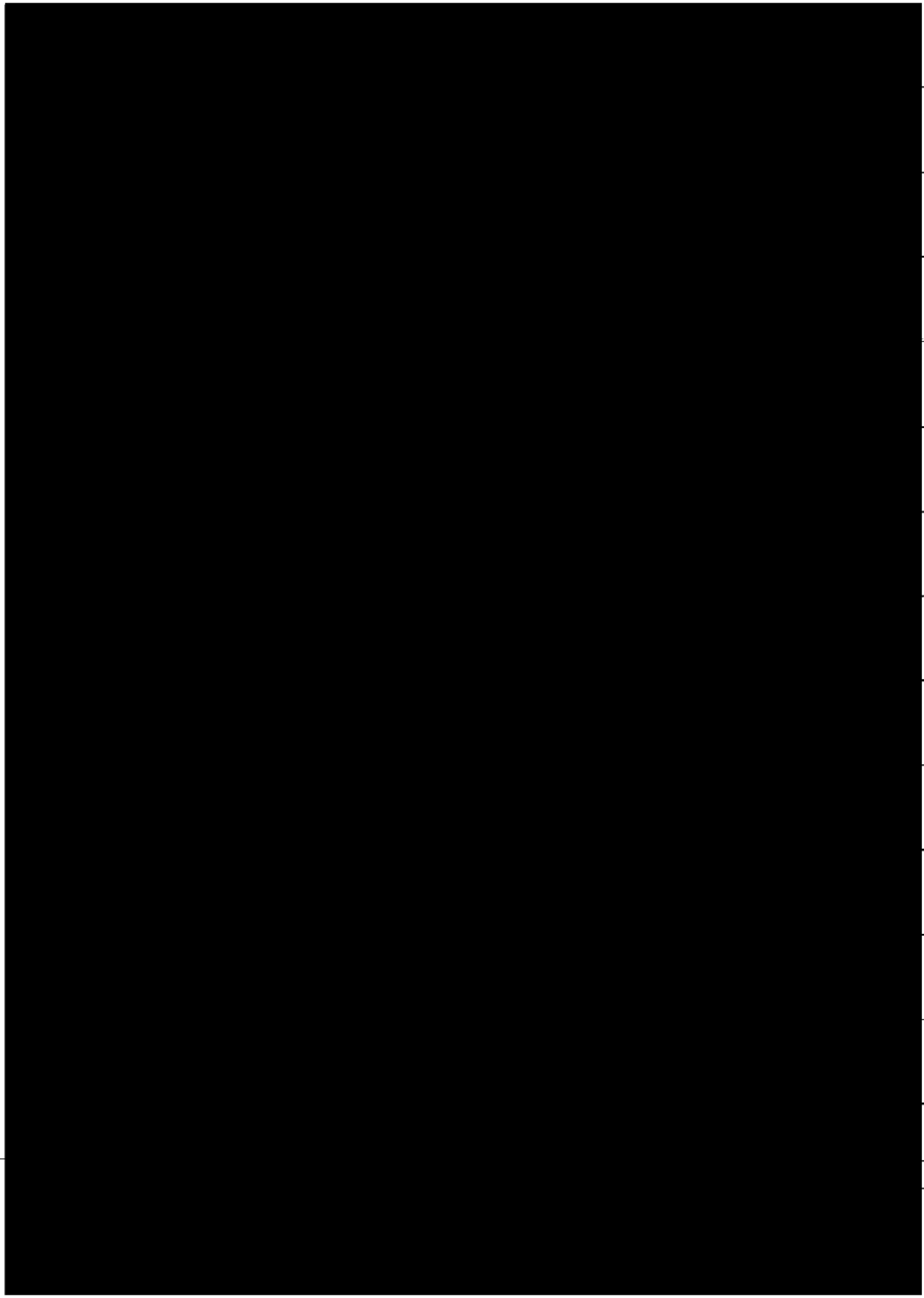

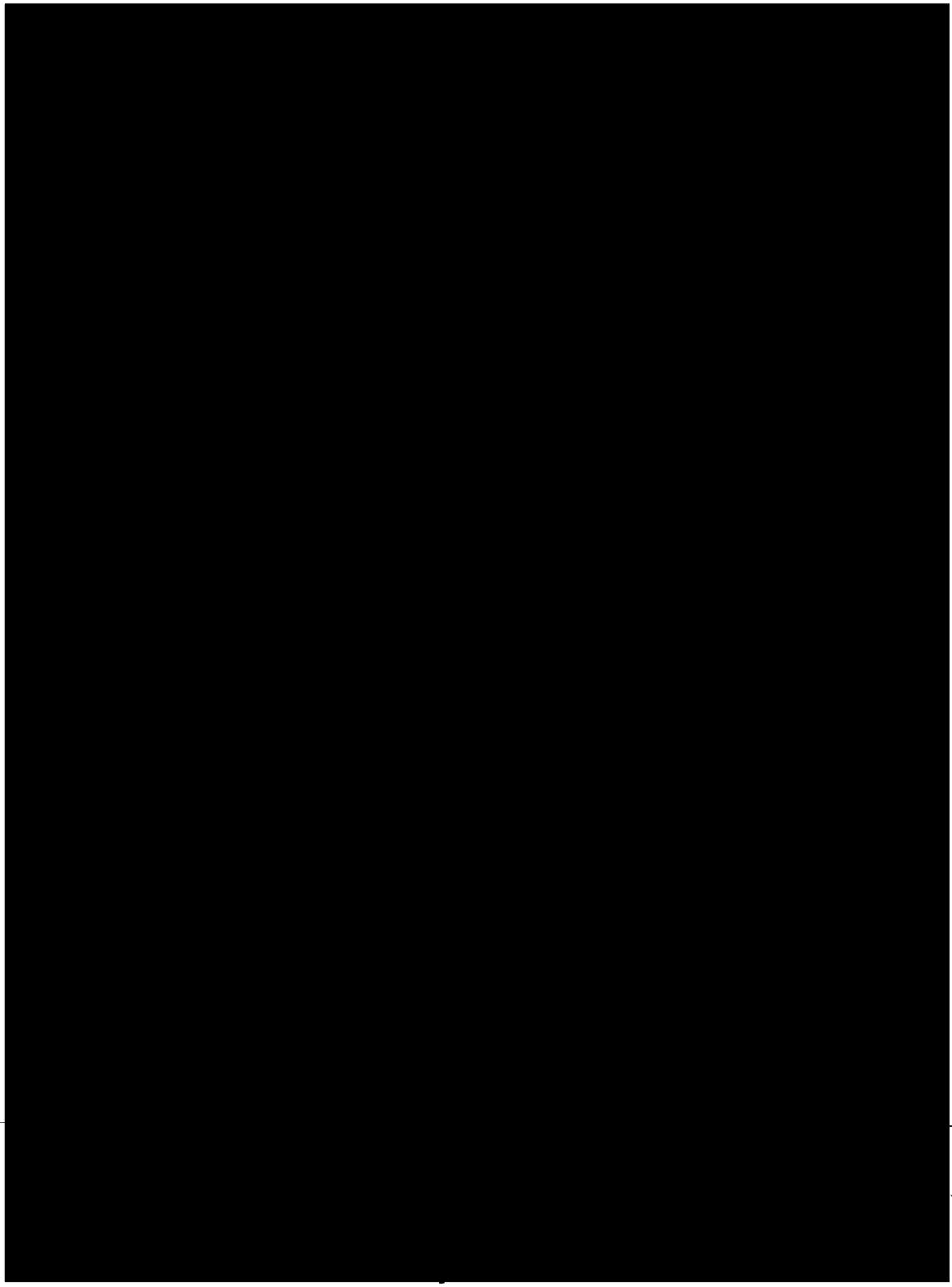

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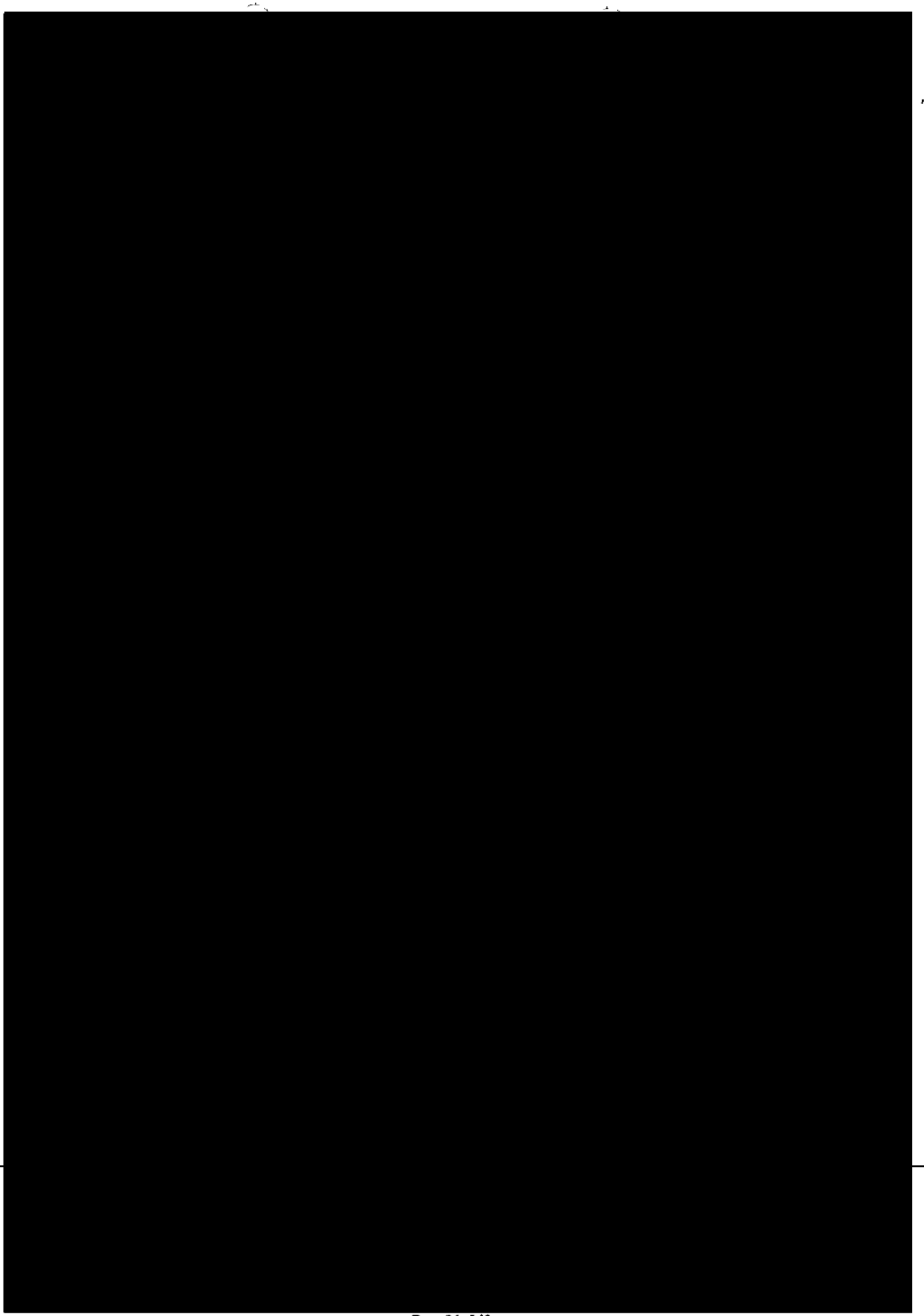

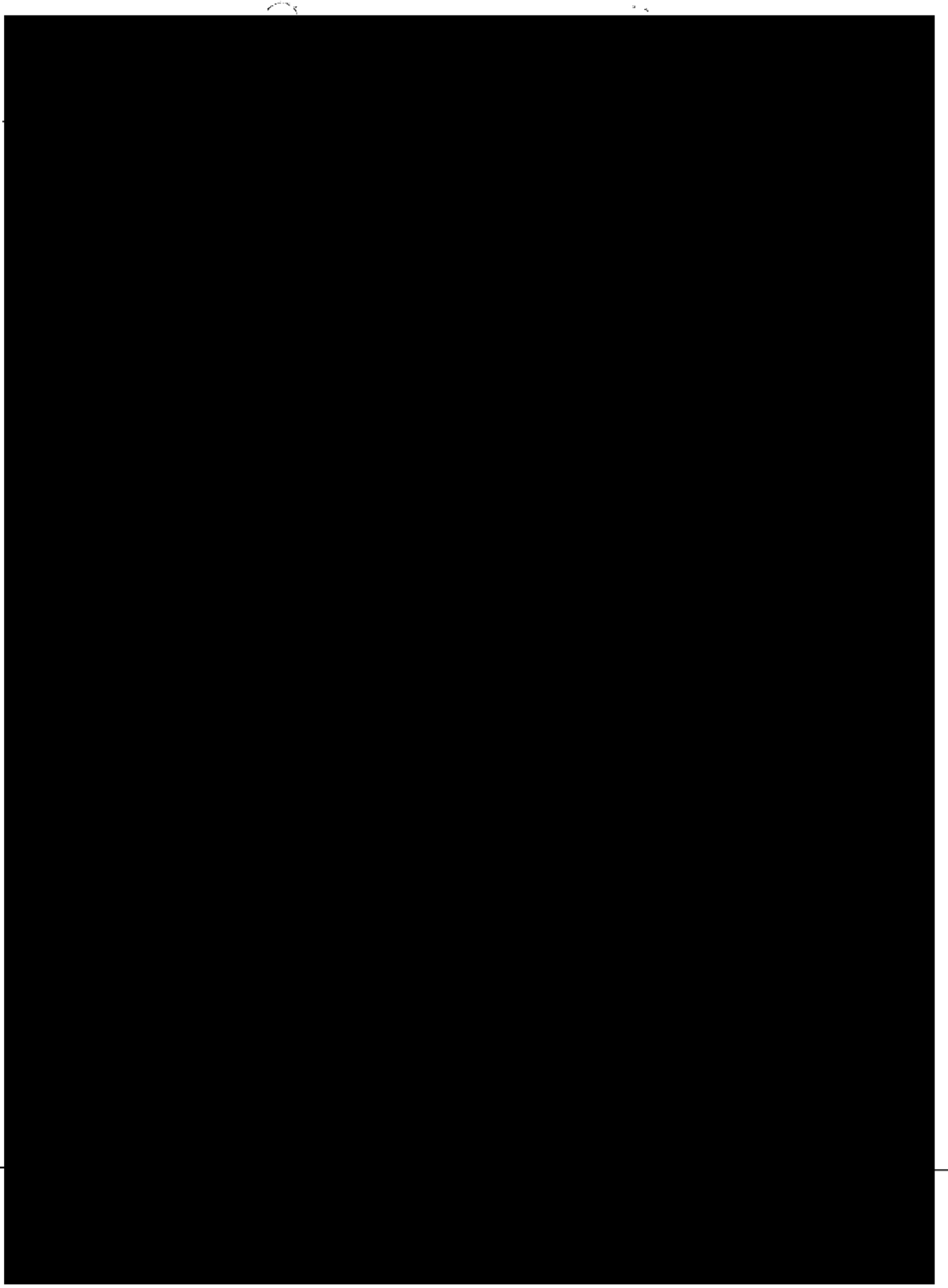

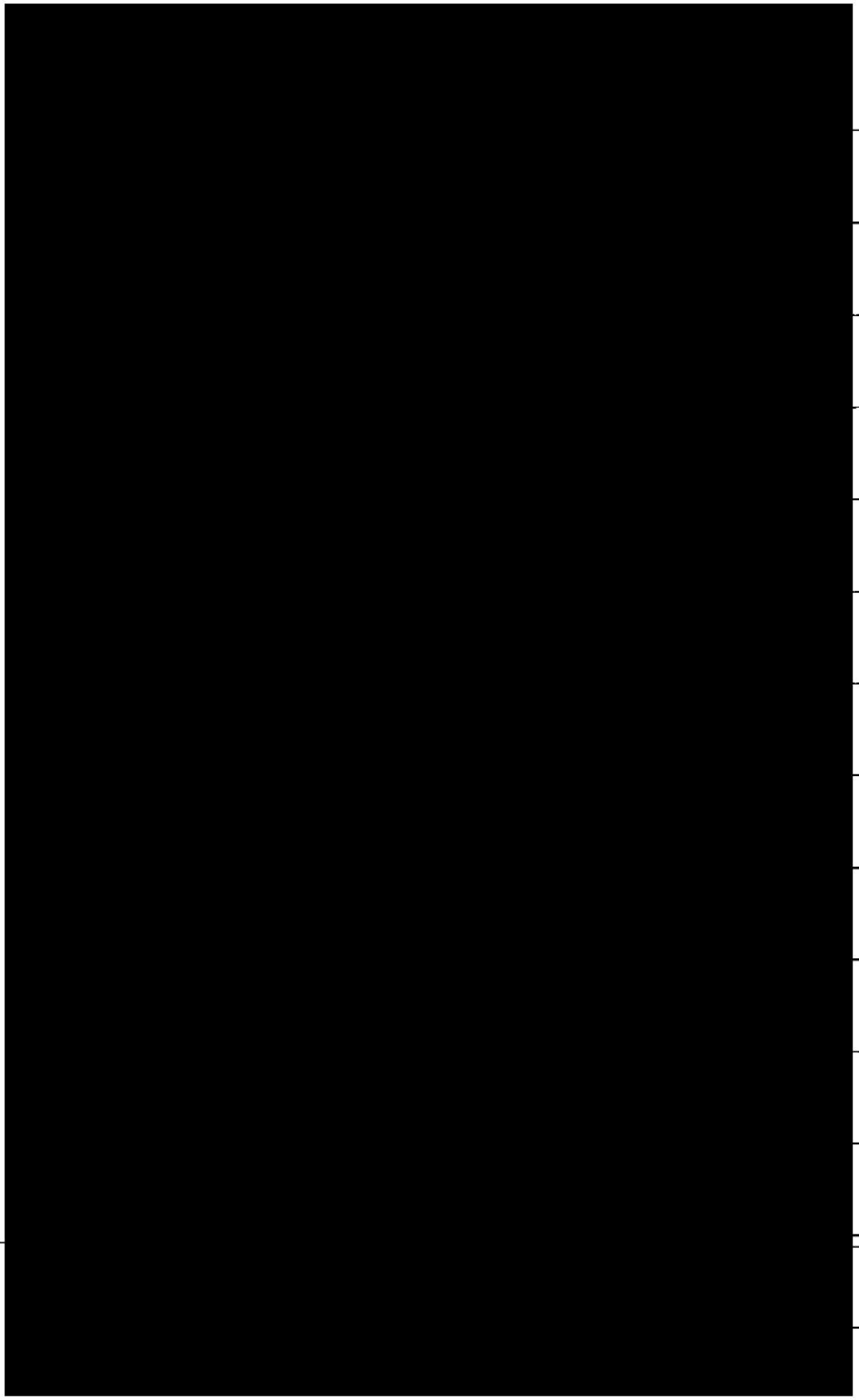
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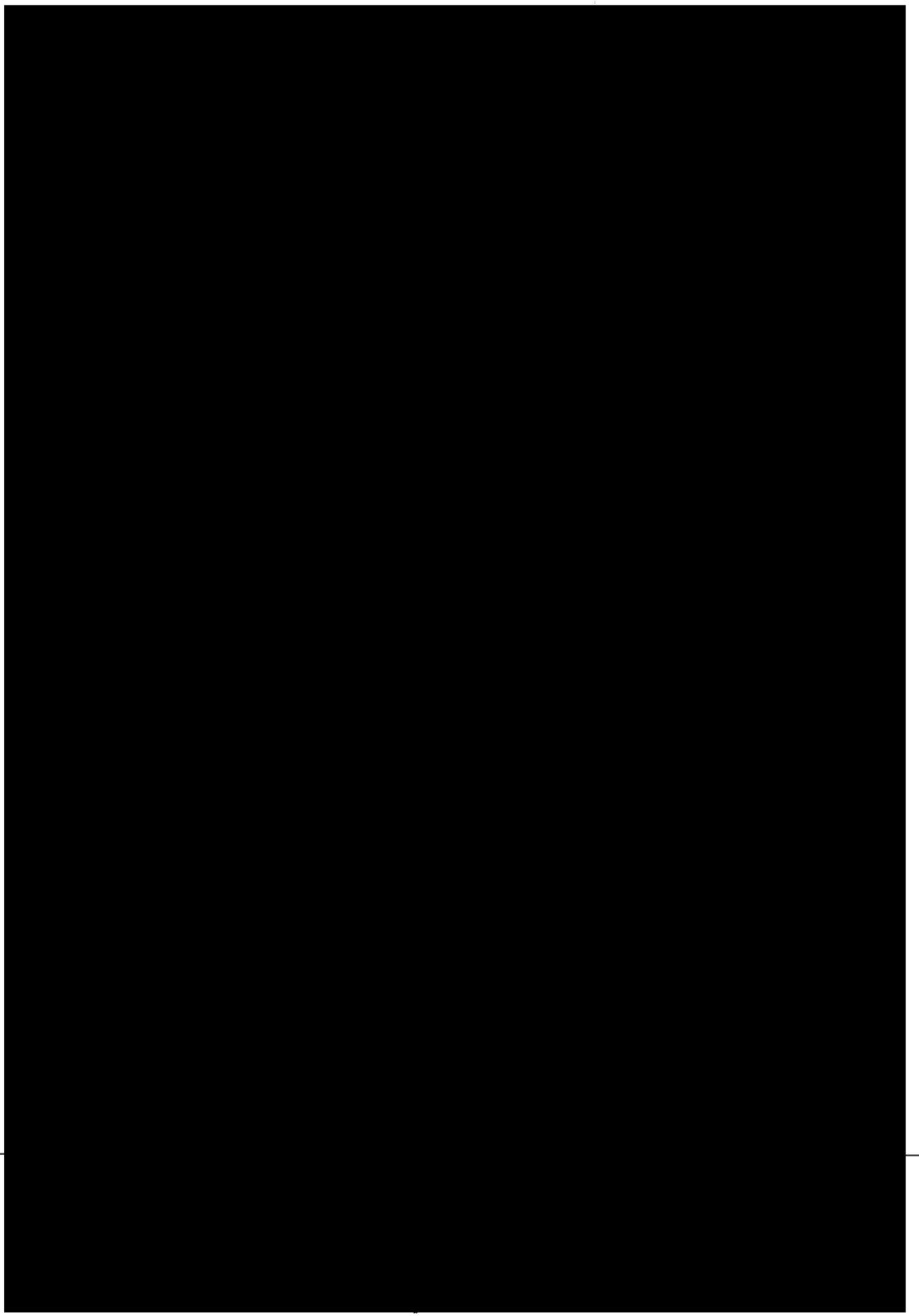



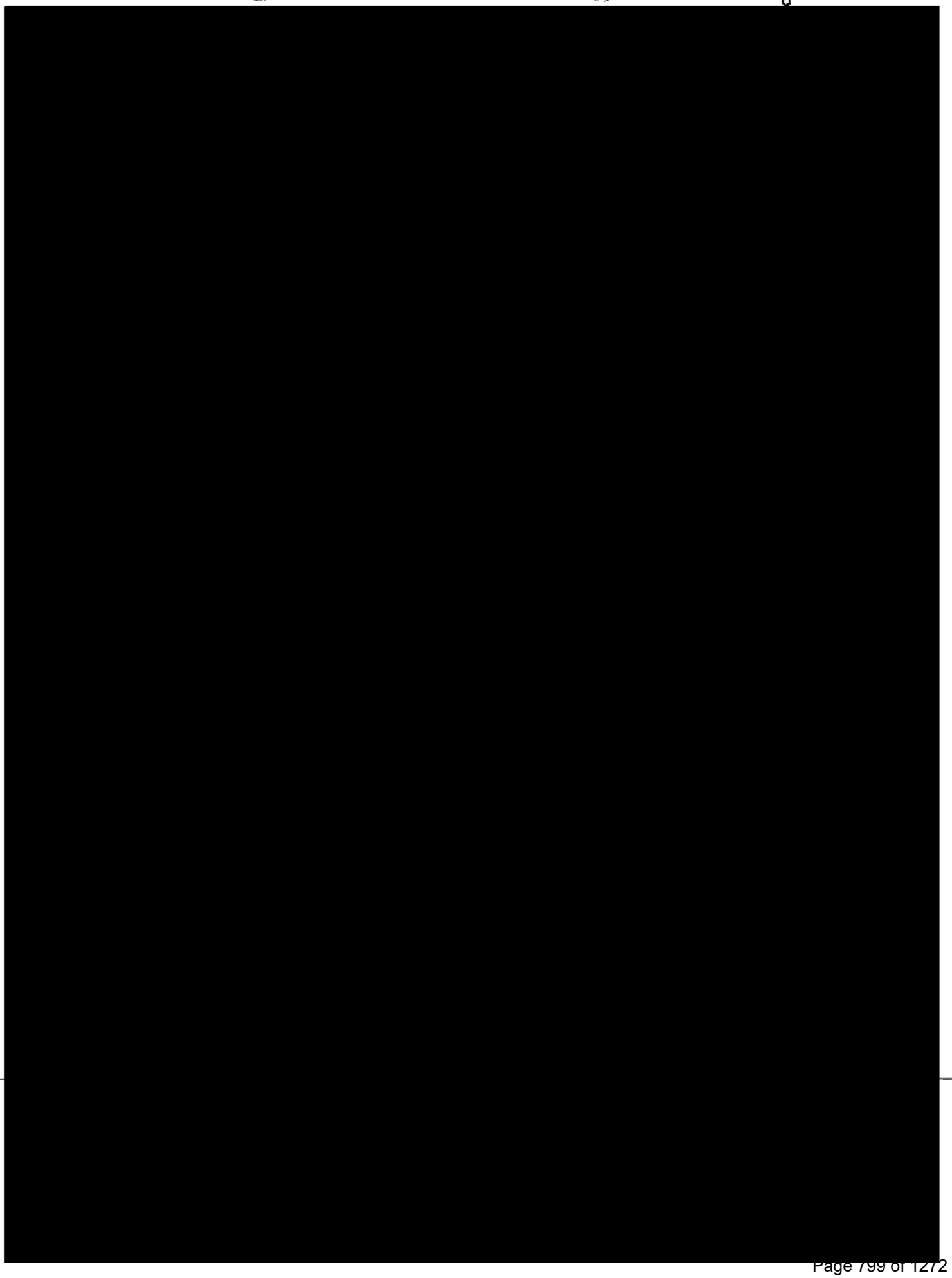

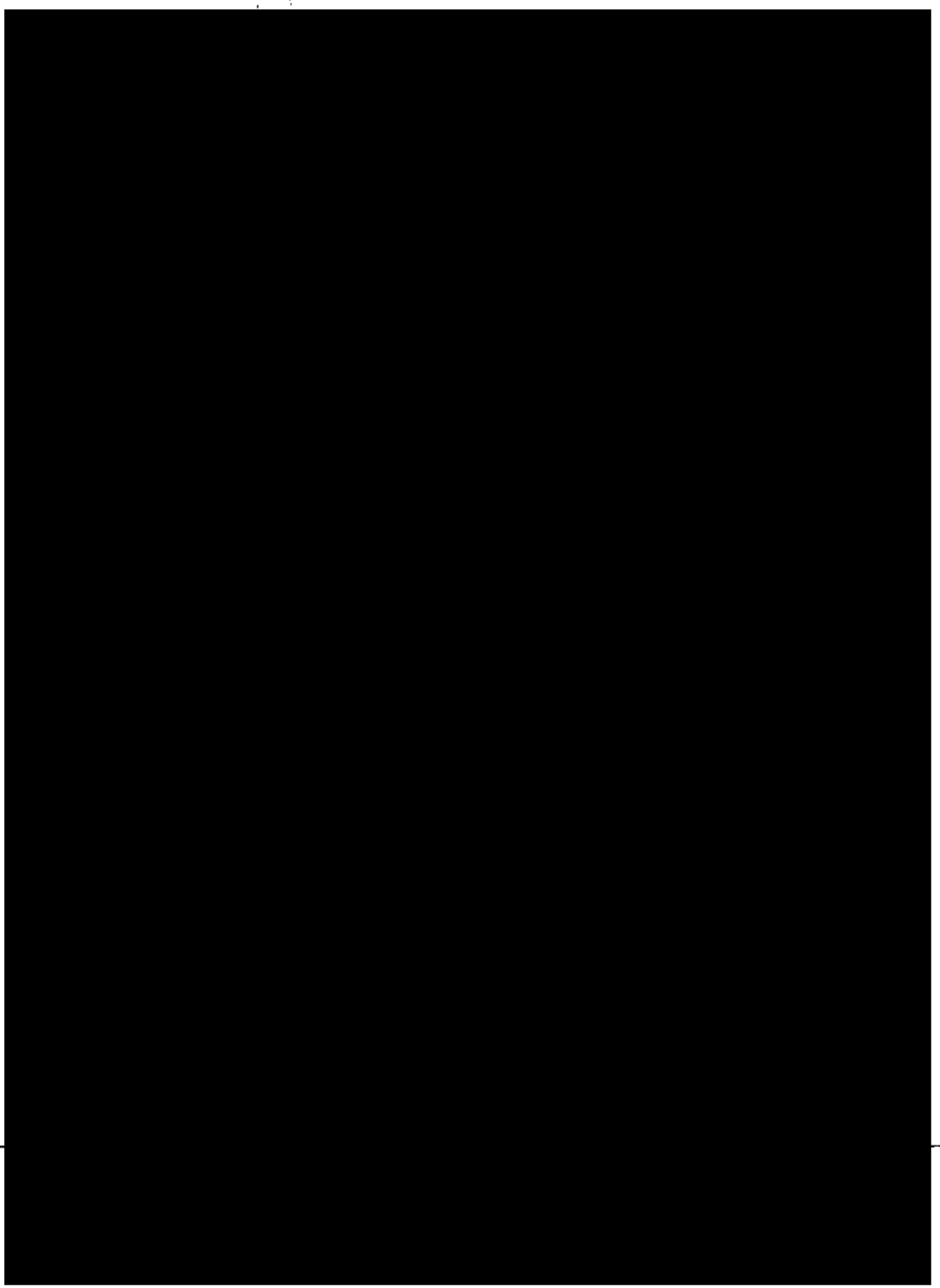

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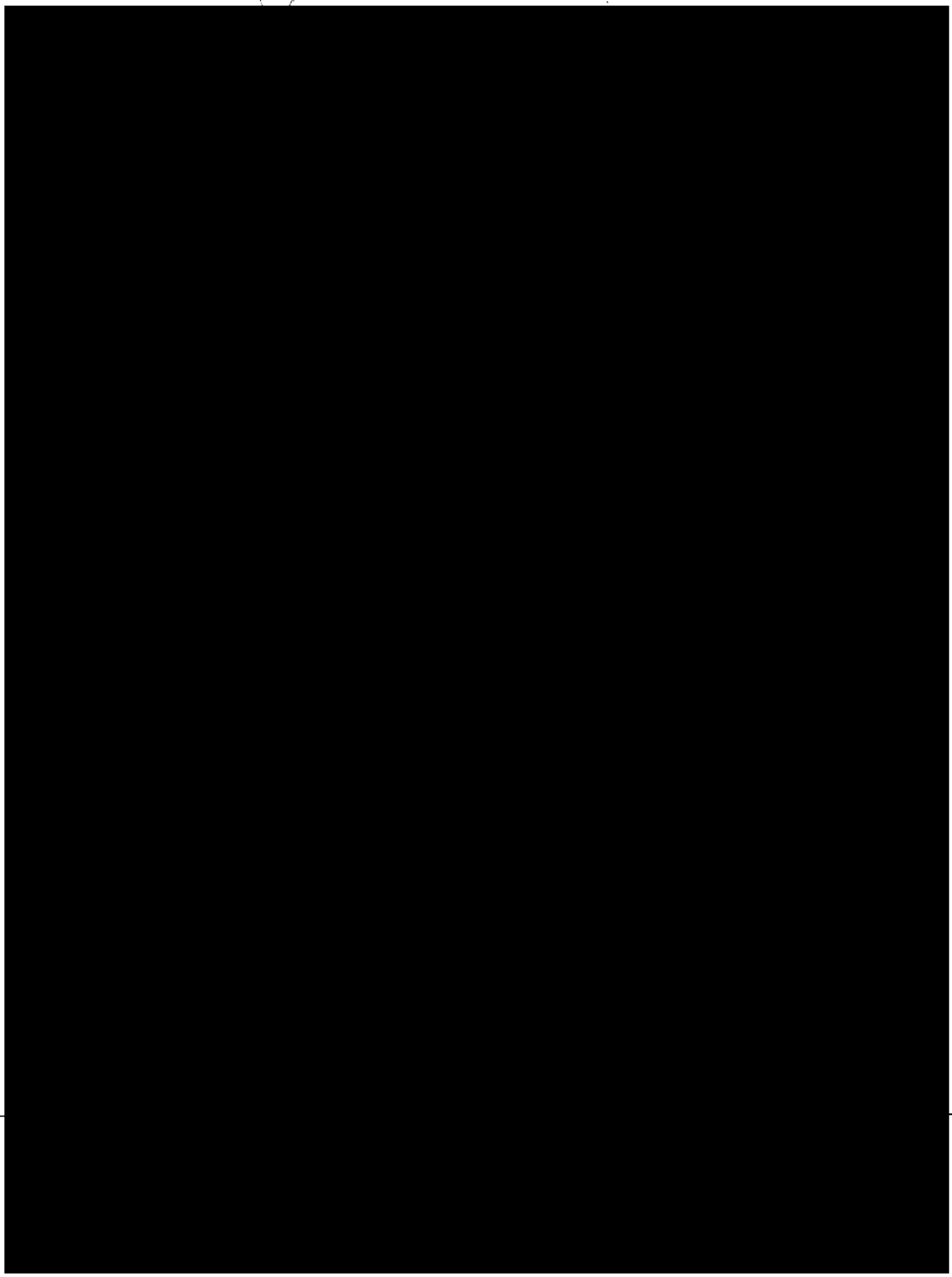



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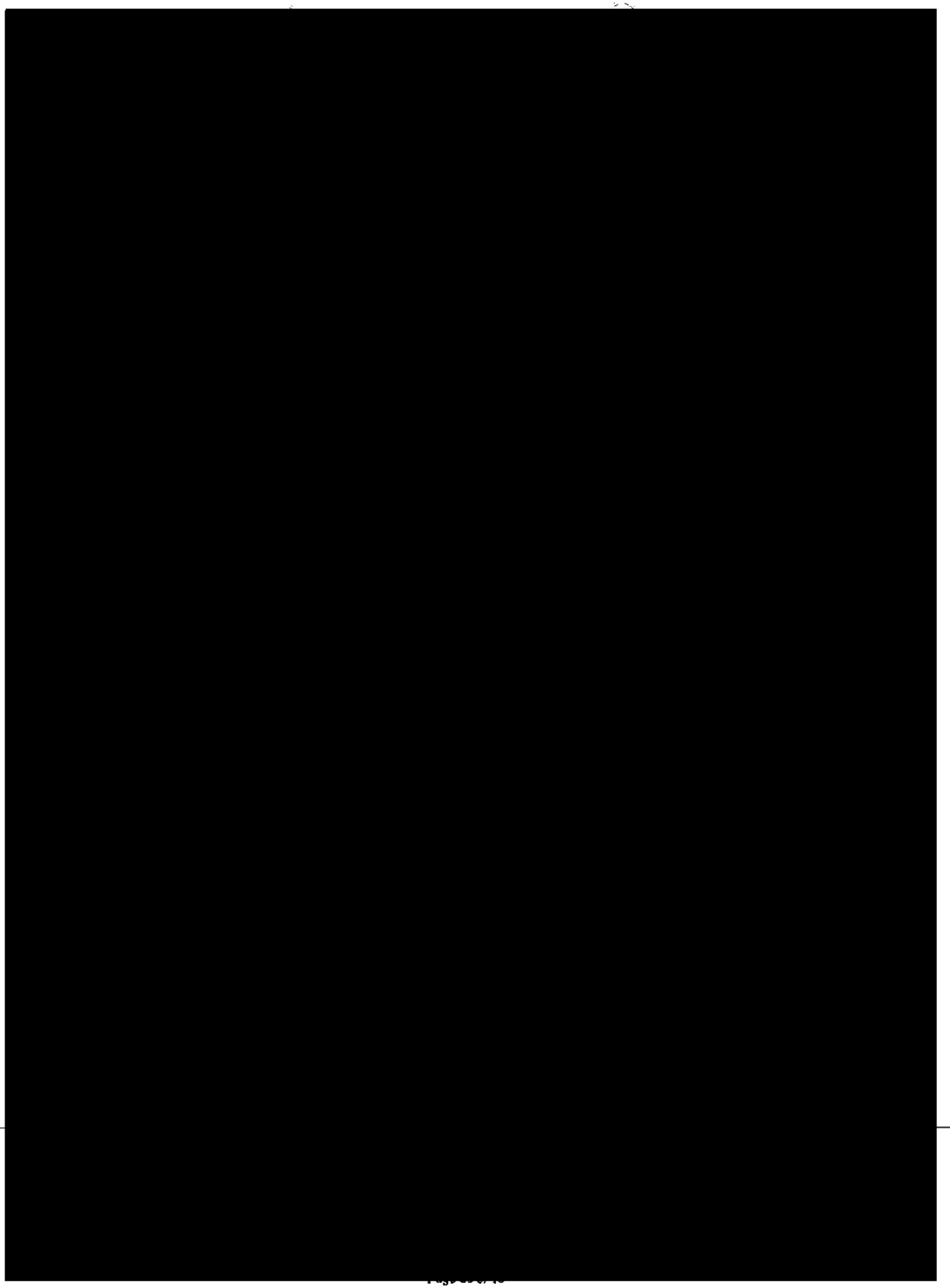

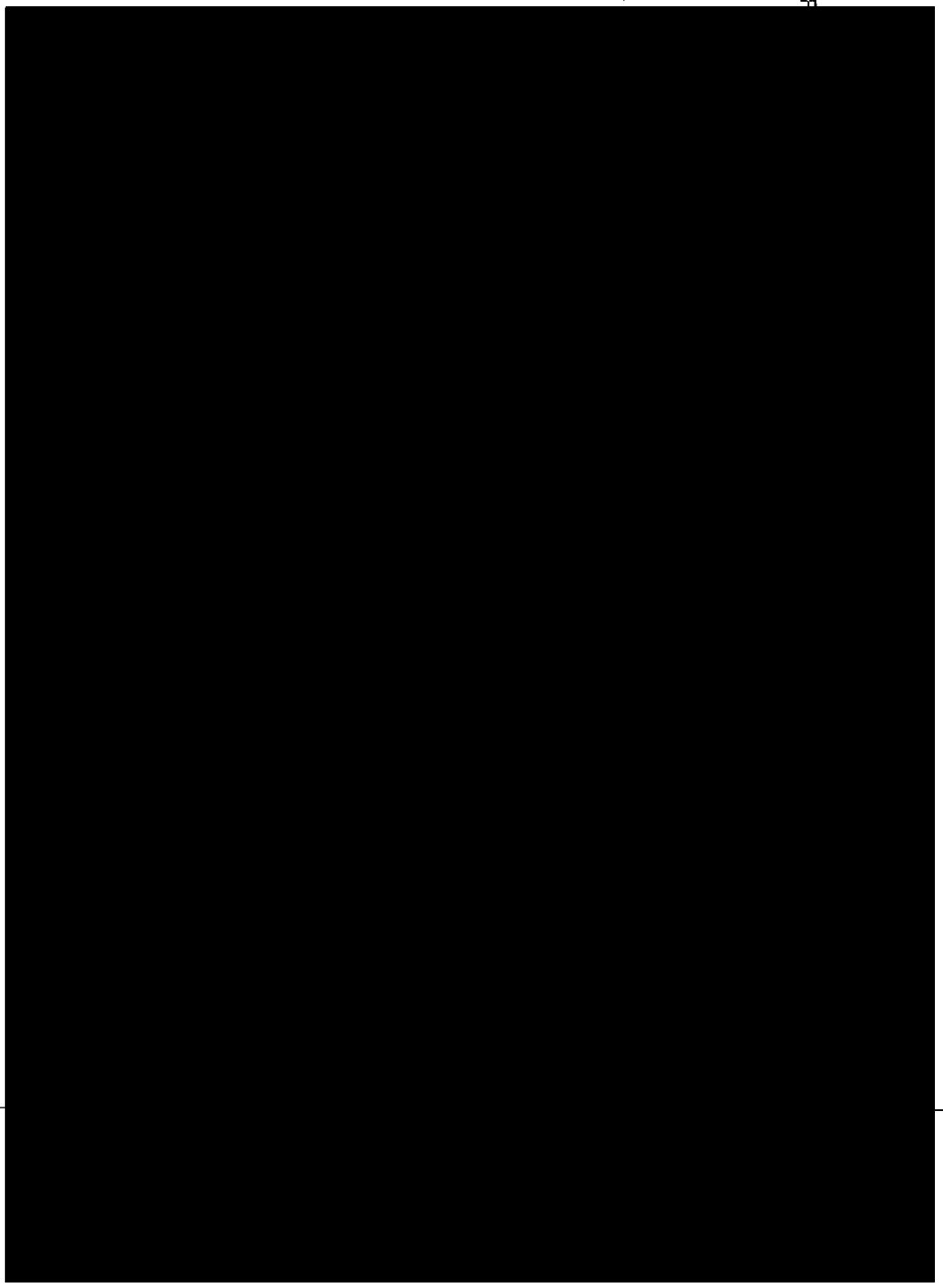

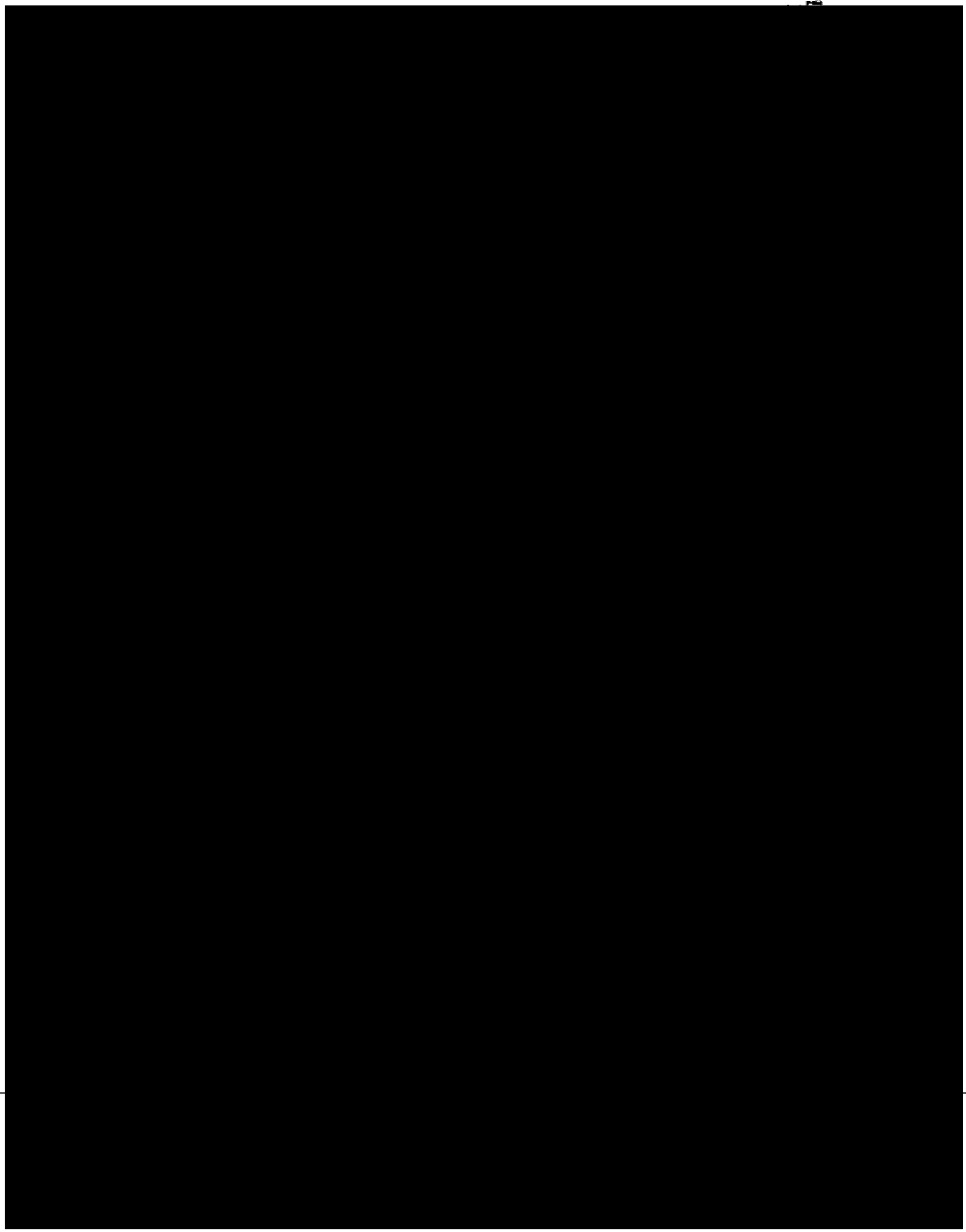

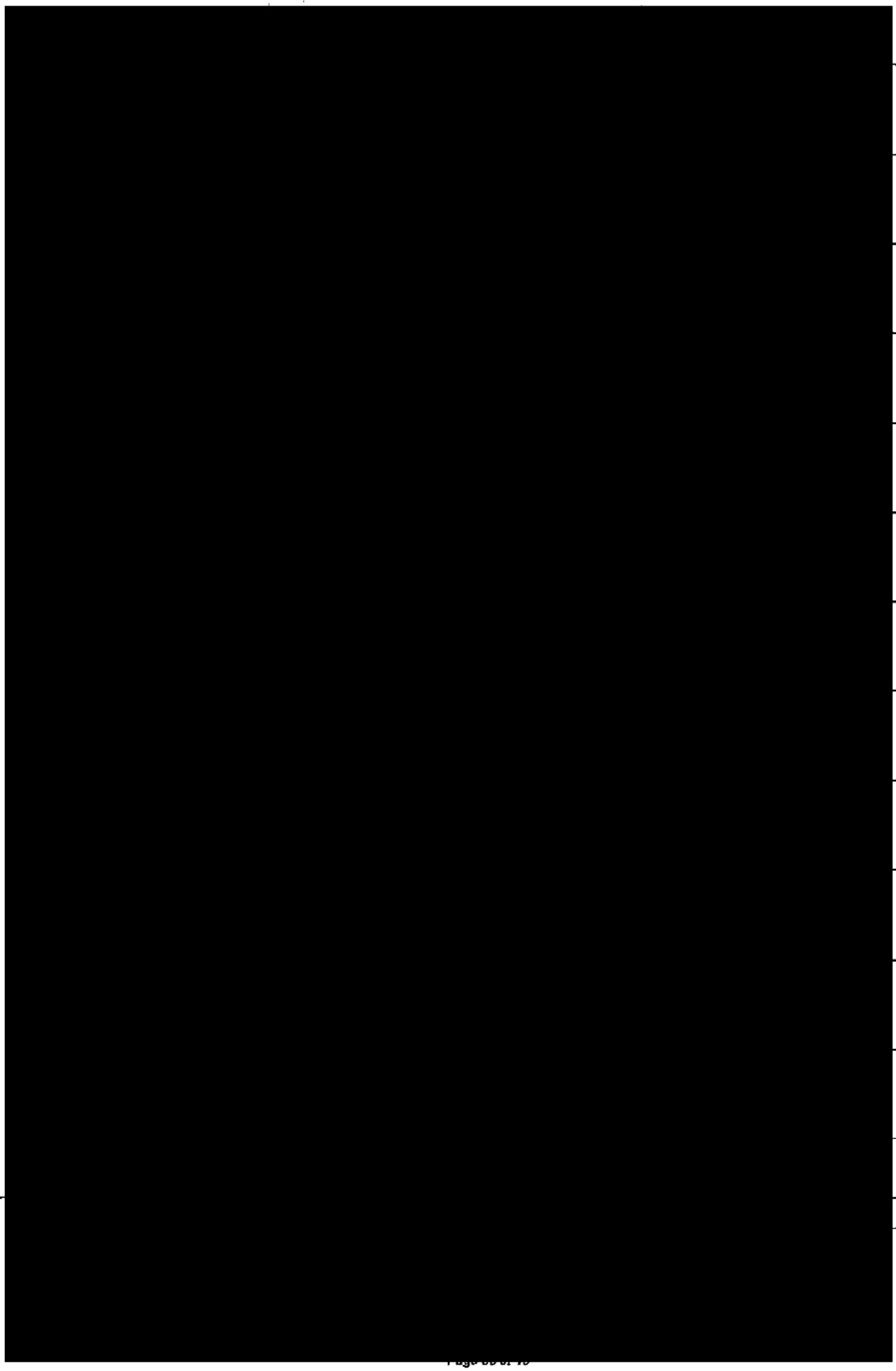

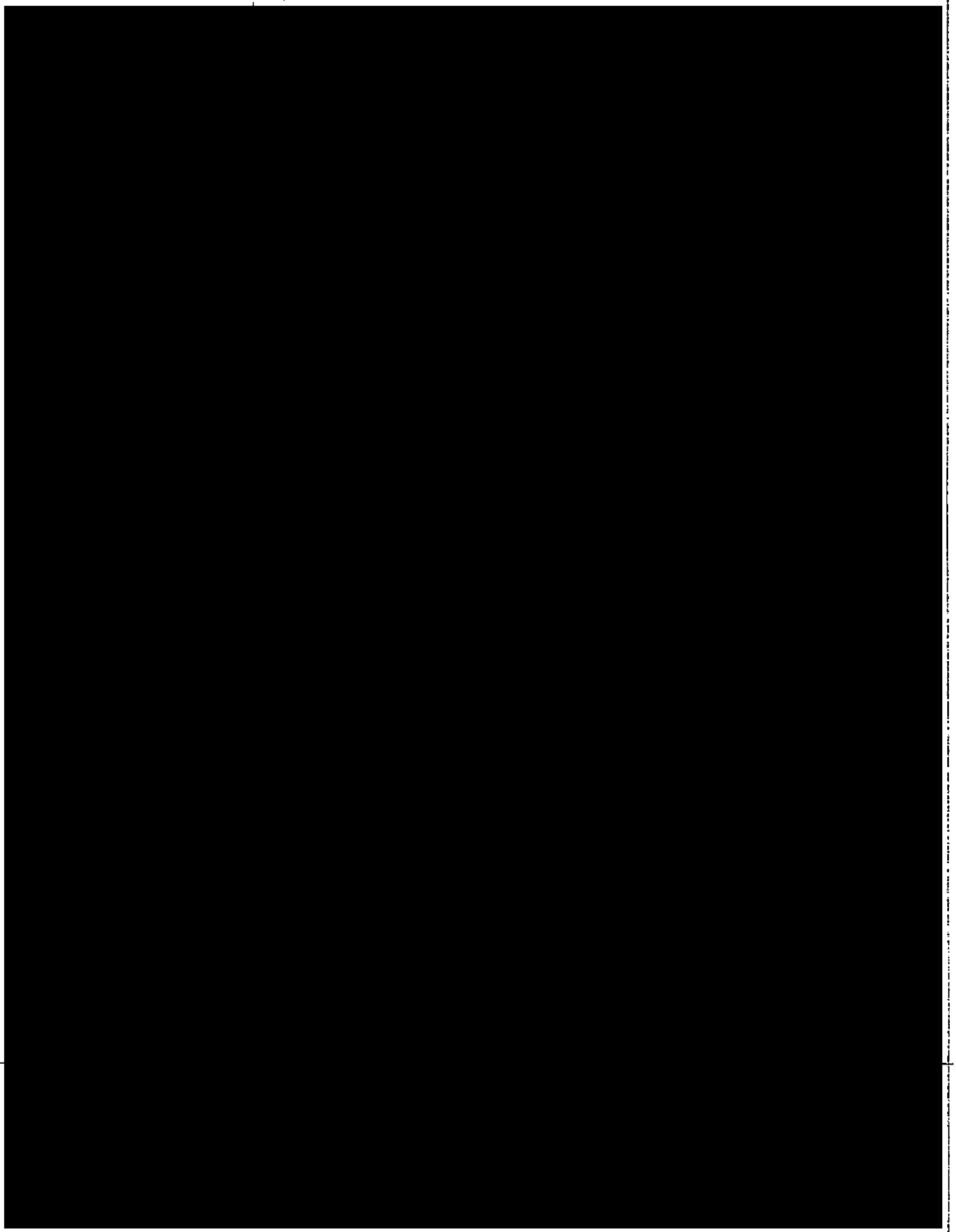

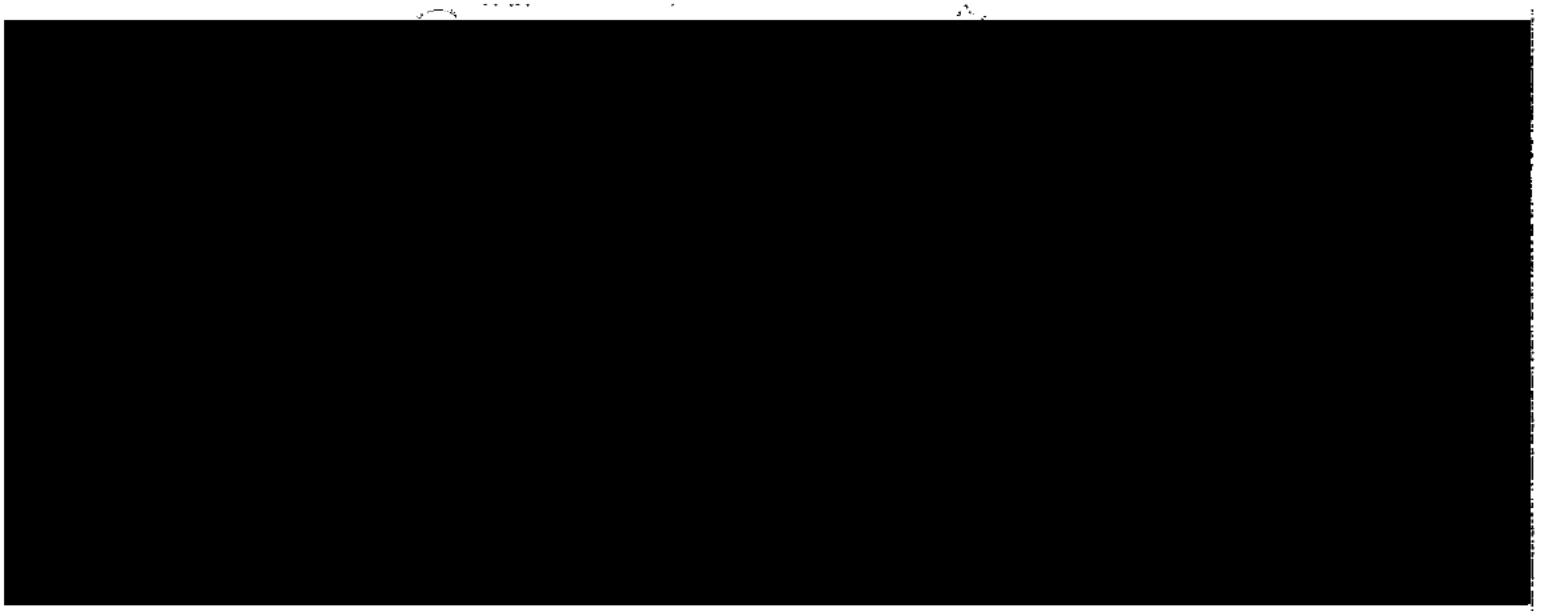

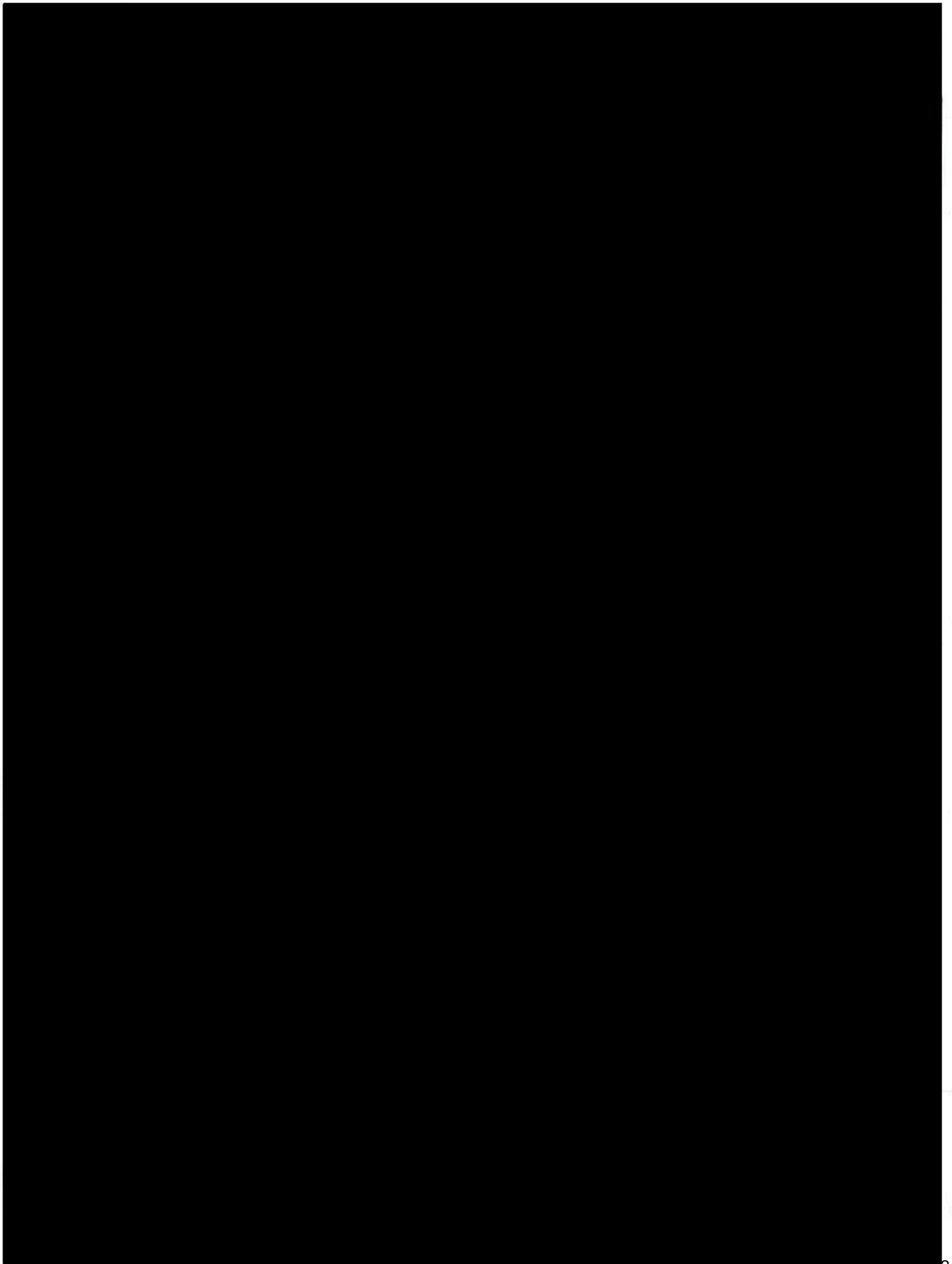

Planning Commission
July 16, 2026

Agenda Item # 22

ZON-UDC-003752-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
4460 Dauphin Island Parkway

Applicant / Agent:
Matthew Noel, Daddy's Boy Seafood

Property Owner:
Charlene Rash

Current Zoning:
R-1, Single Family Residential Suburban District

Proposed Zoning:
ML, Maritime Light District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 1, 2026, at 5:00 p.m. at 1621 Boykin Boulevard.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from R-1 Suburban to ML, Maritime Light
- **Note:**
  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. Rezoning with seven (7) conditions.

Report Contents: **Page**

Context Map 2
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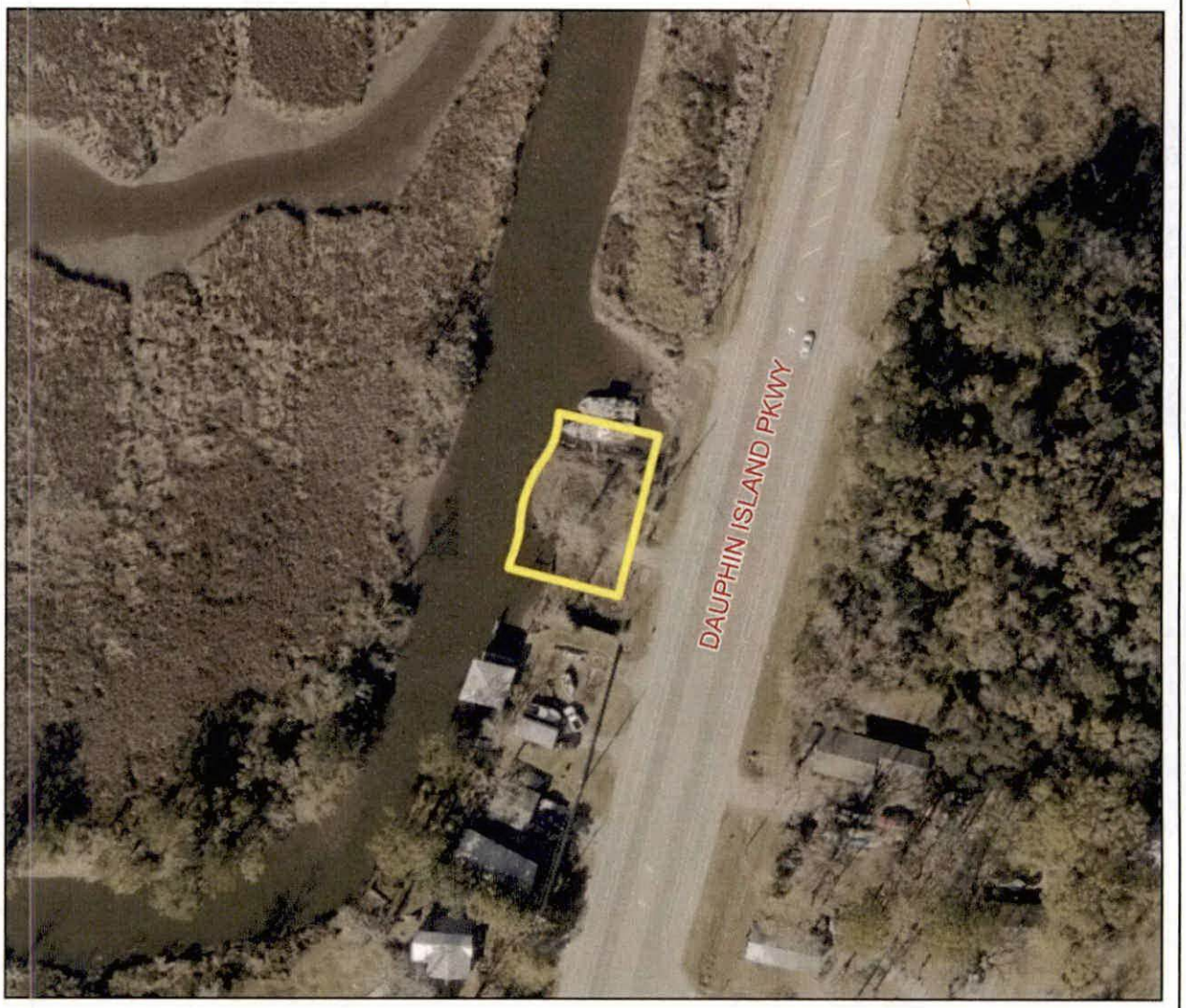
Staff Comments 3
Commission Considerations 5
Exhibits 7

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER 22 DATE July 16, 2026

APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

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SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the property was assigned an R-1, Single-Family Residential District, zoning classification.

In January 2001, a rezoning application was submitted to rezone the site from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a marina and seafood sales operation. The request was subsequently denied by the City Council.

There are no other Planning Commission or any Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
7. 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 ALDOT and 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:

The applicant requests the rezoning of the subject property from R-1, Single-Family Residential Suburban District, to ML, Maritime Light District, to allow seafood sales directly from a boat. A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 1, 2026, at 5:00 p.m. at Our Lady of Lourdes Church, located at 1621 Boykin Boulevard. According to the sign-in sheet submitted by the applicant, at least 33 members of the public, excluding the applicant and property owner, attended. All required Neighborhood Meeting documentation was submitted within the prescribed timeframe prior to the Planning Commission meeting, and the applicant executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is surrounded by properties zoned R-1, Single-Family Residential Suburban District. Many of the surrounding properties consist of vacant woodlands, tidal marshes, or a combination thereof.

A survey depicting existing site conditions was submitted with the application; however, no site plan or development plan was provided. Because the proposed use involves the sale of seafood directly from a docked vessel, no building is proposed. Nevertheless, the UDC requires a minimum of 12 percent landscaped area within the ML, Maritime Light District, as well as compliance with applicable tree planting requirements. No landscaping or tree planting information was provided with the application.

Likewise, no parking is proposed for the site. While Table 64-3-12.1, Minimum Parking Spaces, does not establish a parking requirement for seafood sales directly from a vessel, it is reasonable to expect that some level of off-street parking would be necessary to accommodate customers and employees, particularly given the site's location along a heavily traveled two-lane segment of Dauphin Island Parkway.

No public sidewalk is depicted adjacent to the property. As such, installation of a sidewalk or approval of a Sidewalk Waiver would be required.

The site consists of portions of two legal lots of record. Therefore, the property should either be established as a single legal lot of record through a one-lot subdivision or documentation should be provided demonstrating that the property existed in its current configuration prior to 1962.

Any proposed signage must comply with the requirements of the UDC and will require separate review and permitting through the Planning and Zoning Department.

The UDC states that rezoning requests should promote sound, stable, and desirable development patterns and should be evaluated based on consistency with the Comprehensive Plan, compatibility with surrounding development patterns and adjacent uses, available infrastructure capacity, changing conditions within the area, and the broader public benefit of the request.

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential, a classification that generally supports single-family residential development but may accommodate small-scale complementary uses and other residential types in appropriate locations. The proposed ML, Maritime Light District, zoning classification is generally not consistent with this FLUM designation, as the Water Dependent, Light Industry, and Heavy Industry FLUM categories are more closely aligned with the intent of the ML District. Additionally, Section 64-2-19.C. of the UDC states that new ML districts are not appropriate within any overlay district, and the subject site is located within the Peninsula Overlay District.

The applicant does not contend that the existing R-1 zoning classification was established in error. Rather, the request is based on the applicant's desire to promote economic activity and revitalization along the Dauphin Island Parkway corridor.

It should also be noted that the applicant submitted a petition containing 510 signatures in support of the rezoning request.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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.

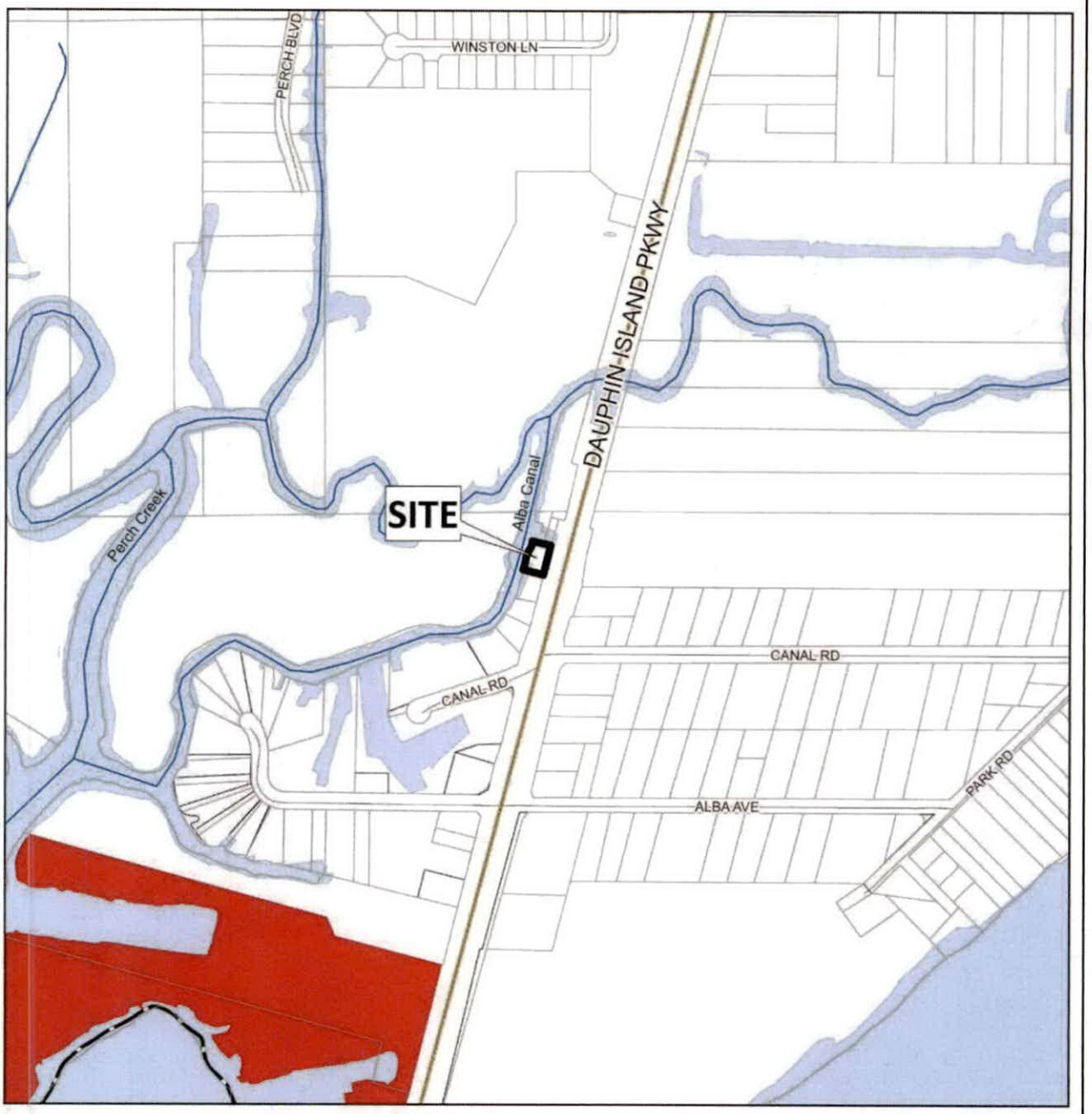
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezone the site to ML, the following conditions could apply:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

LOCATOR ZONING MAP



APPLICATION NUMBER 22 DATE July 16, 2026

APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

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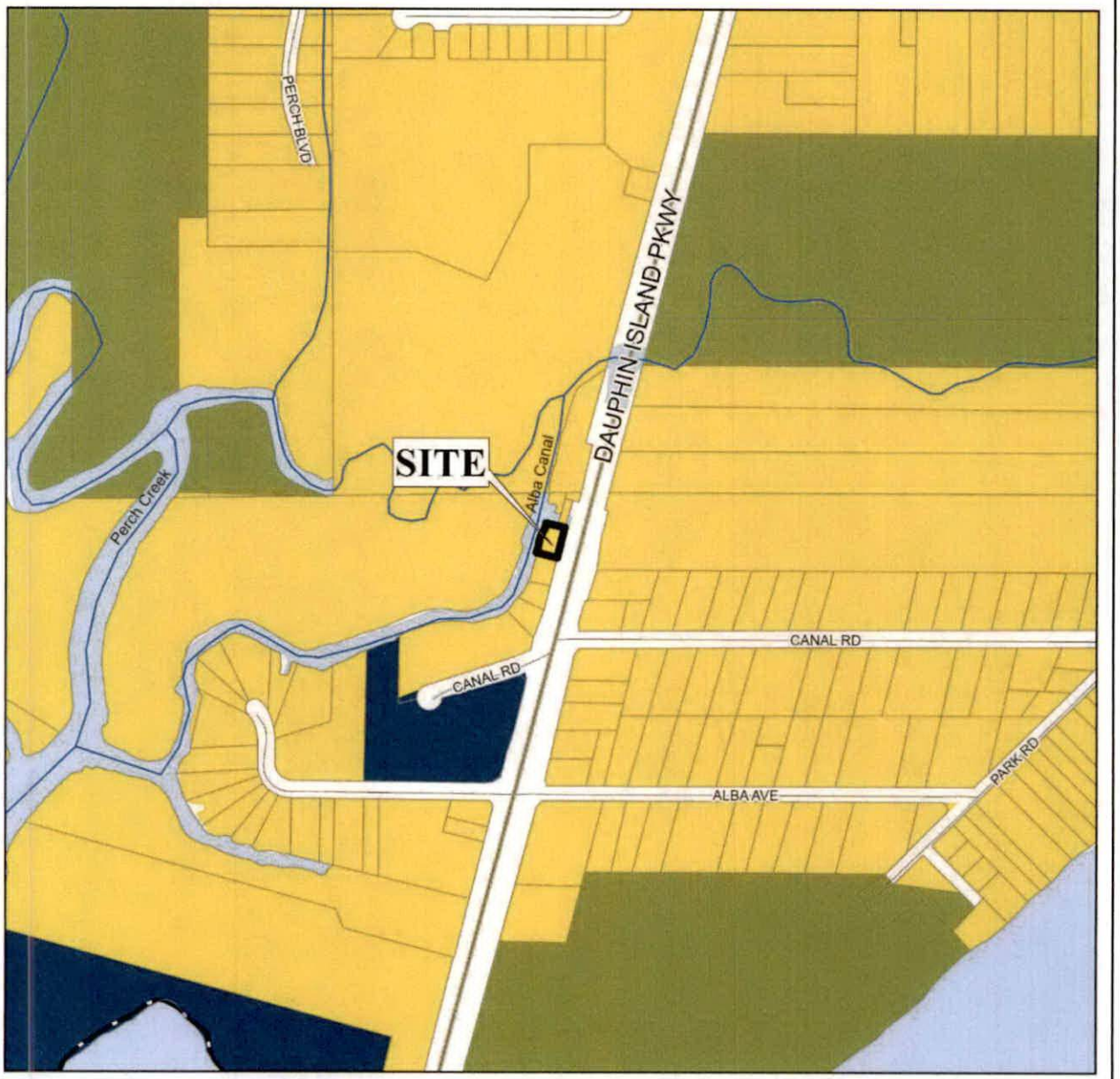
FLUM LOCATOR MAP



APPLICATION NUMBER 22 DATE July 16, 2026

APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

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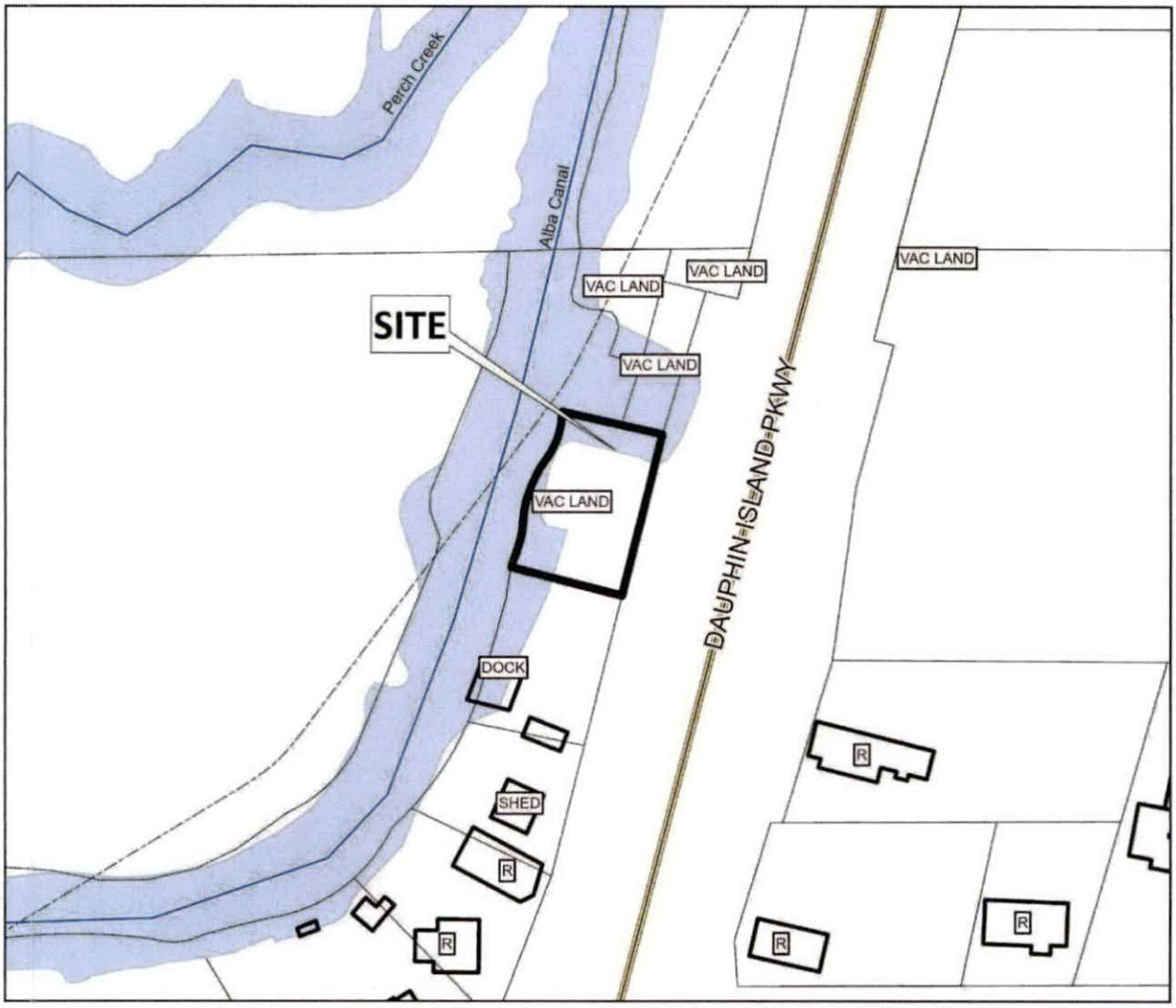
PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 22 DATE July 16, 2026

APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

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	

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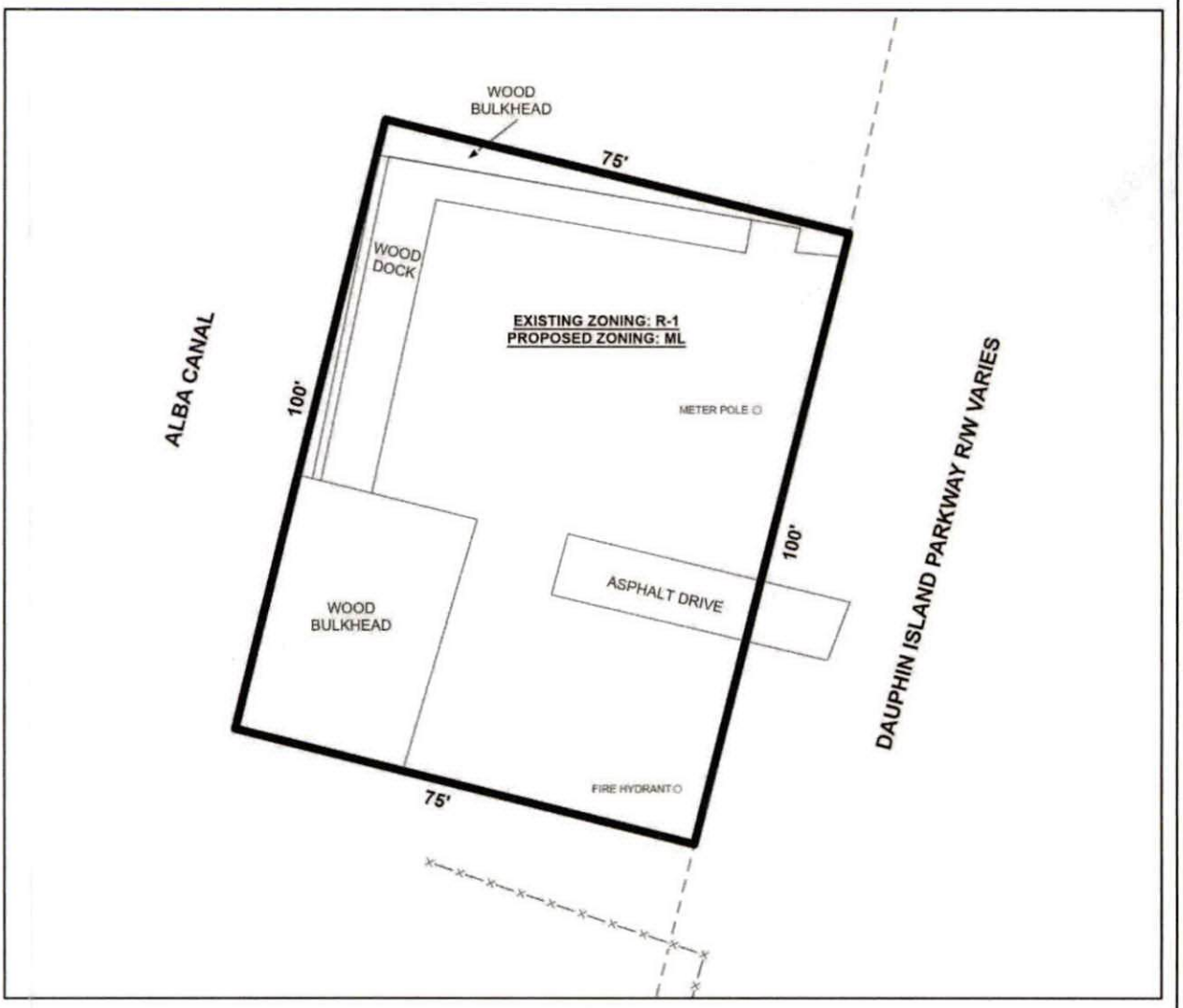
NTS

SITE PLAN



The site plan illustrates existing wooden bulkhead, dock and driveway.

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FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

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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.

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Zoning correspondence matrix

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LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■				■															○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)							■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■								○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■														
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HEAVY INDUSTRY (HI)															■	■	■	■	■									○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■			○										

LOW DENSITY RESIDENTIAL (LDR)

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Character Example



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

Agenda Item # 17

ZON-UDC-003752-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
4460 Dauphin Island Parkway

Applicant / Agent:
Matthew Noel, Daddy's Boy Seafood

Property Owner:
Charlene Rash

Current Zoning:
R-1, Single Family Residential Suburban District

Proposed Zoning:
ML, Maritime Light District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on May 1, 2026, at 5:00 p.m. at 1621 Boykin Boulevard.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Rezoning from R-1 Suburban to ML, Maritime Light
- **Note:**
  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. Rezoning with seven (7) 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 residential units.

APPLICATION NUMBER 17 DATE June 18, 2026

APPLICANT Matthew Noel, Daddy's Boy Seafood

REQUEST Rezoning from R-1 to ML

N

NTS

SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the property was assigned an R-1, Single-Family Residential District, zoning classification.

In January 2001, a rezoning application was submitted to rezone the site from R-1, Single-Family Residential District, to B-3, Community Business District, to allow a marina and seafood sales operation. The request was subsequently denied by the City Council.

There are no other Planning Commission or any Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

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. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
7. 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 ALDOT and 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:

The applicant requests the rezoning of the subject property from R-1, Single-Family Residential Suburban District, to ML, Maritime Light District, to allow seafood sales directly from a boat. A detailed description and justification of the request are provided in the applicant's narrative, accessible via the link on Page 1 of this report.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code (UDC) due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on May 1, 2026, at 5:00 p.m. at Our Lady of Lourdes Church, located at 1621 Boykin Boulevard. According to the sign-in sheet submitted by the applicant, at least 33 members of the public, excluding the applicant and property owner, attended. All required Neighborhood Meeting documentation was submitted within the prescribed timeframe prior to the Planning Commission meeting, and the applicant executed the required checklist attesting to the accuracy and completeness of the information provided.

The subject site is surrounded by properties zoned R-1, Single-Family Residential Suburban District. Many of the surrounding properties consist of vacant woodlands, tidal marshes, or a combination thereof.

A survey depicting existing site conditions was submitted with the application; however, no site plan or development plan was provided. Because the proposed use involves the sale of seafood directly from a docked vessel, no building is proposed. Nevertheless, the UDC requires a minimum of 12 percent landscaped area within the ML, Maritime Light District, as well as compliance with applicable tree planting requirements. No landscaping or tree planting information was provided with the application.

Likewise, no parking is proposed for the site. While Table 64-3-12.1, Minimum Parking Spaces, does not establish a parking requirement for seafood sales directly from a vessel, it is reasonable to expect that some level of off-street parking would be necessary to accommodate customers and employees, particularly given the site's location along a heavily traveled two-lane segment of Dauphin Island Parkway.

No public sidewalk is depicted adjacent to the property. As such, installation of a sidewalk or approval of a Sidewalk Waiver would be required.

The site consists of portions of two legal lots of record. Therefore, the property should either be established as a single legal lot of record through a one-lot subdivision or documentation should be provided demonstrating that the property existed in its current configuration prior to 1962.

Any proposed signage must comply with the requirements of the UDC and will require separate review and permitting through the Planning and Zoning Department.

The UDC states that rezoning requests should promote sound, stable, and desirable development patterns and should be evaluated based on consistency with the Comprehensive Plan, compatibility with surrounding development patterns and adjacent uses, available infrastructure capacity, changing conditions within the area, and the broader public benefit of the request.

The Future Land Use Map (FLUM) designates the subject property as Low Density Residential, a classification that generally supports single-family residential development but may accommodate small-scale complementary uses and other residential types in appropriate locations. The proposed ML, Maritime Light District, zoning classification is generally not consistent with this FLUM designation, as the Water Dependent, Light Industry, and Heavy Industry FLUM categories are more closely aligned with the intent of the ML District. Additionally, Section 64-2-19.C. of the UDC states that new ML districts are not appropriate within any overlay district, and the subject site is located within the Peninsula Overlay District.

The applicant does not contend that the existing R-1 zoning classification was established in error. Rather, the request is based on the applicant's desire to promote economic activity and revitalization along the Dauphin Island Parkway corridor.

It should also be noted that the applicant submitted a petition containing 510 signatures in support of the rezoning request.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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.

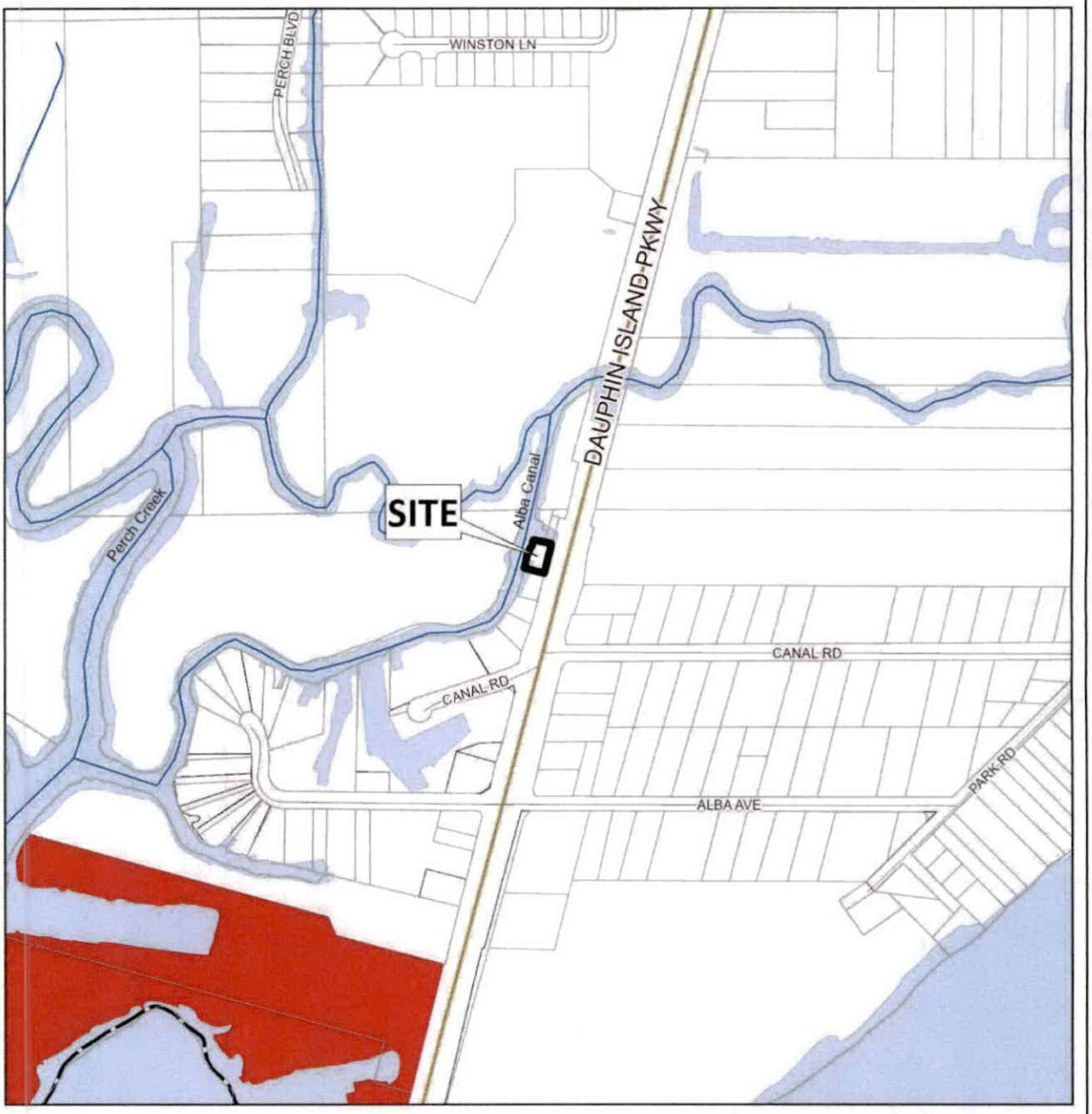
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the request to the City Council to Rezone the site to ML, the following conditions could apply:

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

LOCATOR ZONING MAP



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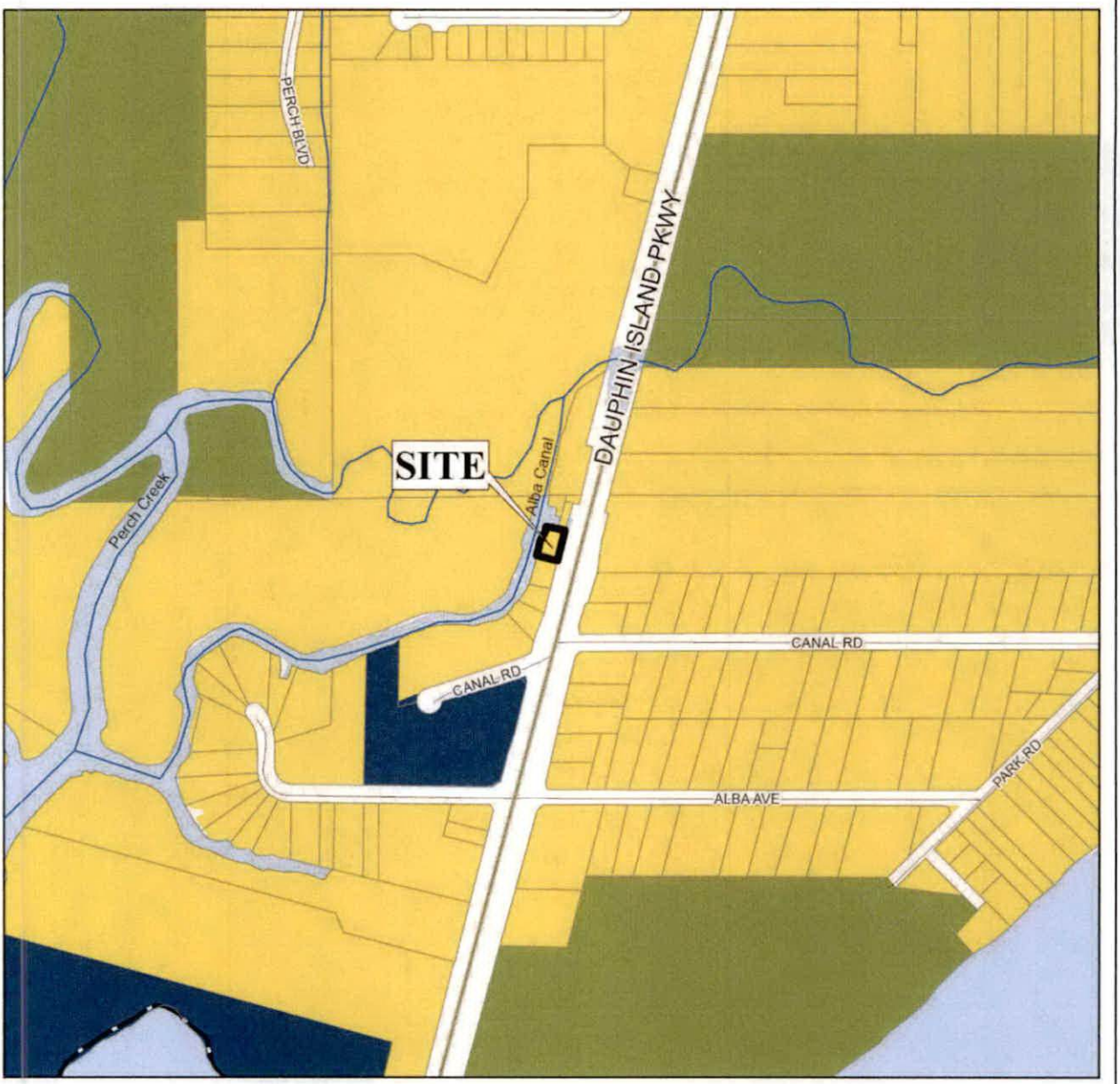

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Low Density Residential	Neighborhood Center - Traditional	Light Industry	Water Dependent
Mixed Density Residential	Neighborhood Center - Suburban	Heavy Industry	
Downtown	Traditional Corridor	Institutional	
District Center	Mixed Commercial Corridor	Parks, Open Space	

N

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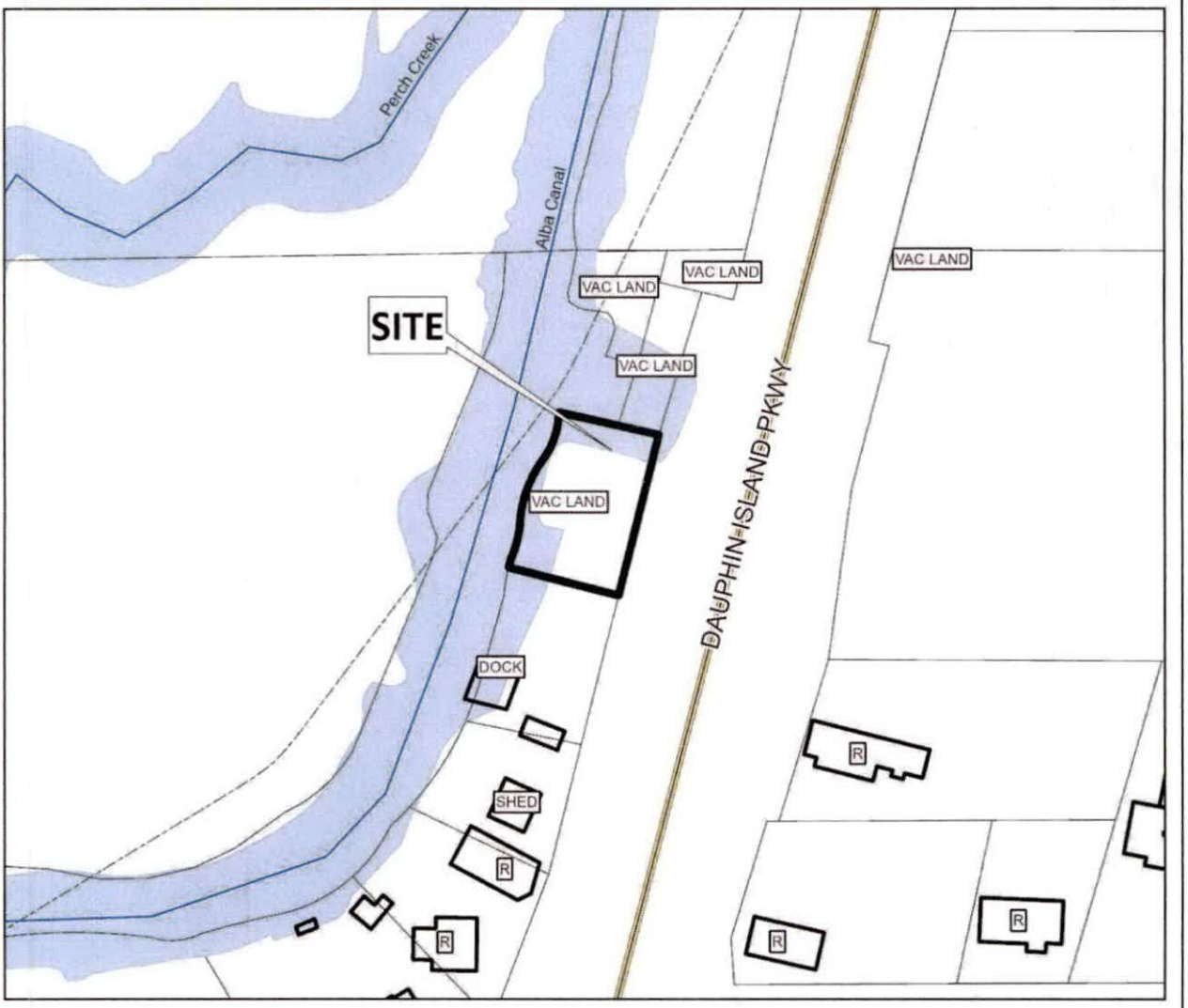

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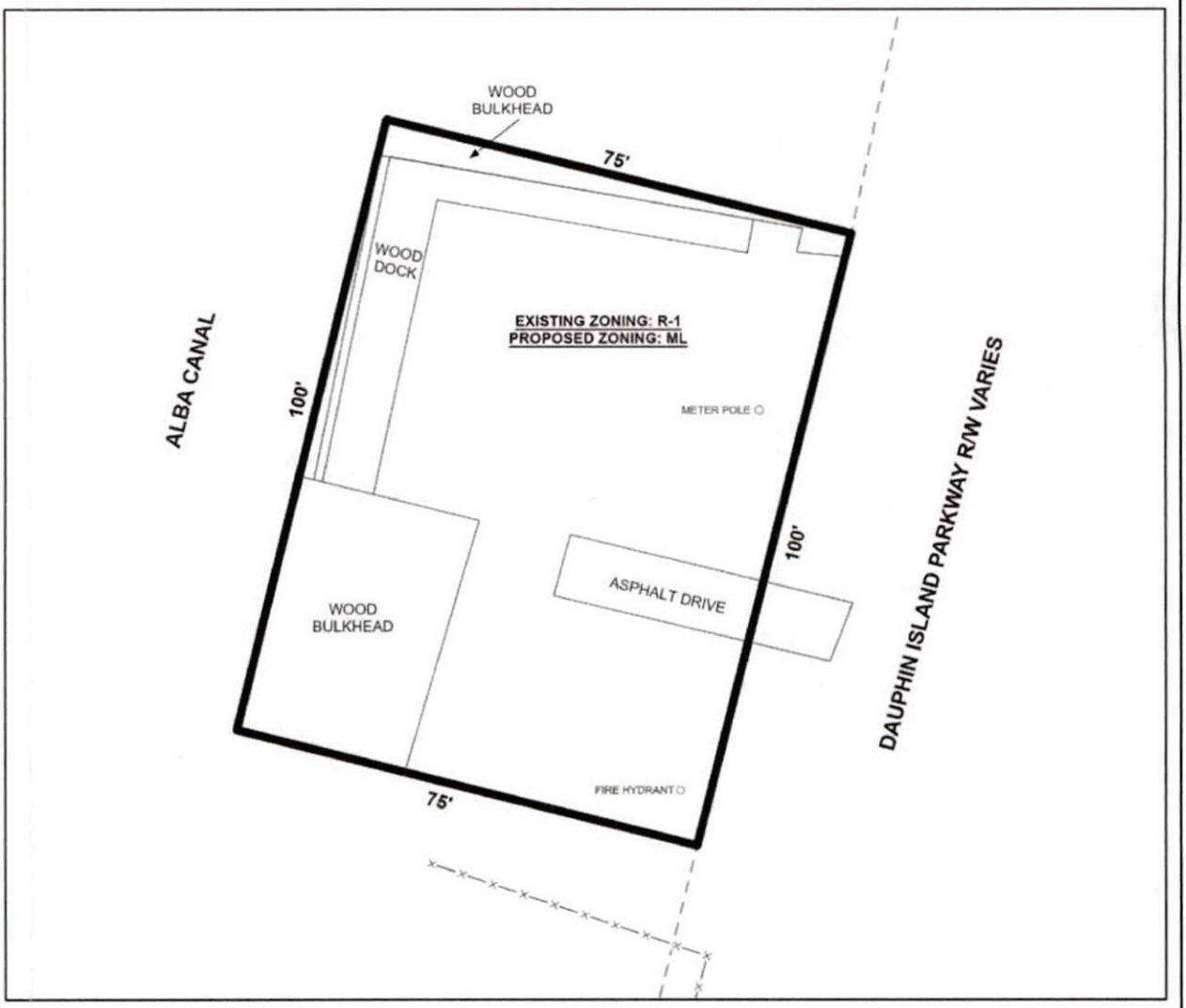

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Secondary Uses

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- 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

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 4213 and 4221 Spring Valley Drive South

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at 4213 and 4221 Spring Valley Drive South from R-1, Single-Family Residential Suburban District, and R-3, Multi-Family Residential Suburban District, to R-1, Single-Family Residential Suburban 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:

LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. AND LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. (INST.2021010427) LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1), 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 an R-1, 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 R-1, until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at **4213 & 4221 Spring Valley Drive South.**

The proposed amendment to the Unified Development Code changes the classification of the subject property **from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1).** 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 **R-1** 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 **R-1** districts until the following conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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:

LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. AND LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA. (INST.2021010427) LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1),** 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 an **R-1,** 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 **R-1,** until all of the conditions have been complied with: 1. Completion of the Subdivision process; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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

Sawgrass Consulting, LLC
4213 & 4221 Spring Valley Drive South
Council District 4
Ben Reynolds

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 30, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Sawgrass Consulting, LLC,** for a change in zoning **from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1),** for the property located at **4213 & 4221 Spring Valley Drive South**.

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,

[redacted]
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Sawgrass Consulting, LLC
Heath Larson
30673 SGT E.I. Boots Thomas Drive
Spanish Fort, Alabama 36527

Re: 4213 & 4221 Spring Valley Drive South
ZON-UDC-003793-2026
Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision
Sawgrass Consulting, LLC
District 4
Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **Single-Family Residential Suburban District (R-1)**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **Single-Family Residential Suburban District (R-1)**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is $**319.20**. 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.

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

[redacted]

Deputy Director of Planning and Zoning

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
- ☐ **Terminating a Previously approved Planned Unit Development** — Checklist E

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)
Address:	4213 Spring Valley Dr S	
Email:	[redacted]	
Phone:		
Email:		
Name:		

[redacted]

	Owner	Design Professional
Name:	Carla and Adam Green	Heath Larson
Firm:		Sawgrass Consulting LLC
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

4213 Spring Valley Dr s 4213 Spring Valley Dr s — Property Address

19,310 SF 19,310sf — Property Area (acres or square feet)

R023301122000029.000 R023301122000029.000 — Parcel Number(s) or Key Number(s)

R1/R3 R-1/R-3 — Present Zoning or Transect District

R1 R-1 — 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.

[redacted] — 6/17/26 6/17/26 — Date

6/17/26 6/17/26 — 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

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ☐ Neighborhood Meeting documentation
- ☐ Boundary Plan
- ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

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A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

Future Land Use Map (FLUM) Designation

R-1
Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ■ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
N/A

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
Parcel has split zoning, rezoning to R-1

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   Currently zoned R-1 and R-3, rezoning to R-1

2. Describe the surrounding land uses.
   R-1 and R-3

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   N/A

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   N/A

5. 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.
   Property proposed to be zoned to match adjacent parcels

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

N/A

[redacted]

City of Mobile · Planning & Zoning

Plan Submission Contact Information

Name of Project Resub of Lot 3 & 5 Spring Valley Subdivision Unit 2 & Lot 7 Addition to Spring Valley Subdivision

Address Spring Valley Dr S

Owner Gloria Stewart & Adam & Carla Green

[redacted]

Authorized Agent Sawgrass Consulting LLC

Address 30673 SGT EI BOOTS THOMAS DRIVE SPANISH FORT Zip Code 36527

[redacted]

Contractor _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer Sawgrass Consuling LLC

Address 30673 SGT E I BOOTS THOMAS DRIVE Zip Code 36527

[redacted]

Architect _____

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

[redacted]

Tori Scheer

Print

6/15/26

Date

Affiliation to project/Organization

[redacted]

RESUB OF LOTS 3
VALLEY SUBDIVI
& LOT 7, ADDITION
VALLEY SUBD

SITE DATA:

ACREAGE = 0.87 ACRES±
(37,815 S.F.±)

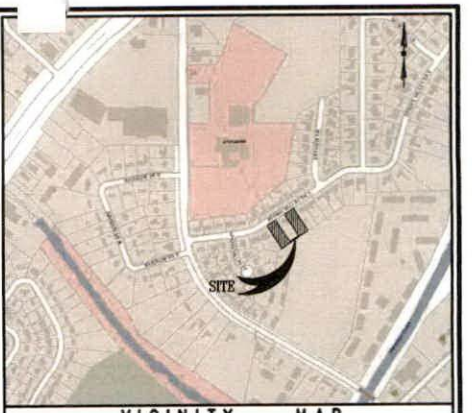
OWNERS:

A ANNE HAMNER STEWART
1 SPRING VALLEY DR S
MOBILE, AL 36693

M C & CARLA M GREEN
3 SPRING VALLEY DR S
MOBILE, AL 36693

AND SURVEYOR:

RCIL E. GODWIN, P.L.S.
GRASS CONSULTING, LLC
GT. E. I. "BOOTS" THOMAS DR.
ANISH FORT, AL 36527
(251)544-7900



VICINITY MAP

T NOTES: REQUIRED BY CITY OF MOBILE

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.

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.

A 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.

ALL EXISTING AND PROPOSED DETENTION FACILITIES, COMMON AREAS, AND WETLANDS SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER(S), AND NOT THE RESPONSIBILITY OF THE CITY OF MOBILE.

ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.

DRIVEWAY NUMBER, SIZE, LOCATION, AND DESIGN TO BE APPROVED BY TRAFFIC ENGINEERING AND CONFORM TO AASHTO STANDARDS.

NO STRUCTURES SHALL BE CONSTRUCTED IN ANY EASEMENT WITHOUT PERMISSION FROM THE EASEMENT HOLDER.

ACCEPTANCE OF OWNER:

BY: _____
GLORIA ANNE HAMNER STEWART

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, SHE EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF OWNER:

BY: _____
ADAM C GREEN

BY: _____
CARLA M GREEN

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ & _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, HE AND SHE EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF MORTGAGEE (LOT 2):

BY: _____
AUTHORIZED REPRESENTATIVE

STATE OF ALABAMA
COUNTY OF MOBILE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____ IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THIS CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY, AND WITH FULL AUTHORITY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

RECORD DESCRIPTIONS:

(INST.2010067829)
LOT 5 OF SPRING VALLEY SUBDIVISION, UNIT TWO, ACCORDING TO THE PLAT HEREOF RECORDED IN MAP BOOK 19, PAGE 6, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA.

AND

LOT 7 OF ADDITION TO SPRING VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 31, PAGE 81, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF MOBILE COUNTY, ALABAMA.

(INST.2021010427)
LOT 3, SECOND UNIT, SPRING VALLEY, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 19, PAGE 6, PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

I 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 LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

_____ _____
ERCIL E. GODWIN, PLS DATE
ALABAMA LICENSE NUMBER 26621



GRAPHIC SCALE
20 0 20
(IN FEET)
1 inch = 20 ft.

LEGEND

●C.T.I.F.	CRIMPED TOP IRON FOUND
●I.P.F.	IRON PIPE FOUND
○C.R.S.	1/2" CAPPED REBAR SET "CA 1007-LS"
-o-	POWER POLE
←——	GUY WIRE
AC	AIR CONDITIONER
⊕SSCO	SANITARY SEWER CLEAN OUT
⊕MH	SANITARY SEWER MANHOLE
TP	TELEPHONE PEDESTAL
(D)	DRAINAGE MANHOLE
○FH	FIRE HYDRANT
WMWM	WATER METER
— — — —	SETBACK LINE
- - - - - - - -	EASEMENT LINE
——— - - ———	PROPERTY LINE

SURVEYORS NOTES:

- INFORMATION USED TO PERFORM AND PRODUCE THIS SURVEY ARE PREVIOUS SURVEYS, BY THIS FIRM OR OTHERS, DEEDS OF RECORDS AND/OR OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO TITLE SEARCH, OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM OR BY OTHERS UNDER THE DIRECTION OF THIS FIRM. IN ADDITION, THERE MAY BE OTHER INSTRUMENTS OF RECORD WITHIN THE OFFICE OF THE JUDGE OF PROBATE, AS WELL AS OTHER UNRECORDED INSTRUMENTS COULD ENCUMBER AND/OR AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
- BASIS OF BEARING: BASED ON GRID NORTH AS DETERMINED BY RTK GPS AND REFERENCED TO NAD83, ALABAMA WEST STATE PLANE COORDINATES.
- DATE OF FIELD WORK: APRIL, 2026.
- I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP COMMUNITY PANEL NO. 01097C0544L, EFFECTIVE JUNE 5, 2020, AND HAVE FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ANY FLOOD ZONES GIVEN OR SHOWN ON THE FACE OF THIS DRAWING ARE BY ELEVATIONS FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS.
- SURVEYED PROPERTY IS CURRENTLY ZONED R-1 (PER CITY OF MOBILE PLANNING DISTRICT 4).

NUMBER:	REVISION:	DATE:

AT
S 3, 5, & 7
WART

SCALE: 1" = 20'
DATE: APRIL 10, 2026
DRAWN BY: HL
CHECKED BY:
SHEET: 1 OF 1

Outlook

Carla & Adam Green (ZON-UDC-003793-2026)

[redacted]

Good morning,

We have completed our review of the above-referenced Rezoning application.

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. **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, **Tori Aamoth** has been copied on this message.

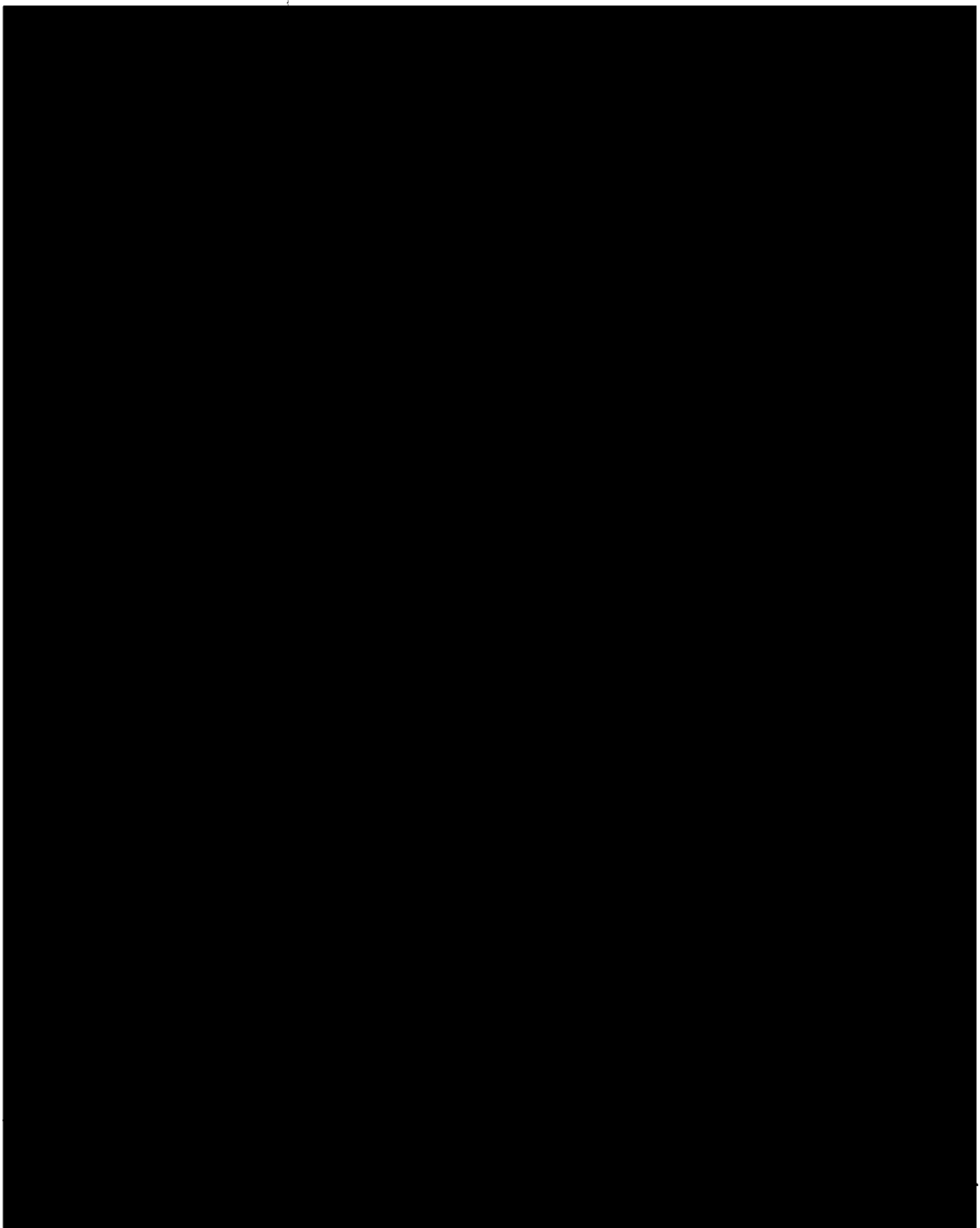
If the application fees are paid **by noon today, June 17, 2026**, the case will be scheduled for the **July 16, 2026, Planning Commission** agenda. If the deadline is not met, the application will be held until all outstanding requirements have been addressed.

IMPORTANT - PLEASE READ

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.gov.

If you have any questions or need further assistance, please don't hesitate to reach out.

Thank You,
Logan Anderson
Principal Planner II
Planning & Zoning
[redacted]



Planning Commission
July 16, 2026

Agenda Item # 31

SUB-003791-2026 & ZON-UDC-003793-2026

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:
4213 & 4221 Spring Valley Drive South

Subdivision Name:
Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision

Applicant / Agent:
Sawgrass Consulting, LLC

Property Owner(s):
Adam & Carla Green, and Gloria Stewart

Current Zoning:
R-1, Single-Family Residential Suburban District and R-3, Multi-Family Residential Suburban District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was not required due to the proposed rezoning to a lower zoning classification.

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.
- Rezoning from R-1 Suburban and R-3 Suburban to R-1 Suburban.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with ten (10) conditions.
2. Rezoning with three (3) conditions)

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PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

N

NTS

SITE HISTORY

The northern portion of the site was originally part of the 32-lot *Spring Valley Subdivision, Unit Two,* as Lots 3 and 5, the plat for which was approved by the Planning Commission in April 1969 and subsequently recorded in the Mobile County Probate Court.

Rezoning of the southern portion of the site from R-A, Residential Agricultural, to R-3, Multi-Family Residential, was adopted by the City Council on February 6, 1979. It was later part of the 15-lot *Addition to Spring Valley Subdivision*, as Lot 7, the plat for which was approved by the Planning Commission in June 1979 and subsequently recorded in the Mobile County Probate Court.

There are no other Planning Commission or any 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 note - As shown on the 1984 aerial photo LOTS 1 AND 2 share the 9,000 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 8,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 8,200 sf, LOT 2 – 8,800 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
C. Retain the first five (5) PLAT NOTES REQUIRED BY CITY OF MOBILE.
D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [redacted] 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. 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 Mobile County and Traffic Engineering and conform to AASHTO standards.

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 subdivision request is to create two (2) legal lots of record from three (3) existing legal lots of record. The site is served by public water and sanitary sewer.

The proposed lots have frontage on Spring Valley Drive South, a minor street with curb and gutter improvements requiring a 50-foot-wide right-of-way. The preliminary plat depicts sufficient right-of-way, making additional dedication unnecessary.

The proposed lots exceed the minimum lot area requirements of Article 2, Sections 64-2-5.E. and 64-2-7.E. of the Unified Development Code (UDC) for properties served by public water and sanitary sewer. The preliminary plat properly identifies the area of each lot in both square feet and acres. If approved, this information should be retained on the Final Plat; alternatively, a table providing the same information may be provided.

The proposed lots also exceed the minimum lot width requirements of Section 6.C.2.(b)(2) of the Subdivision Regulations for residential lots within the Suburban sub-district.

A 30-foot front yard setback is depicted along Spring Valley Drive South; however, only a 25-foot front yard setback is required in the R-1, Single-Family Residential Suburban, and R-3, Multi-Family Residential Suburban Districts. Accordingly, the Final Plat must depict a front yard setback of at least 25 feet, in compliance with Section 6.C.8. of the Subdivision Regulations and the dimensional standards of Article 2, Section 64-2-5.E. of the UDC.

The preliminary plat illustrates existing single-family dwellings on each proposed lot. Existing structures are not required to be shown on a subdivision plat unless needed to demonstrate compliance with the setback requirements of the underlying zoning district. As illustrated, the existing structures comply with the applicable setbacks; therefore, their depiction on the Final Plat is unnecessary.

Multiple drainage and utility easements are depicted on the preliminary plat. As such, if approved, a note should be placed on the Final Plat stating no structures shall be permitted in any easement without permission from the easement holder.

As submitted, approval of the subdivision would result in the proposed lots being split-zoned between R-1 (Single-Family Residential Suburban District) and R-3 (Multi-Family Residential Suburban District). Therefore, approval of the subdivision should be contingent upon approval of the associated rezoning application.

Rezoning

As previously noted, approval of the subdivision request would result in the proposed lots being split-zoned R-1 and R-3. The applicant is requesting rezoning of the proposed lots to R-1 to resolve the potential split zoning.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

A Neighborhood Meeting was not required due to the request for rezoning to a lower zoning classification. Article 5 of the Unified Development Code (UDC) requires Neighborhood Meetings for requests to rezone property to a higher zoning classification.

The site is surrounded by single-family residentially zoned properties and uses, the exception being multi-family developments within the properties zoned R-3 to the east.

The site plan submitted with the rezoning application depicts the existing single-family dwellings on the proposed lots.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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 this case, the proposed rezoning appears justified to eliminate the split-zoning condition that would result from the subdivision request and to better align the zoning classification with the longstanding use of the respective properties.

If approved, the rezoning should be completed prior to signing the Final Plat associated with the subdivision.

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, the following conditions could apply:

1. Retention of the existing 50-foot-wide right-of-way along Spring Valley Drive South on the Final Plat;
2. Retention of the lot area in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of at least a 25-foot front yard setback along Spring Valley Drive South on the Final Plat, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-5.E. of the Unified Development Code;
4. Revision of the Final Plat to remove or omit the depiction of the existing structures, as their illustration is not necessary to demonstrate compliance with the applicable setback requirements
5. Provision of a note on the Final Plat stating no structures shall be permitted in any easement without permission from the easement holder;
6. Completion of the Rezoning process prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. 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 Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- 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.

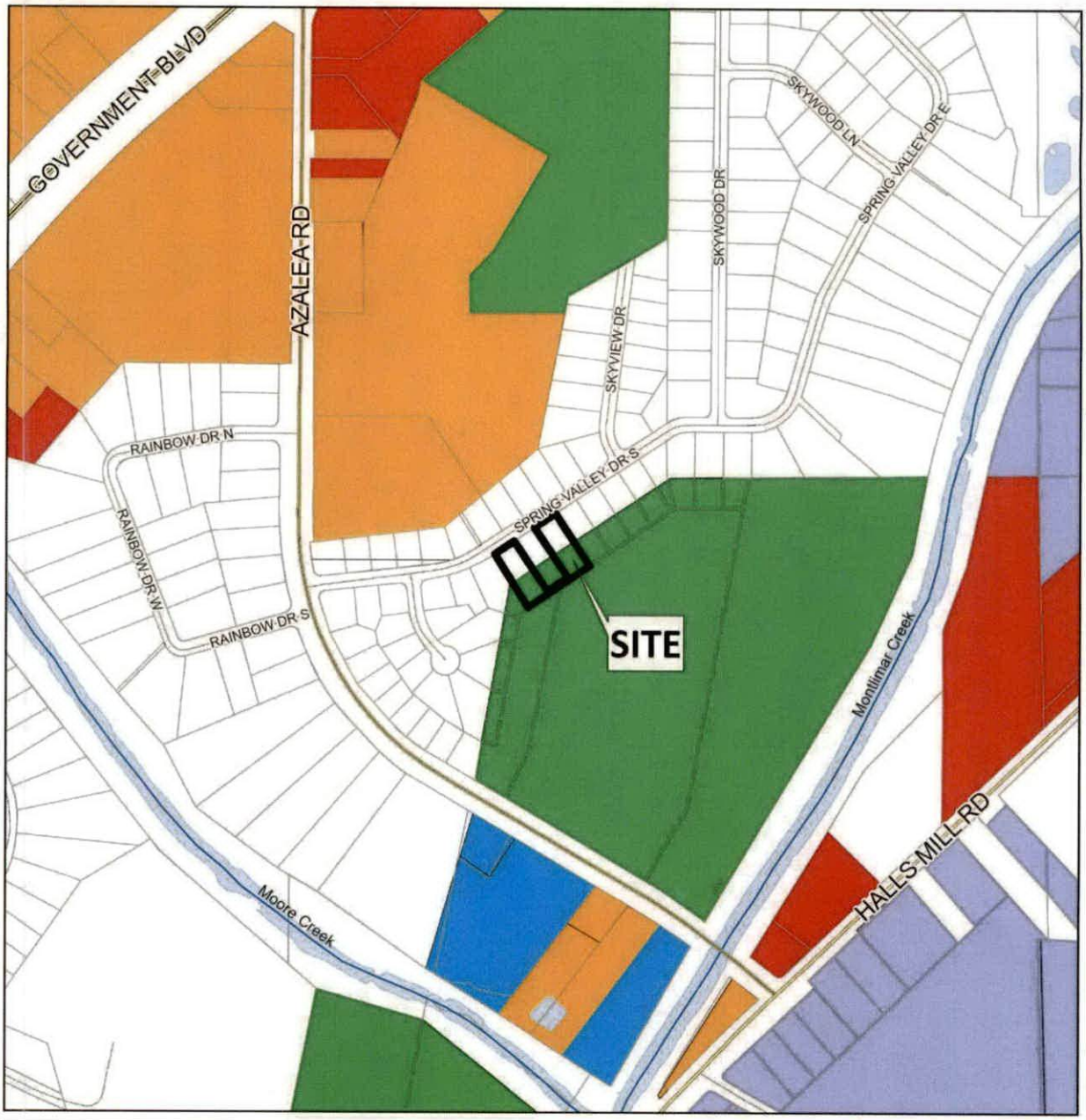
The applicant's responses to address the above criteria are available in the link on page one (1).

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 all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 31 DATE July 16, 2026

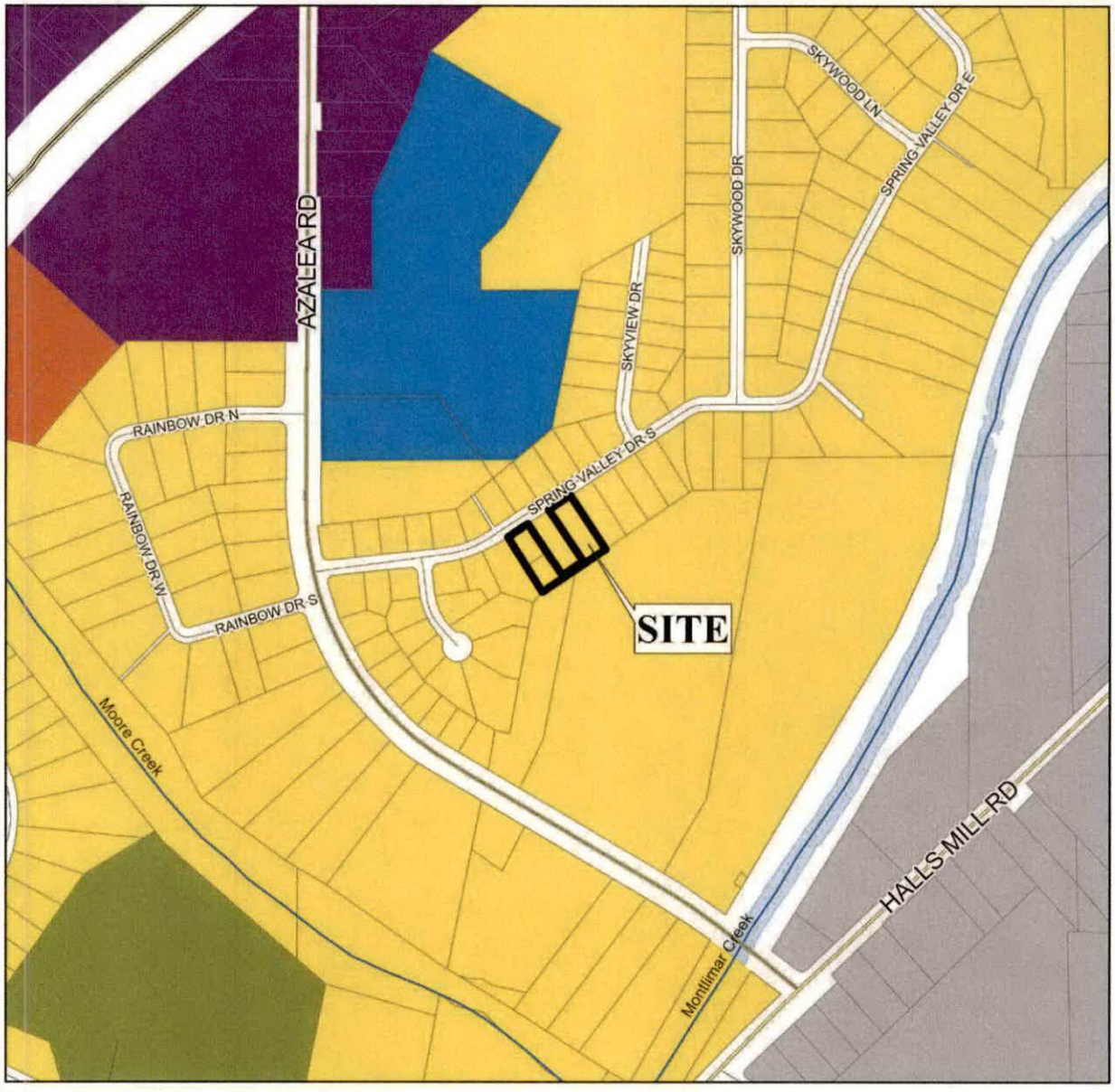
APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

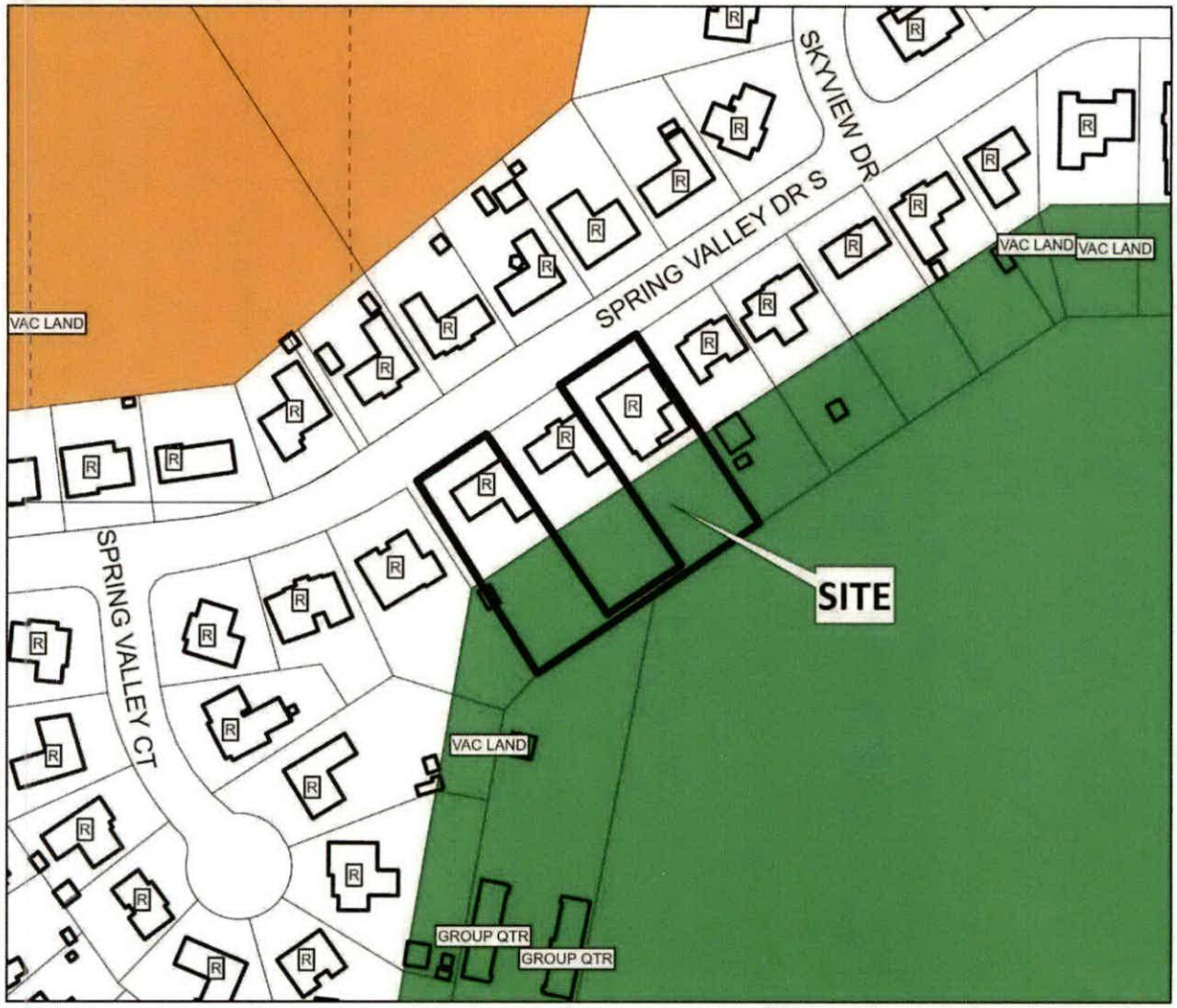
REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 31 DATE July 16, 2026

APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision

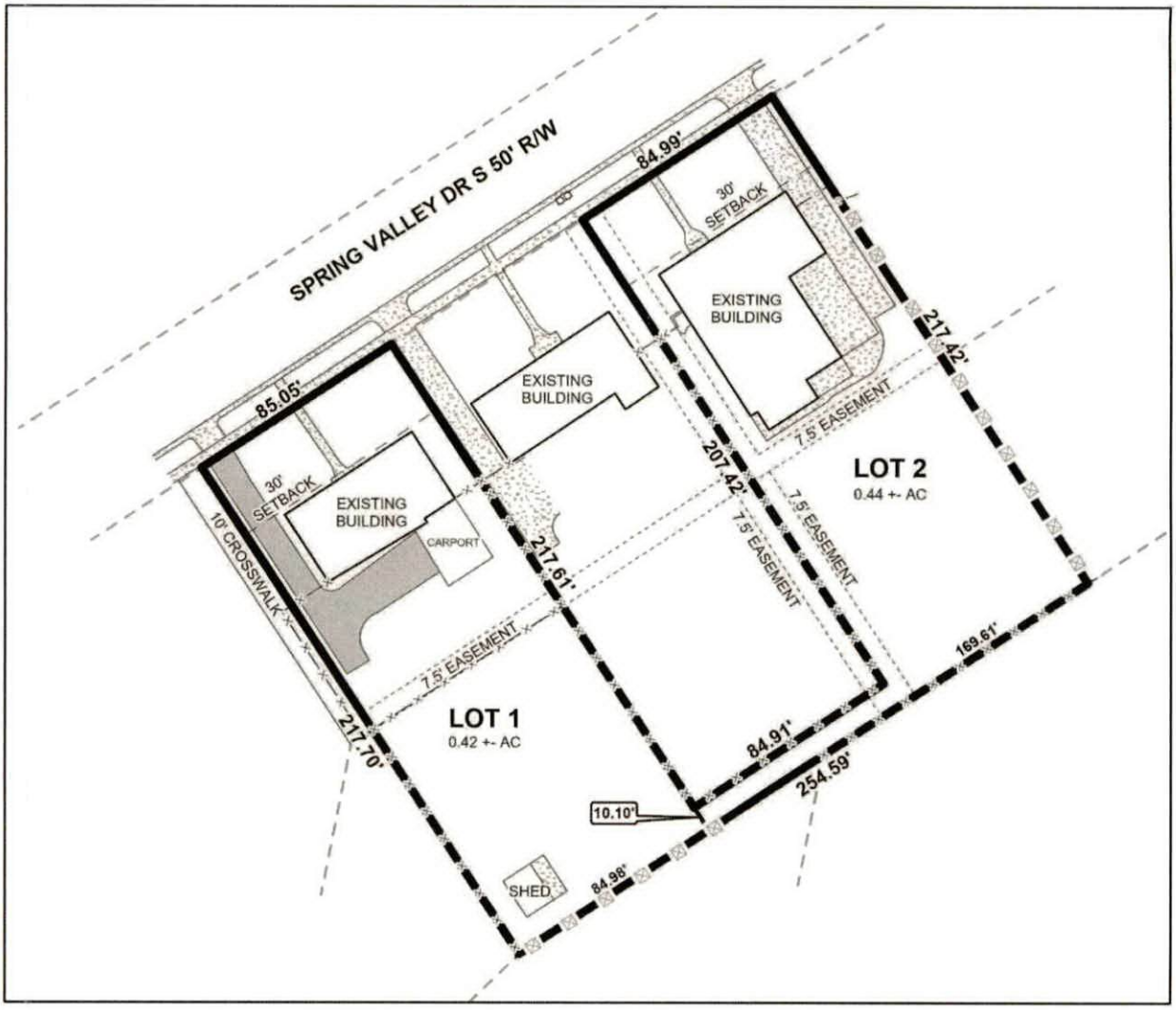
REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

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	

N

NTS

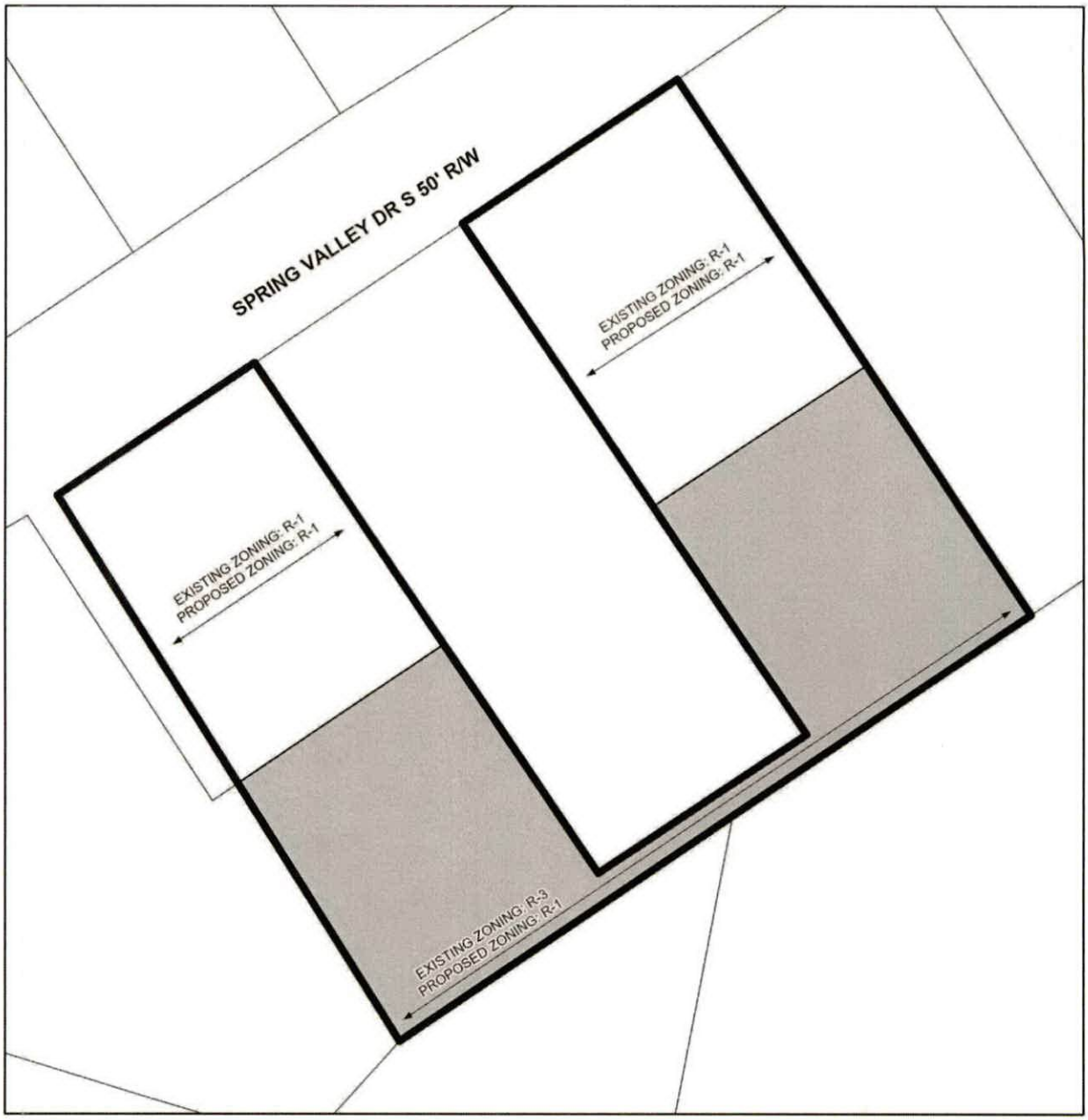
SITE PLAN



The site plan illustrates existing structures, setbacks, drives, and easements.

APPLICATION NUMBER 31 DATE July 16, 2026	N
APPLICANT Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7 Addition to Spring Valley Subdivision	
REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1	NTS

DETAIL SITE PLAN



APPLICATION NUMBER 31 DATE July 16, 2026

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REQUEST Subdivision, Rezoning from R-1 and R-3 to R-1

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

O 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)

	RESIDENTIAL - AC (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)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S		O								O															O
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■		■	■	■					■															O
DOWNTOWN (DT)						■					■													■	■	■	■	■	O	O
DISTRICT CENTER (DC)							■			U	O	O																		
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	O	■	O	O	O									■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	O									■	■								O
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	O																		O
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■															
LIGHT INDUSTRIAL (LI)													■	■	■	■			■										O	O
HEAVY INDUSTRY (HI)															■	■	■	■	■										O	O
INSTITUTIONAL LAND USE (INS)										■	■		O	O					O											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					O								■	■	■			O											

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).

Character Example



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

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 the NW Corner of
Bear Fork Road and Moffett Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **August 4, 2026**, a public hearing will be held on the **8th** day of **September**, 2026 at 10:30 a.m., to consider adoption of an ordinance to rezone property located at the NW corner of Bear Fork Road and Moffett Road from R-1, Single-Family Residential Suburban District, to B-3, Community Business Suburban 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:

LOT 2, MOFFETT - BEAR FORK SUBDIVISION AS RECORDED IN MAP BOOK 83 PAGE 41, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3), 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-3, 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-3, until all of the conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic

Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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 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 City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 8th day of September, 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 12th day of August, 2026 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile located at the **Northwest corner of Bear Fork Road and Moffett 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 Community Business Suburban District (B-3).** 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-3** 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-3** districts until the following conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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:

LOT 2, MOFFETT - BEAR FORK SUBDIVISION AS RECORDED IN MAP BOOK 83 PAGE 41, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

The classification of said property is hereby changed **from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3),** 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-3,** 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-3,** until all of the conditions have been complied with: 1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code; 2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 3. 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

Byrd Surveying, Inc.
Michael D. Andress, Buildings, Trailers & More, LLC
Northwest corner of Bear Fork Road and Moffett Road
Council District 7
Gina Gregory

THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

July 28, 2026
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on **July 16, 2026**, considered the request of **Byrd Surveying, Inc.,** for a change in zoning **from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3),** for the property located at the **Northwest corner of Bear Fork Road and Moffett 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

Stephen Guthrie
Deputy Director, Planning & Zoning Department

maf
Attachments

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: Northwest corner of Bear Fork Road and Moffett Road
ZON-UDC-003790-2026
Byrd Surveying, Inc.
District 7
Rezoning from Single-Family Residential Suburban District (R-1) to Community Business Suburban District (B-3)

Dear Applicant(s)/ Property Owner (s):

At its meeting on July 16, 2026, 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 **Community Business Suburban District (B-3)**:

A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
B) Mistake. For a Rezoning, 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 **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **$356.06.** 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.

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
Stephen Guthrie
Deputy Director of Planning and Zoning

dotloop signature verification: dtlp.us/XZkj-mXsg-oAvf

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
- ☐ Terminating a Previously approved Planned Unit Development — Checklist E

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)
Address:	2609 HALLS MILL ROAD	
Email:	[redacted]	
Phone:		
Email:		
Name:		

[redacted]

dotloop signature verification: dtlp.us/xZkJ-mXsg-oAvf

	Owner	Design Professional
Name:	MICHAEL D. ANDRESS	
Firm:	BUILDINGS, TRAILERS & MORE, LLC	
Phone:	[redacted]	
Email:		
Address:		

2. PROPERTY [redacted] the property location, parcel number, and legal description.

MOFFETT ROAD
Property Address

12.64 ACRES
Property Area (acres or square feet)

KEY #02850202
Parcel Number(s) or Key Number(s)

R-1 SUBURBAN
Present Zoning or Transect District

B-3 SUBURBAN
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.

Michael Andress - Owner/Mgr
dotloop verified 06/15/26 11:01 AM CDT JJU7-VDOI-DXK6-POMO
Owner Signature

06/15/2026
Date

Kori P. G
Applicant or Agent Signature (if applicable)

6/4/26
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.

Kori P. G
Applicant or Agent Signature

6/4/26
Date

[redacted]

CHECKLIST B
Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ■ Planning Commission Application
- ■ Neighborhood Meeting documentation
- ■ Boundary Plan
- ■ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
- ☐ Traffic Impact Studies, as prescribed by the Traffic Engineer

---

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THIS PROPOSAL WILL BE ADJACENT TO EXISTING B-3 BUSINESS WHICH WILL DEVELOP A "CENTER" AS STATED UNDER SUBURBAN CORRIDOR IN THE MAP FOR MOBILE. FURTHER, THE FLUM ALLOWS FOR MIXED COMMERCIAL ALONG THE CORRIDOR.

MIXED COMMERCIAL CORRIDOR
Future Land Use Map (FLUM) Designation

B-3 SUBURBAN
Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ■ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.
THIS PROPOSAL WILL OFFER THE OPPORTUNITY TO PURCHASE NEW, SAFE HOUSING AND MOVE AWAY FROM OLDER, INADEQUATE HOUSING.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.
THERE HAVE BEEN COMPARABLE DEVELOPMENTS IN THIS AREA IN THE PREVIOUS 10 YEARS.

[redacted]

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.
   THE OTHER BUSINESSES IN THIS AREA ARE COMPARABLE TO THIS PROPOSAL.

2. Describe the surrounding land uses.
   VACANT LAND, RESIDENCE, CHURCH, RESIDENCE, MINI WAREHOUSES, BUILDING MATERIAL SALES, CAMPER SALES.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.
   THERE SHOULD BE NO ADVERSE IMPACT TO THE NEIGHBORS.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.
   THERE IS ADEQUATE INFRASTRUCTURE.

5. 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 MOBILE HOME SALES WILL OFFER THE PUBLIC THE OPPORTUNITY TO PURCHASE AFFORDABLE HOUSING.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.

[redacted]

dotloop signature verification: dtlp.us/XZKJ-mXsg-oAxf

City of Mobile • Planning & Zoning

Corporate Letter of Authorization

I, MICHAEL D. ANDRESS, 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 BUILDINGS, TRAILERS & MORE, LLC, a corporation for the property located within the city limits of Mobile, Alabama at MOFFETT ROAD - TAX KEY #02960202.

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.

BYRD SURVEYING
Designee (1)

[redacted]

Designee (2)

Email

Phone Number

06/15/2026
Date

[redacted]

Outlook

Byrd Surveying, Inc. (ZON-UDC-003790-2026)

[redacted]

Good morning,

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. Upon receipt of payment, the application will be scheduled for 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 **no later than 4:30 p.m. on Wednesday, July 1, 2026**.

To date, photographs documenting the required meeting signs have been received along with a copy of the letter advertising the Neighborhood Meeting; however, the date stamp shown on the photographs indicates the signs were posted less than ten (10) calendar days prior to the scheduled Neighborhood Meeting. If additional photographs can be provided demonstrating that the signs were posted at least ten (10) calendar days before the meeting, those photographs may satisfy this requirement.

Based on the information currently available, you may wish to consider one of the following options:

1. Proceed with scheduling the application for the **July 16, 2026, Planning Commission meeting**, with the understanding that the application will be held over if compliant Neighborhood Meeting documentation is not received by the required deadline; or
2. Request that the application be processed for a later Planning Commission meeting date to allow sufficient time for a new Neighborhood Meeting to be conducted and documented in accordance with the Unified Development Code requirements.

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, **Tori Aamoth** has been copied on this email.

If the application fees are paid **by noon on June 17, 2026**, the application will be scheduled for the **July 16, 2026, Planning Commission agenda**. Please note, however, that the application will be held over if the required Neighborhood Meeting documentation is not received by the deadline stated above.

IMPORTANT

The City of Mobile Planning and Zoning Department will **never request payment via wire transfer or any other suspicious payment method**. If you receive a questionable communication claiming to be from our department, please report it immediately to [redacted]

Important: If compliant Neighborhood Meeting documentation is not received by **July 1, 2026**, the application will be held over. A new Neighborhood Meeting may be required if the submitted documentation does not satisfy the applicable notice and timing requirements.

If you elect to delay processing of the rezoning application, please let us know. The concurrent subdivision application may continue to move forward, as approval of that application is not contingent upon approval of the rezoning request.

If you have any questions or need additional clarification, please do not hesitate to contact us.

Thank You,

Logan Anderson
Principal Planner II
[redacted]

-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY
ANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF
6070) AND MUST COMPLY WITH THE CITY OF MOBILE
ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VIII).

SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY
CTION PLANS INCLUDING, BUT NOT LIMITED TO, DRAINAGE,
S AND PAVING WILL NEED TO BE INCLUDED WITH THE LAND
TED, APPROVED, AND ISSUED PRIOR TO BEGINNING ANY OF THE

WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR
CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD
N MANAGEMENT PLAN (1984); AND THE RULES FOR EROSION
NOFF CONTROL.

LL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED.
Y PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A
OTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS
IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING
CERTIFICATE OF OCCUPANCY.

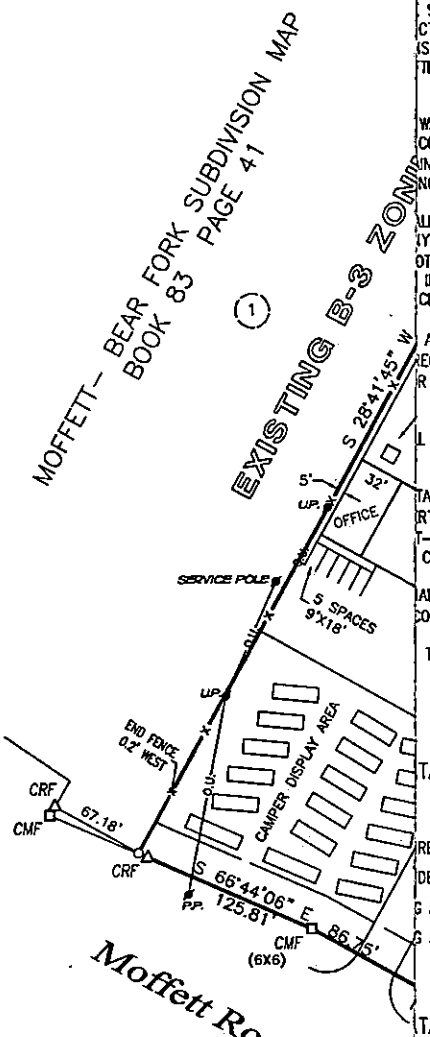
AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF,
EQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE
R ACQUIRING ALL OF THE NECESSARY PERMITS AND

L ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY

TATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION
RTIES (STATE ACT 2015-116 AND CITY CODE CHAPTERS 57
T-OF-WAY WILL REQUIRE APPROVAL OF THE MOBILE TREE
COMMERCIAL SITE WILL REQUIRE A TREE REMOVAL PERMIT.

ALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE
CODE).

THE CONSTRUCTION PLANS.



TA : LOT A

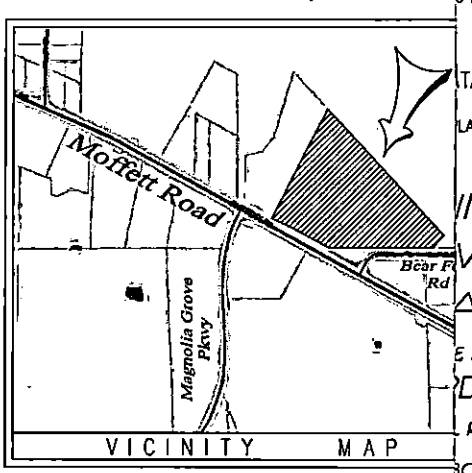
	=	223,373 S.F
RED (15%)	=	33,506 S.F
DED	=	159,202 S.F
G REQUIRED (60% OF 15%)	=	20,104 S.F
G PROVIDED	=	29,421 S.F

TA : LOT B

	=	223,227 S.F
RED (15%)	=	33,484 S.F
DED	=	189,793 S.F
G REQUIRED (60% OF 15%)	=	20,090 S.F
G PROVIDED	=	34,070 S.F

TA : LOT C

LANNED AT THIS TIME.



ING R-1 TO B-3
VISION OF LOT 2,
AR FORK SUBDIVISON

E ASSOCIATES OF MOBILE, D.B.A.
D SURVEYING

ROAD MOBILE , ALABAMA
BYRD•BYRDSURVEYING.BIZ
JUNE 15, 2026

City of Mobile · Planning & Zoning

Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 6/23/2026

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: JUNE 22, 2026

Neighborhood Meeting Time: 5:00 PM

Neighborhood Meeting Location: REFUGE CHURCH
6159 MOFFETT 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 of referenced at the meeting
- ___ Additional documents (Describe: _____)

Applicant's Name: MICHAEL ANDRESS / GERALD D BYRD
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X _____ Date: 6/23/2026

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.

Neighborhood Meeting Checklist:

✓ Neighborhood meeting scheduled not more than 60 days, and not less than 21 days, before the Planning Commission meeting date.

✓ Sign(s) posted on the subject property not more than 30 days, and not less than 10 days, before the Neighborhood Meeting.

✓ Notices advertising the Neighborhood Meeting prepared and mailed to all property owners within 300 feet of the subject property, the Planning and Zoning Department, and the applicable City Council representative no less than 15 days before the meeting.

✓ Neighborhood Meeting held.

✓ All required Neighborhood Meeting documentation gathered and signed by the applicant/agent:

- ✓ 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 of referenced at the meeting

✓ Sign(s) removed from the subject property within three (3) working days after the Neighborhood Meeting.

___ All required meeting documentation submitted to the Planning and Zoning Department not less than 15 days before the Planning Commission meeting date.

Neighborhood Meeting

Date: 6/22/2026

Time: 5:00 PM

Location of Neighborhood Meeting: Refuge Church

Project Location: Northeast Corner Moffett Rd & Bear Fork Road

Project/Application (e.g. Rezoning from R-1 to B-1):

R-1 TO B-3

Applicant's Signature Attesting to the Accuracy of This Sheet:

X [signature] **Date:** 6/23/2026

Please Sign In:

[redacted]

Neighborhood Meeting Summary

Meeting Date: 6/22/2026

Meeting Time: 5:00 PM

Meeting Location: REFUGE Church
6159 MOFFETT ROAD

Below is a summary of the proposed project presented at the Neighborhood Meeting:
I PRESENTED THE SITE PLAN WITH the PROPOSED USE OF EACH LOT. RV SALES AND MAINTENANCE ON LOT A AND MOBILE HOME SALES ON LOT B. NO PLANS to DEVELOP LOT C AT THIS TIME

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):
SITE PLAN

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):
CYNTHIA BURD IS THE REALTOR FOR the OWNER of PROPERTY PROPOSED to BE REZONED.
TISA STEINER IS THE ONLY NEIGHBER THAT ATTENDED the MEETING.
WE DISCUSSED THE PROPOSED USES of THE PROPERTIES AND MRS STEINER VOICED HER OPPOSITION TO the MOBILE HOME SALES ACROSS MOFFETT ROAD FROM HER HOUSE. SHE ALSO RECONIZES THAT IF SHE SOLD

Neighborhood Meeting Summary

Date: 6/22/2026

Applicant: GERALD D BYRD

Meeting Location: REFUGE Church

Application:

(Meeting summary, continued)

HER HOUSE AND PROPERTY, A COMMERCIAL ZONING WOULD BRING A HIGHER SALES PRICE.

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

The Neighborhood Meeting ended at the following time: 6:02 PM

Applicant's signature attesting to the accuracy of this summary:

X Gerald Byrd Date: 6/23/2026

Page 2 of 2


Neighborhood Meeting
for Zoning Change
June 22, 2026 5:00 pm
Refuge Church 251-476-5010
6159 Moffett Road
06 10 2026


Neighborhood Meeting
for Zoning Change
June 22, 2026 5:00 pm
Refuge Church 251-476-5010
6159 Moffett Road
06 10 2026


Neighborhood Meeting
for Zoning Change
June 22, 2026 5:00 pm
Refuge Church 251-476-5010
6159 Moffett Road
06 10 2026

Byrd Surveying

[redacted]

Dear Neighbor,

The owner of the property at the corner of Moffett Road and Bear Fork Road is submitting a rezoning application to the City of Mobile to allow mobile home sales and recreation vehicle sales, maintenance, and repair.

You are invited to attend a neighborhood meeting to further discuss the rezoning and we will answer any questions.

Meeting location: Refuge Church at 6159 Moffett Road
Date: June 22, 2026
Time: 5:00 p.m.

If you wish to contact me prior to the meeting, you may call 251-476-5010, 8:00 a.m. to 3:00 p.m., Monday to Thursday or emai[redacted]

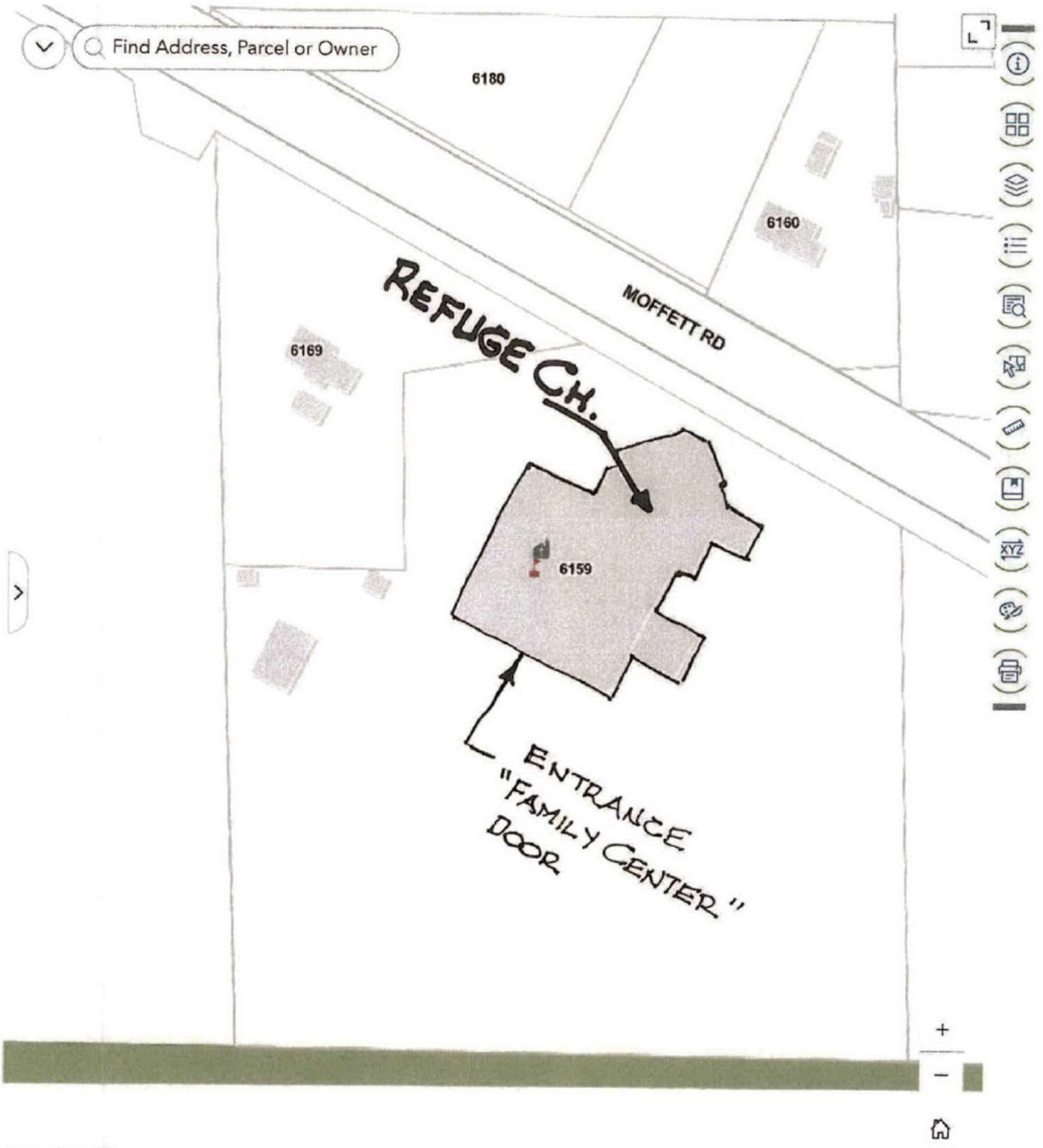
Sincerely,

Gerald D. Byrd
GDB/kpg

City Map

City of Mobile GIS

City of Mobile GIS Hub



Produced by the City of Mobile GIS Department • Updated May

City of Mobile Home

[redacted]



Agenda Item # 33

SUB-003789-2026 & ZON-UDC-003790-2026

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:
Northwest corner of Bear Fork Road and Moffett Road

Subdivision Name:
Moffett-Bear Fork Subdivision

Applicant / Agent:
Byrd Surveying, Inc.

Property Owner:
Michael D. Andress (Buildings, Trailers & More, LLC)

Current Zoning:
R-1, Single-Family Residential Suburban District

Proposed Zoning:
B-3, Community Business Suburban District

Future Land Use:
Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting was required due to the proposed rezoning to a higher zoning classification.
- The meeting was held on June 22, 2026, at 5:00 p.m. at 6159 Moffett Road.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create three (3) legal lots of record.
- Rezoning from R-1 Suburban to B-3 Suburban.
- **Note:**
  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.

Considerations:

1. Subdivision proposal with eight (8) conditions.
2. Rezoning with three (3) conditions)

Report Contents: **Page**

Context Map 2
Site History 3
Staff Comments 3
Commission Considerations 6
Exhibits 9

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 33 DATE July 16, 2026

APPLICANT Moffett-Bear Fork Subdivision, Resubdivision of Lot 2

REQUEST Subdivision, Rezoning from R-1 to B-3

N

NTS

SITE HISTORY

The subject site was made a legal lot of record via Moffett – Bear Fork Subdivision, a two (2)-lot subdivision, approved by the Planning Commission and recorded in July 1999, when the site was within the Planning Jurisdiction.

The site was annexed into the City of Mobile in July 2023 and assigned its current R-1, Single-Family Residential Suburban zoning classification.

There are no previous 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 note - As shown on the 1984 aerial photo LOTS A, B, and C 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) and share the 4,000 SF credit provided to the original SF residential lot as follows: LOT A – NONE, LOT B – 4,000 sf, and LOT C – NONE. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
C. Retain NOTES 1 - 5.
D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review a[redacted]or to obtaining any signatures. No signatures are required on [redacted]

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 ALDOT and 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 subdivision request is to create three (3) legal lots of record from one (1) existing legal lot of record. The site is served by public water and on-site septic system.

Proposed Lot A fronts Moffett Road, a Principle Arterial Street requiring a 100-foot-wide right-of-way at this location. The preliminary plat indicates a current right-of-way width along proposed Lot A varying from 104.93 feet to approximately 88 feet. As the current 100-foot right-of-way width requirement is the same as was required at the time of the approval of Moffett – Bear Fork Subdivision, and no dedication was required with that approval to provide 100 feet, no dedication should be required in this case.

Proposed Lot B fronts both Moffett Road and Bear Fork Road. As the portion fronting Moffett Road is indicated to have a right-of-way width of just over 104 feet, no dedication would be required along Moffett Road. Bear Fork Road is a Minor Arterial Street with a planned and current right-of-way width of 80 feet. Therefore, no dedication would be required along Bear Fork Road. As proposed Lot C also fronts Bear Fork Road, no dedication would be required along Bear Fork Road. As on the preliminary plat, the right-of-way widths of Moffett Road and Bear Fork Road should be retained on the Final Plat, if approved.

The preliminary plat illustrates a 25-foot minimum building setback line along both street frontages, and this should be retained on the Final Plat, if approved.

All lots meet the minimum lot sizes of Section 6.C.2.(a)(1)a of the Subdivision Regulations for sites served by public water and individual septic services, and the lot size labels in both square feet and acres should be retained on the Final Plat, if approved, or a table should be furnished on the Final Plat providing the same information.

Proposed Lot C exceeds the maximum depth standards of Section 6.C.3. of the Subdivision Regulations and would require a waiver of that section, if approved.

Rezoning

The subject site is vacant and does not appear to have ever been developed. The applicant is requesting rezoning of all three (3) of the proposed lots from R-1, Single-Family Residential Suburban District, to B-3, Community Business Suburban District. Proposed Lot A would be used for camper sales and service, and proposed Lot B would be used for mobile home sales. Both uses are permitted within the B-3 zoning district. No development plan is yet proposed for Lot C.

The applicant's narrative and justification for the rezoning request can be viewed via the link provided on Page 1 of this report.

In support of the application, the applicant states that the proposed development will be adjacent to existing B-3 uses which will develop a Neighborhood Center as described under Suburban Corridor land use designation in the Map for Mobile. It is further stated that the Future Land Use Map (FLUM) allows for mixed commercial uses along the corridor. However, the applicant mistook the subject site's current Low Density Residential FLUM designation for the Mixed Commercial Corridor designation of the developed adjacent site, which is also owned by the subject site's owner.

The applicant also states there have been comparable developments in the area over the past ten (10) years as justification for the rezoning.

A Neighborhood Meeting was conducted in accordance with Article 5, Section 64-5-4 of the Unified Development Code due to the request for rezoning to a higher zoning classification. The meeting was properly advertised, and notice of the date, time, and location was mailed to all property owners within 300 feet of the subject site. The meeting was held on June 22, 2026, at 5:00 p.m. at 6159 Moffett Road. According to the sign-in sheet provided by the applicant, two (2) members of the public attended. The meeting remained open until 6:02 p.m., satisfying the requirement that Neighborhood Meetings be scheduled for a minimum of one (1) hour. The applicant submitted all required Neighborhood Meeting documentation within the prescribed timeframe prior to the Planning Commission meeting and executed the required checklist attesting to the accuracy and completeness of the information provided.

The site is surrounded by a mix of commercial and residential development. The property to the East and North is vacant R-1; adjacent to the West is B-3, used by the applicant for sales of campers. Properties to the South across Moffett Road are zoned R-1 and used for single-family dwellings, and vacant land associated with the City of Mobile's Millers Park. To the South across Bear Fork Road is vacant B-2 Neighborhood Business Suburban District zoning.

The site plan submitted with the rezoning application depicts the proposed camper sales on Lot A, and the proposed mobile home sales on Lot B. Parking areas are indicated on each lot, but no parking calculations are provided. A dumpster is indicated for each lot, but the dumpster for Lot B is indicated to be in the front yard of the site. Section 64-3-13 A.2. of the UDC specifically states that dumpsters are not to be placed in a front yard. Therefore, the site plan should be revised to relocate the dumpster to a compliant location on the site.

The site plan does not indicate a public sidewalk along the street frontages or pedestrian connections for the main building entrances. The site plan should be revised to provide a public sidewalk and pedestrian connections, or a Sidewalk Waiver must be granted by the Planning Commission. Compliant landscaping calculations are provided, but no tree planting calculations are provided. If the Rezoning is approved, it should be subject to the provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code.

The Unified Development Code (UDC) and corresponding zoning map are based on long-range comprehensive planning studies intended to promote orderly and desirable development. Unsubstantiated or inconsistent amendments to the UDC may 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

The applicant has not identified which of these criteria would support approval of the request.

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. Retention of the right-of-way widths of Moffett Road and Bear Fork Road on the Final Plat;
2. Retention of the 25-foot minimum building setback line along both street frontages on the Final Plat;
3. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Completion of the Rezoning process prior to signing the Final Plat;
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.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezonings are 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:

- Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- Compatibility. Whether the proposed amendment is compatible with:
    - The current development trends, if any, in the vicinity of the subject property;
    - Surrounding land uses;
    - Would adversely impact neighboring properties; or
    - Cause a loss in property values.
- Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.

- 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.

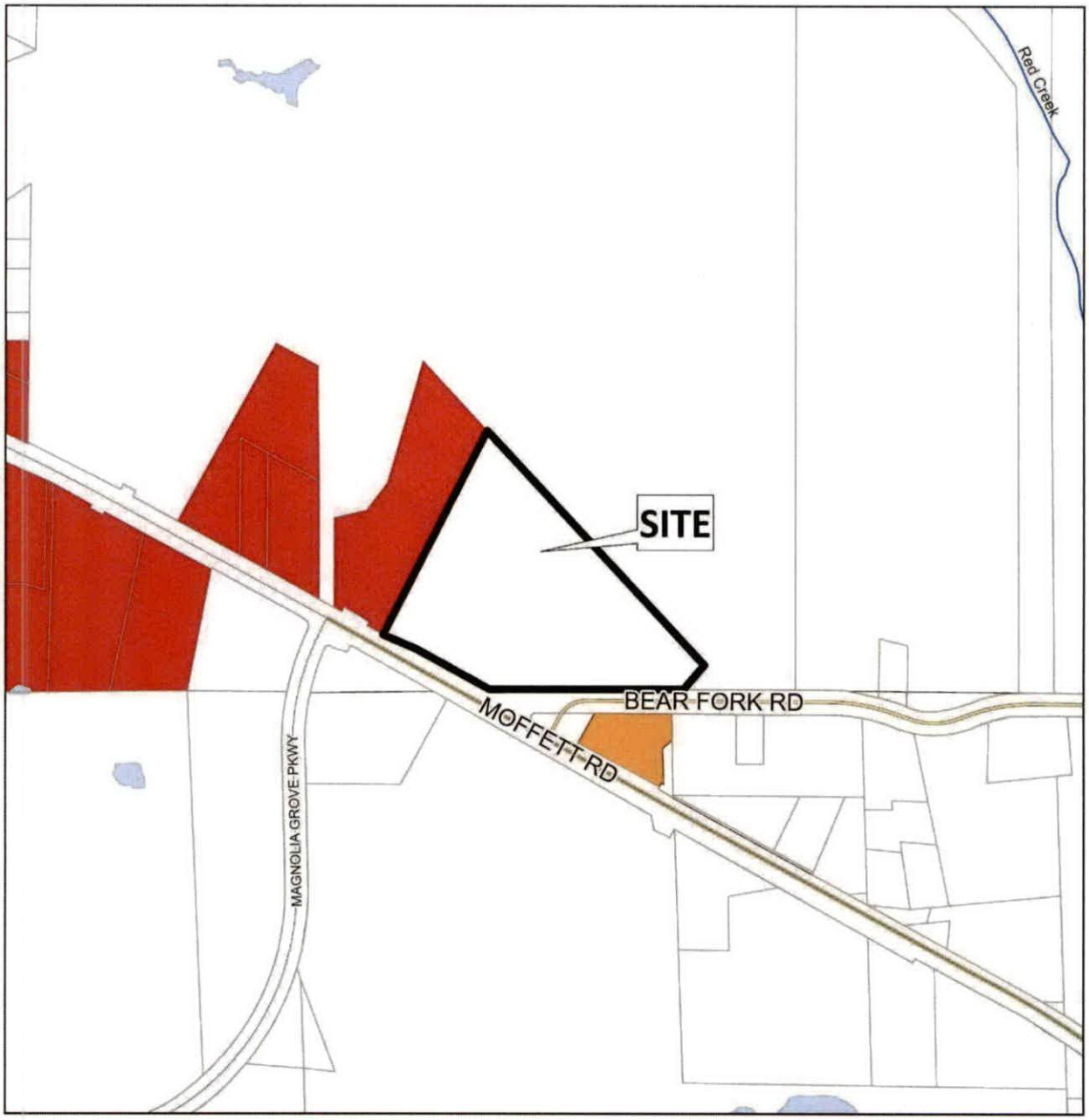
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Provision of a revised site plan at the time of submission for development permits showing compliance with the development standards of Article 3 of the Unified Development Code;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
3. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 33 DATE July 16, 2026

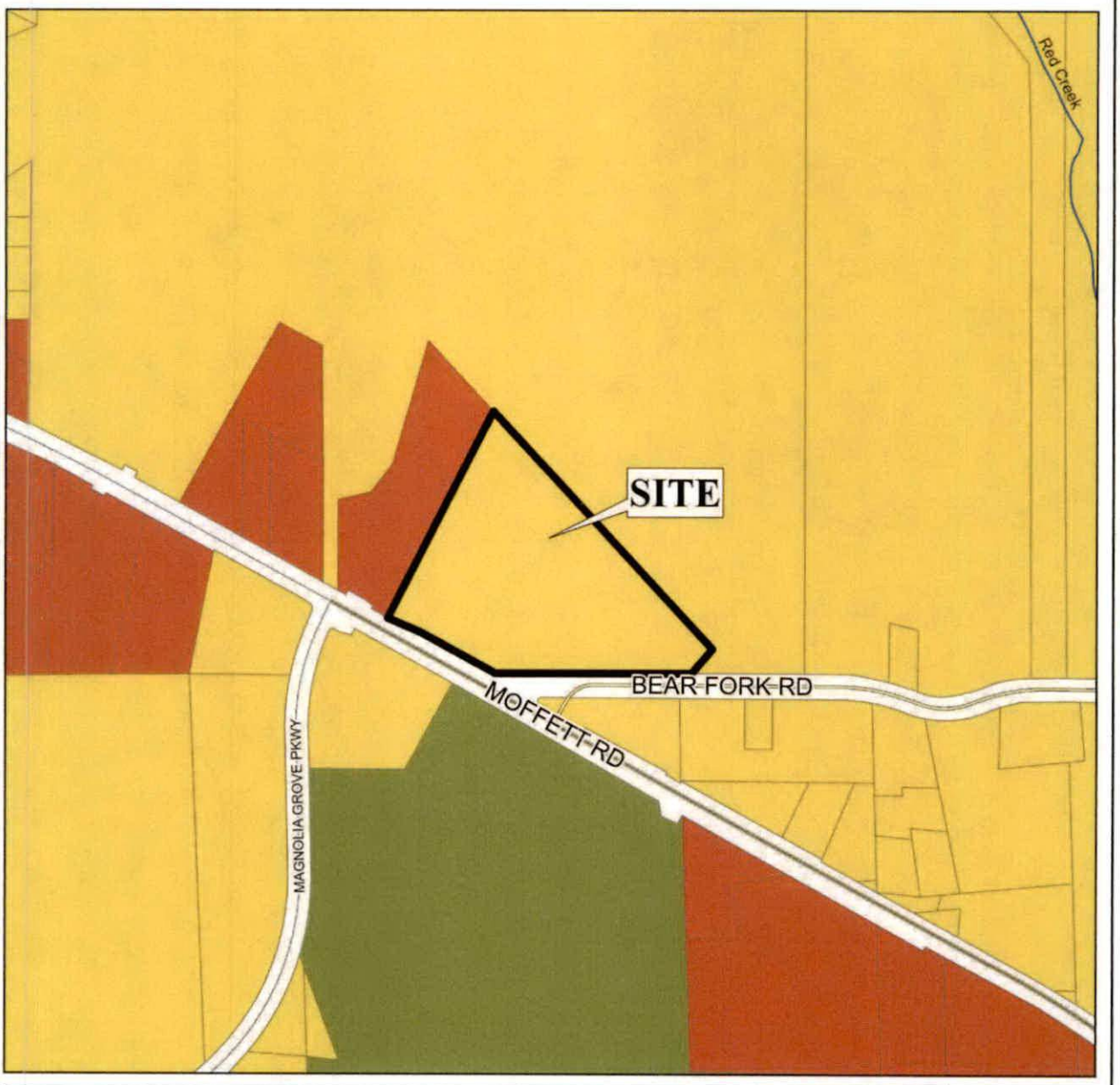
APPLICANT Moffett-Bear Fork Subdivision, Resubdivision of Lot 2

REQUEST Subdivision, Rezoning from R-1 to B-3

N

NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 33 DATE July 16, 2026

APPLICANT Moffett-Bear Fork Subdivision, Resubdivision of Lot 2

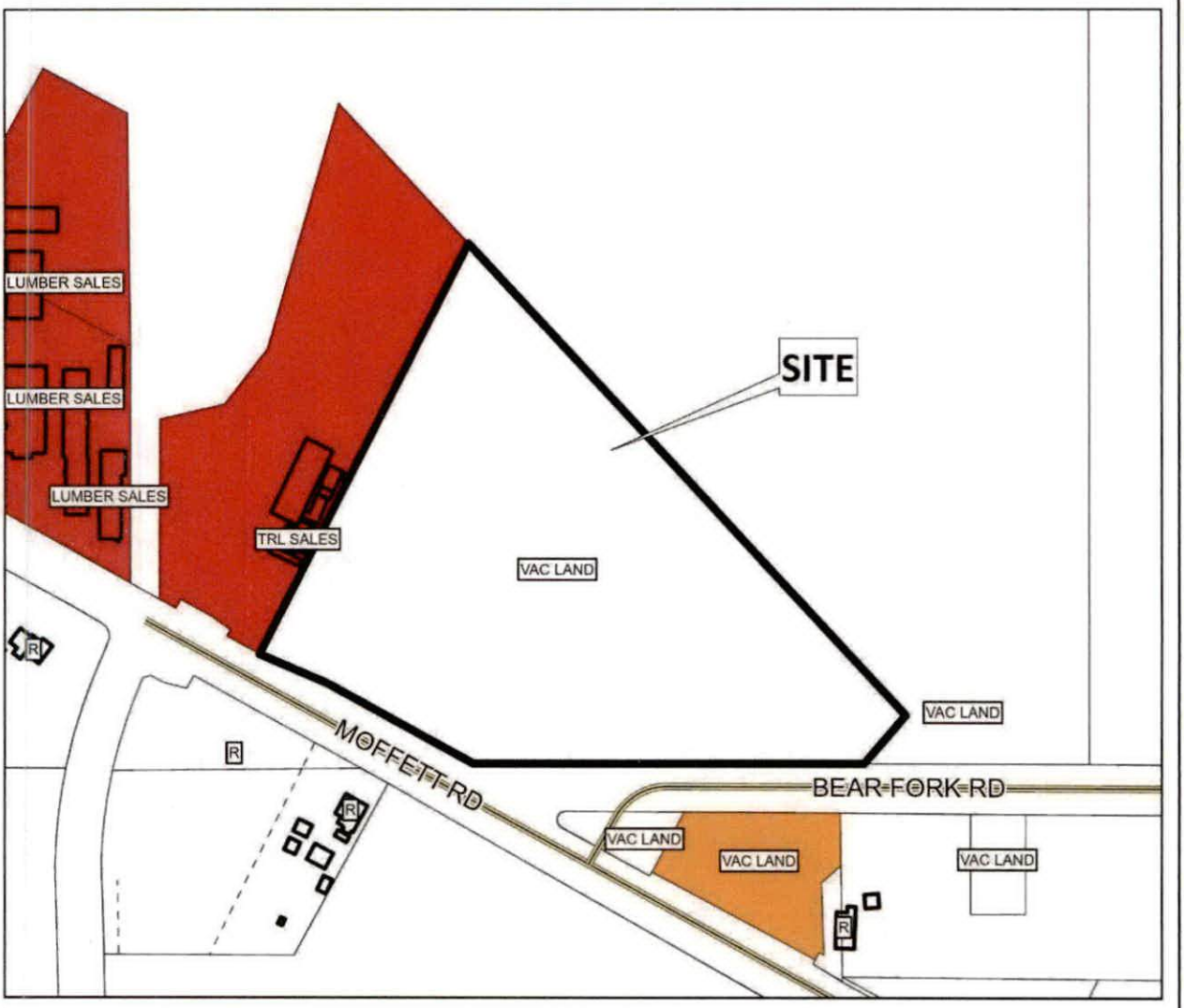
REQUEST Subdivision, Rezoning from R-1 to B-3

- Low Density Residential
- Mixed Density Residential
- Downtown
- District Center
- Neighborhood Center - Traditional
- Neighborhood Center - Suburban
- Traditional Corridor
- Mixed Commercial Corridor
- Light Industry
- Heavy Industry
- Institutional
- Parks, Open Space
- Water Dependent

N

NTS

PLANNING COMMISSION
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 33 DATE July 16, 2026

APPLICANT

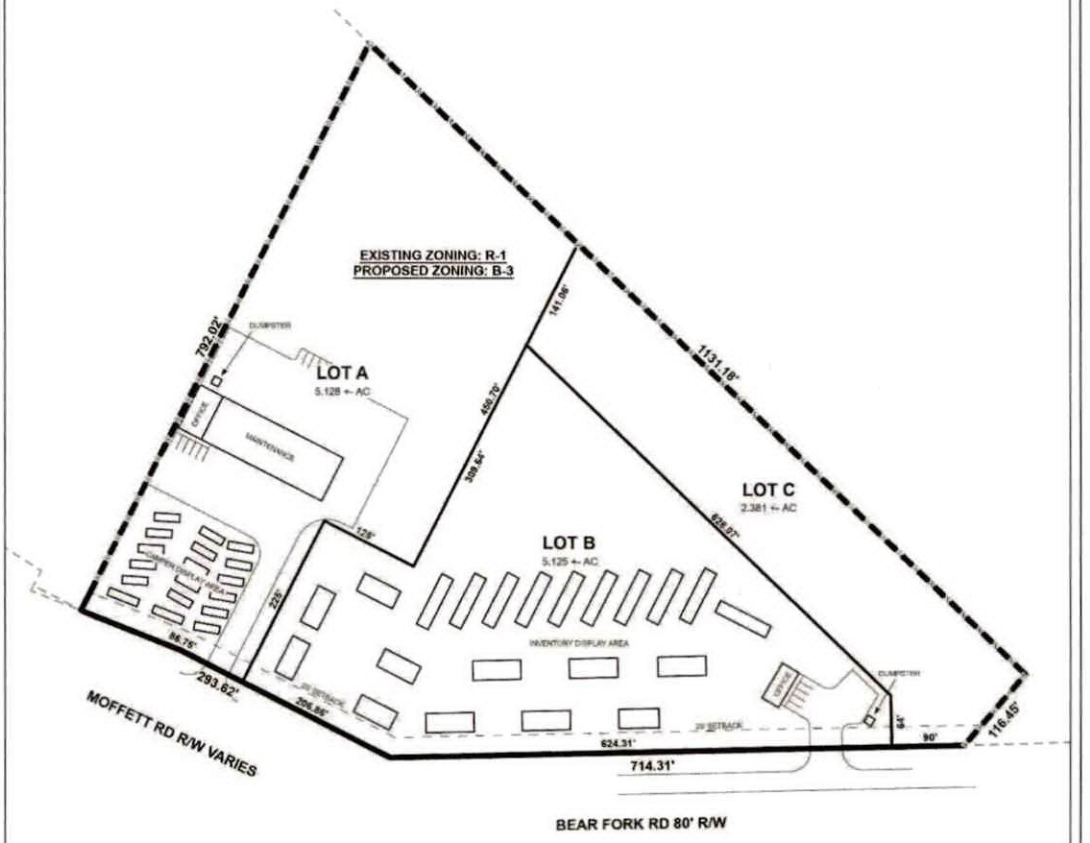
REQUEST Subdivision, Rezoning from R-1 to B-3

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	

N

NTS

SITE PLAN



The site plan illustrates proposed zoning, lots, proposed buildings, and setbacks.

APPLICATION NUMBER	33	DATE	July 16, 2026
APPLICANT	Moffett-Bear Fork Subdivision, Resubdivision of Lot 2		
REQUEST	Subdivision, Rezoning from R-1 to B-3		

N

NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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)

	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)
LOW DENSITY RESIDENTIAL (LDR)	■	U S	U S	U S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)	■	U	U	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
DOWNTOWN (DT)						■					■												■	■	■	■	■	○	○
DISTRICT CENTER (DC)	■	■	■	■	■	■	■	■	■	U	○	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○									■	■	■								
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	■	■	S	■	■	S	■	S	S	○	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																		○
MIXED COMMERCIAL CORRIDOR (MCC)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
LIGHT INDUSTRIAL (LI)													■	■	■	■			■									○	○
HEAVY INDUSTRY (HI)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	○	○
INSTITUTIONAL LAND USE (INS)										■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○											

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).

Character Example



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

R E S O L U T I O N

Sponsored by: Councilmember Ingram

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:	Special Events Retail License
Submitted by:	Royal Daqs LLC
Location:	MOBTOWNS Picnic Pop Up 251 Chatham Street Mobile, AL 36604

Adopted:

_____
City Clerk

[redacted]

COUNCIL MEMBERS
C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
SAMANTHA INGRAM
DISTRICT 2
BEN REYNOLDS
DISTRICT 4
BEAU FLEMING
DISTRICT 5
JOSH WOODS
DISTRICT 6

CITY CLERK
LISA C. LAMBERT

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
08/31/2026	NEW APPLICATION	2026 - 5818	134697	2	September 8, 2026

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)
140 - SPECIAL EVENTS RETAIL

Legal Business Name
ROYAL DAQS LLC

Trade Name (DBA)
MOBTOWNS PICNIC POP UP

Location Address
251 CHATHAM ST

City, State, Zip Code
MOBILE AL 36604

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date

[redacted]

[redacted]

COUNCIL MEMBERS
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PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
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DISTRICT 1
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City, State, Zip Code
MOBILE AL 36604

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature _____ Date _____

[redacted]

City of Mobile ABC Licensing & Compliance Application

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
08/31/2026	NEW APPLICATION	2026 - 5818	134697	2	September 8, 2026

License Type Applied for with Alabama ABC Board	2nd License Type Applied for with Alabama ABC Board
140 - SPECIAL EVENTS RETAIL	

Business Information

Legal Business Name	Trade Name (DBA)
ROYAL DAQS LLC	MOBTOWNS PICNIC POP UP

Business Structure Type	Incorporation Date	SOS Entity ID	State	County
LLC - LIMITED LIABILITY COMPANY	05/01/2026	001-251-0947	AL	MOBILE

Federal Tax ID (FEIN)	Alabama State Sales Tax ID	Business Phone Number	If Hemp, Product Type
42-2294412	R012919772	[redacted]	

Physical Address (Street Address, Suite #)	City	State	Zip Code
251 CHATHAM ST	MOBILE	AL	36604

Mailing Address (Street Address, Suite #, PO Box)	City	State	Zip Code
[redacted]	THEODORE	AL	[redacted]

Primary Business Activity at the Location Explain (other)	If Location Transfer, Previous Street Address and Zip Code
LOUNGE/BAR	N/A

Contact Person Information

Name	Title	POA	Phone	Email
KATABRA DIXON	OWNER		[redacted]	[redacted]

If Transfer of ABC License, Previous Licensee Information

Legal Business Name	Trade Name (DBA)
N/A	

ABC License Type	License Number	Any ABC Pending Actions

Land/Building Information

Do you (the applicant) own or lease the property?

Property Owner Name and/or Contact Person Name	Property Owner Phone Number	Property Owner Email
KATABRA DIXON	[redacted]	[redacted]

Property Owner Mailing Address (Street Address, Suite #, PO Box)	City	State	Zip Code
[redacted]	[redacted]	AL	[redacted]

Bldg Square Footage	Bldg Seating Capacity	Restroom Facilities	Patio Area	Structure Type	License Covers
99,999	999	YES	NO	SINGLE STRUCTURE	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?	YES
Will the business be operated primarily as a package store?	NO

City of Mobile ABC Licensing & Compliance Application

Owner(s), Partner(s) or Officer(s) Information — **Copy of Driver's License Must Be Provided for each Person**

Full Name (Last, First, Middle)	Title	Driver's License (State, Number)	
KATABRA DIXON	OWNER	[redacted]	
Home Address (Street Address, Apt/Unit #)	**City**	**State**	**Zip Code**
[redacted]	[redacted]	AL	[redacted]
Date of Birth	**Place of Birth (City, State, Nation)**	**Social Security Number**	**Mobile Phone Number**
[redacted]	MOBILE AL	[redacted]	[redacted]

Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?

	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition
NO				

Do you have any existing State of Alabama ABC license(s) with any entity in your name?

	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)
NO			

Full Name (Last, First, Middle)	Title	Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)	**City**	**State**	**Zip Code**
Date of Birth	**Place of Birth (City, State, Nation)**	**Social Security Number**	**Mobile Phone Number**

Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?

	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition

	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)

Power of Attorney (POA) Information — **Copy of Driver's License Must Be Provided for each Person**

Full Name (Last, First, Middle)	Title	Date of Birth	Driver's License (State, Number)	
N/A				
Home Address (Street Address, Apt/Unit #)	**City**	**State**	**Zip Code**	**Phone Number**

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

Applicant/POA Initials KD

City of Mobile ABC Licensing & Compliance 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	Date of Application Signature
Katabra Dixon	8-31-2026
Owner/Applicant/POA Signature	**Title of Person Signing this Application**
Katabra Dixon	owner

Sworn to and subscribed before me this 31st day of August 2026

Notary Person Printed Name	Notary Person Signature	My Notary Commission Expires
Tara Lynn Harris		February 11, 2030

Signature Page

City of Mobile ABC Licensing & Compliance 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
08/31/2026	NEW APPLICATION	2026 - 5818	134697	2	September 8, 2026

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage and/or consumable hemp product(s) 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)

140 - SPECIAL EVENTS RETAIL

Legal Business Name

ROYAL DAQS LLC

Trade Name (DBA)

MOBTOWNS PICNIC POP UP

Location Address

251 CHATHAM ST

City, State, Zip Code

MOBILE AL 36604

Contact Person Information

Name	Title	POA	Phone	Email
KATABRA DIXON	OWNER		[redacted]	[redacted]

Has any outstanding license and tax issues been addressed and corrected with this business? YES

What is/was the start date of this business? 07/30/2026

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 Lynn Harris

Revenue Department Representative

Letter to City Council

PUBLIC NOTICE!

An application has been submitted to the Mobile City Council for an ABC Compliance License. This license would authorize the sale of alcoholic beverages and/or consumable hemp products at the location listed below.

License Type(s)

140 - SPECIAL EVENTS RETAIL

Legal Business Name

ROYAL DAQS LLC

Trade Name (DBA)

MOBTOWNS PICNIC POP UP

Location Address

251 CHATHAM ST

Zip Code

36604

Application Number

2026 - 5818

Notice Post Date @ Location

08/31/2026

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

September 8, 2026

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office

Applicant/POA Signature

Tara Lynn Harris

Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.

City of Mobile ABC Licensing & Compliance 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 adverting 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:

ROYAL DAQS LLC

dba MOBTOWNS PICNIC POP UP

has made application to the City Council of the City of Mobile for a

140 - SPECIAL EVENTS RETAIL

for the premises located at

251 CHATHAM ST , 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

September 8, 2026 for application number 2026 - 5818

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 Lynn Harris

Revenue Department Representative

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 adverting 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:

ROYAL DAQS LLC

dba MOBTOWNS PICNIC POP UP

has made application to the City Council of the City of Mobile for a

140 - SPECIAL EVENTS RETAIL and

for the premises located at

251 CHATHAM ST , 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 September 8, 2026 for application number 2026 - 5818

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 Lynn Harris

Revenue Department Representative

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20260805141646103

Type License: 140 - SPECIAL EVENTS RETAIL **State:** $150.00 **County:** $150.00

Trade Name: MOBTOWNS PICNIC POP UP **Filing Fee:** $50.00

Applicant: ROYAL DAQS LLC **Transfer Fee:**

Location Address: 251 CHATHAM ST MOBILE, AL 36604

Mailing Address: [redacted]

County: MOBILE **Tobacco sales:** NO **Tobacco Vending Machines:**

Product Type: **Type Ownership:** LLC

Book, Page, or Document info: 001-251-097

Do you sell Draft Beer?: N/A

Date Incorporated: 05/01/2026 **State incorporated:** AL **County Incorporated:** MOBILE

Date of Authority: 05/01/2026

Federal Tax ID: 42-2294412 **Alabama State Sales Tax ID:** R012919772

Name:	Title:	Date and Place of Birth:	Residence Address:
KATABRA DENISE DIXON [redacted]	MEMBER	[redacted] MOBILE AL	[redacted] MOBILE, AL [redacted]

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

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20260805141646103

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: KATABRA DIXON
Business Phone [redacted]
Fax:

Home Phone: [redacted]
Cell Phone: [redacted]
E-mail: [redacted]

PREVIOUS LICENSE INFORMATION:
Trade Name:
Applicant:

Previous Vendor Number:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20260805141646103

If applicant is leasing the property, is a copy of the lease agreement attached? YES

Name of Property owner/lessor and phone number: CITY OF MOBILE [redacted]

What is lessors primary business? CITY GOVERNMENT

Is lessor involved in any way with the alcoholic beverage business? NO

Is there any further interest, or connection with, the licensee's business by the lessor? 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? YES

Will the business be operated primarily as a package store? NO

Building Dimensions Square Footage: 99999

Display Square Footage:

Building seating capacity: 999

Does Licensed premises include a patio area? NO

License Structure: SINGLE STRUCTURE

License covers: OTHER

Number of licenses in the vicinity:

Nearest:

Nearest school:

Nearest church:

Nearest residence:

Location is within: CITY/TOWN LIMITS

Police protection: CITY

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20260805141646103

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)?

Name:	Violation & Date:	Arresting Agency:	Disposition:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20260805141646103

Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members? N/A
Number of paid up members:
Are meetings regularly held? N/A
How often?
Is business conducted through officers regularly elected? N/A
Are members admitted by written application, investigation, and ballot? N/A
Has Agent verified membership applications for each member listed? N/A
Has at least 10% of members listed been confirmed and highlighted? N/A Agent's Initials:
For what purpose is the club organized?
Does the property used, as well as the advantages, belong to all the members? N/A
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? N/A

Special Retail

Is it for 30 days or less? N/A
More than 30 days? N/A

Franchisee or Concessionaire of above? N/A
Other valid responsible organization: N/A
Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: 09/12/2026 Ending Date: 09/12/2026
Special terms and conditions for special event/special retail:
EVENT WILL BE HELD SEPTEMBER 12 2026 AT WASHINGTON SQUARE. BEER AND WINE WILL BE SERVED. ENTRANCE/EXITS WILL BE CONTROLLED. NO ONE IS TO LEAVE THE PREMISE WITH ALCOHOL. THE LICENSE IS NON RENEWABLE.

Other Explanations

License Covers: CONCESSIOIN TRAILER
Are there any special restrictions, instructions, and/or conditions for this license?: EVENT WILL BE HELD SEPTEMBER 12 2026 AT WASHINGTON SQUARE. BEER AND WINE WILL BE SERVED. ENTRANCE/EXITS WILL BE CONTROLLED. NO ONE IS TO LEAVE THE PREMISE WITH ALCOHOL. THE LICENSE IS NON RENEWABLE.

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20260805141646103

Initial each	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.
X	In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.
X	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):

Notary Name (print):

Signature of Applicant:

Notary Signature:

Commission expires:

Application Taken: **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:**

Receipt Confirmation Page

Receipt Confirmation Number: 20260805141646103

Application Payment Confirmation Number: 120003028

Payment Summary	
Payment Item	**Fee**
Application Fee for License License 140	$50.00
Total Amount to be Charged	**$50.00**

License Payment Confirmation Number:

Payment Summary			
Payment Item	**County Fee**	**State Fee**	**Total Fee**
140 - SPECIAL EVENTS RETAIL	$150.00	$150.00	$300.00
Total Amount to be Charged	**$150.00**	**$150.00**	$300.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 140 - SPECIAL EVENTS RETAIL
License Type 2:
License Type 3:
License Type 4:
License Type 5:
License Type 6:
License Type 7:
License Type 8:
License Type 9:
License Type 10:
License County: MOBILE
Business Type: LLC
Trade Name: MOBTOWNS PICNIC POP UP
Applicant Name: ROYAS DAQS
Location Address: 251 CHANTHAM AVE
MOBILE, AL 36604
Mailing Addres[redacted]
Contact Person: KATABRA DIXON
Contact Home Phon[redacted]
Contact Business Phon
Contact Fa
Contact Cell Phon
Contact Email Address:
Contact Web Address:
Contact Relationship to Applicant: MEMBER

Main Menu

Application Payment Receipt Confirmation Page

Receipt Confirmation Number: 20260805141646103
Application Payment Confirmation Number: 120003028

Payment Summary	
Payment Item	**Fee**
Application Fee for License 140	$50.00
Total Amount to be Charged	**$50.00**

Application Information

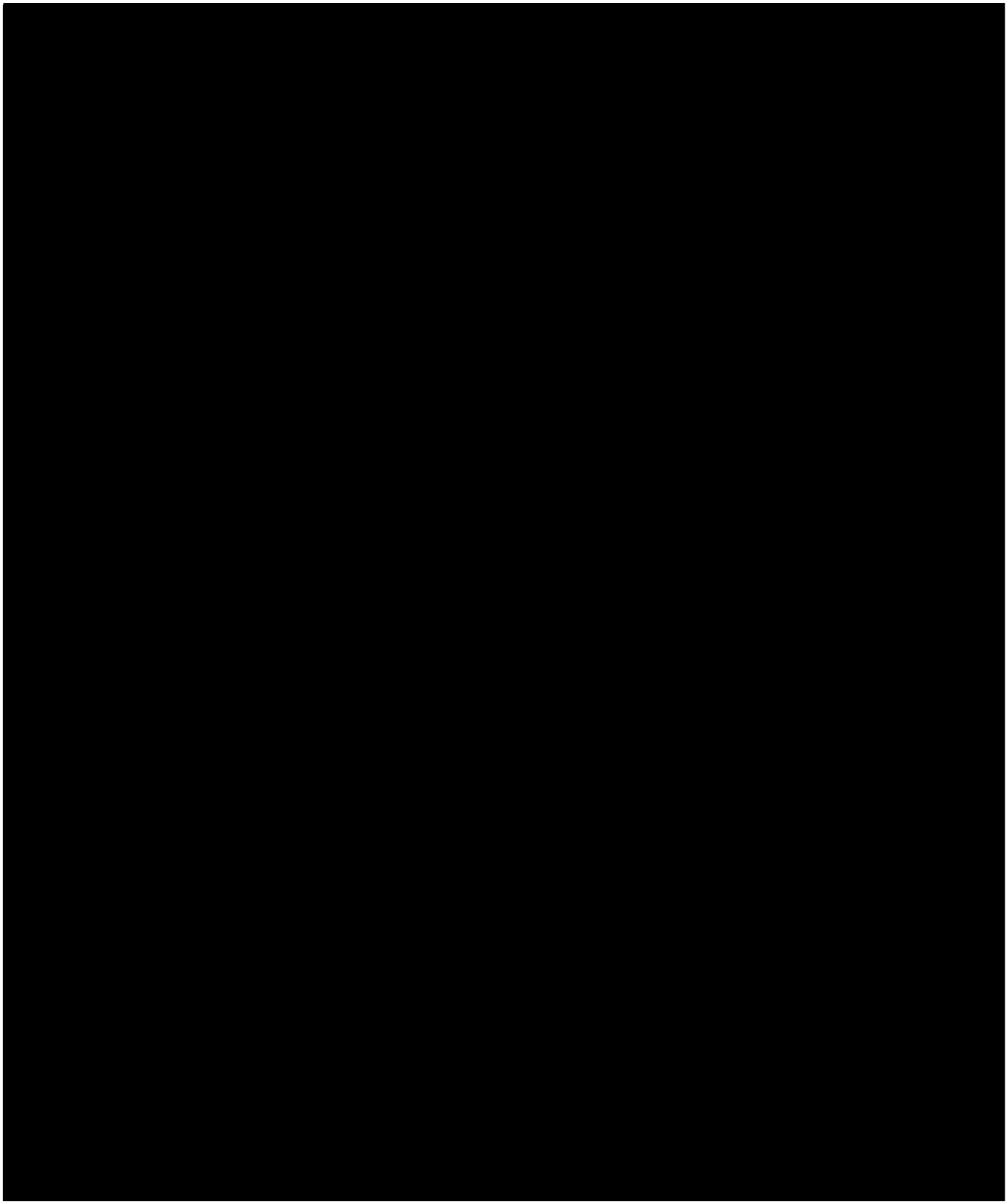
Application Type: APPLICATION
License Type 1: 140 - SPECIAL EVENTS RETAIL

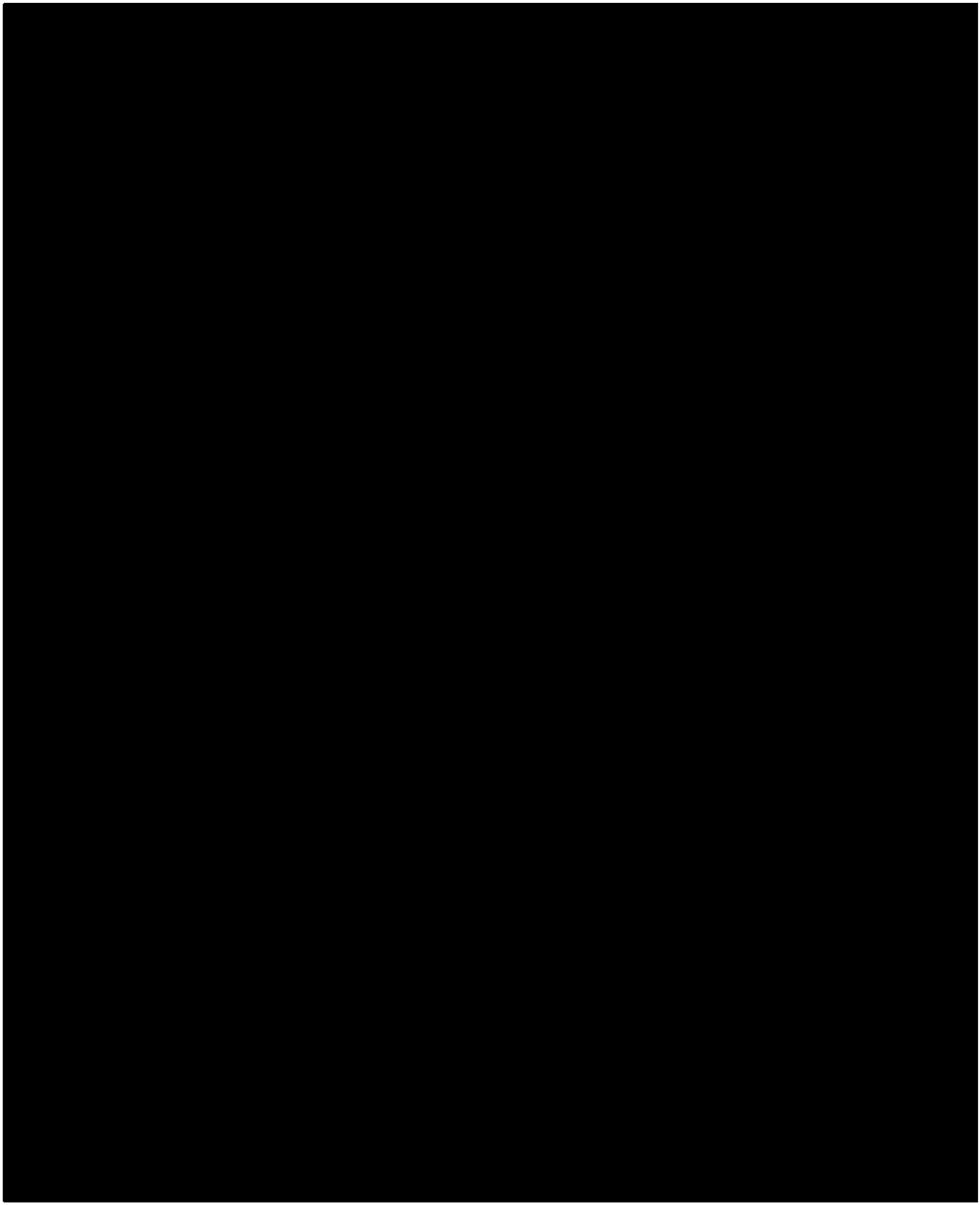
Continue

[redacted]

Version 3.2.1

[redacted]





*******INTERNAL ABC COPY ONLY********
DO NOT DISSEMINATE

APPROVED
By Jessica Mims at 11:18 am, Jun 02, 2026

Alabama ABC Board
Licensing and Compliance Division
Background Check Review Results

6/2/2026

Background checks were completed and reviewed for the following individual(s) (Include full name, date of birth, last 4-digits of social, and date of background check for each individual):

Applicant's First, Middle, Last Name: KATABRA D DIXON
Last 4-digits of Socia[redacted]
Birth Date (MM/DD/YYYY[redacted]
Date of Original Background Check: 6/2/2026
Form Expires: 6/2/2028

The results of the background check review are as follows:

- [x] No arrests within the last 10 years.
- [ ] One or more arrests within the last 10 years.
- [ ] Issues with background - Sent to supervisor for review

Notes:

Supervisor Review:

- [ ] Approved
- [ ] Denied

2026

SALES TAX LICENSE

State of Alabama

Alabama Department of Revenue

ISSUED TO:

ROYAL DAQS LLC

[redacted]

ACCOUNT TYPE	ACCOU UMBER	EFFECT	EXPIRATION DATE
SLS	R012964952	08/1/2026	12/31/2026

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/40 CODE OF ALABAMA 1975, AS AMENDED. SALES TAX LAW

NON-TRANSFERABLE

THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT TRANSFERABLE. THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN THE REGULAR COURSE OF BUSINESS.

STATE OF ALABAMA
DEPARTMENT OF REVENUE

Jennifer Byrd

Deputy Commissioner

NAICS CODE: 445298

ALABAMA DEPARTMENT OF REVENUE
SALES AND USE TAX
P.O. BOX 327710
MONTGOMERY, AL 36132-7710

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
ROYAL DAQS LLC

2 Business name/disregarded entity name, if different from above.
MOBTOWN'S POCNIC POP U[

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.
251 CHATHAM AVE

Requester's name and address (optional)

6 City, state, and ZIP code
MOBILE AL 36604

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
			–			–				

or

Employer identification number
4	2	–	2	2	9	4	4	1	2

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** | **Date**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

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:

Royal Daqs LLC

This name reservation is for the exclusive use of Katabra Dixon, 7272 Theodore Dawes Rd. Ste. C-1046, Theodore, AL 36582 for a period of one year beginning May 01, 2026 and expiring May 01, 2027

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.

May 01, 2026

Date

Wes Allen **Secretary of State**

RES288513

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

PURPOSE: In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the *Code of Alabama 1975*, this Certificate of Formation and the appropriate filing fees 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 limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with *Code of Alabama*, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

   Royal Daqs LLC

2. **A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.**

3. The name of the registered agent (only one agent): Katabra Dixon

   Street (no PO Boxes) address of registered office (must be located in Alabama): [redacted]

   *COUNTY of above address: MOBILE

   Mailing address in Alabama of registered office (if different from street address): _____

4. The undersigned certify that there is at least one member of the limited liability company.

(For SOS Office Use Only)

Alabama
Sec. Of State

001-251-097 DLL

Date	05/01/2026
Time	01:55:00
File	$100.00
County	$100.00
Total	$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

5. Check **only** if the type applies to the Limited Liability Company being formed:

   ☐ Series LLC complying with Title 10A, Chapter 5A, Article 11

   ☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8

   ☐ Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12
   The undersigned specify 5 / 1 / 2026 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 01 : 55 ☑ AM or ☐ PM. (cannot be noon or midnight – 12:00)

☐ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

5 / 1 / 2026
Date (MM/DD/YYYY)

Katabra Dixon
Signature as required by 10A-5A-2.04

owner
Typed title (organizer or attorney-in-fact)

*County of Registered Agent is requested in order to determine distribution of County filing fees.

List of Current Member

The following individual is the only member of: ROYAL DAQS LLC

NAME: _____ **TITLE:** MEMBER

_____
PRINTED NAME OF MEMBER

_____
SIGNATURE OF MEMBER

_____
DATE

[redacted]

City of Mobile Event Services Division

[redacted]

Tuesday, July 7, 2026

ABC Board

[redacted]

To Whom It May Concern:

The City of Mobile Events Department understands that Royal Daqs, LLC has applied for a Special Events License with the ABC Board for the City of Mobile's Mobtown Picnic Pop-Up, occurring on September 12, 2026 from 11:00 AM until 2:00 PM at Washington Square, 251 Chatham Avenue, Mobile, AL 36604. Please allow this to serve as confirmation from the City of Mobile that this event has been permitted to take place as listed.

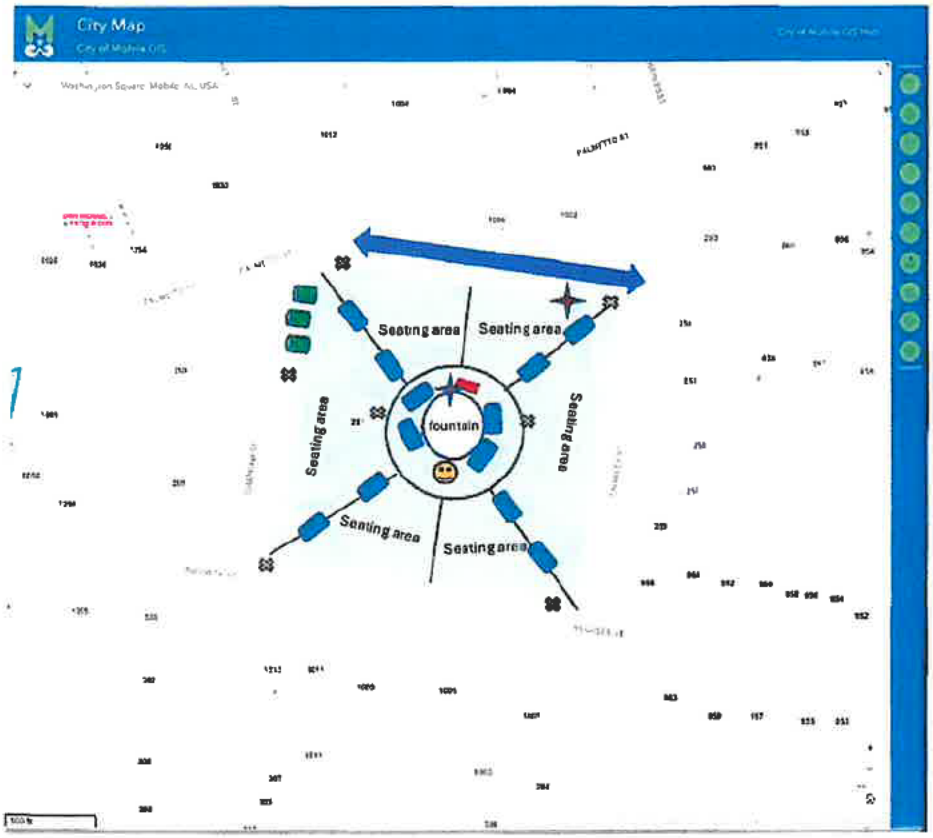
Sincerely,

Kati Wigfield

Kati Wigfield (Jul 7, 2026 12:29:25 CDT)

Event Services Coordinator

[redacted]



Mob-town Picnic Pop-up

Sept.12,2026
11:00am -2:00pm

- Performer
- Vendors
- Trash
- Porta Potties & Handwashing Stations
- Events Info table
- Staff

[redacted]

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	Application Type	Transfer - License?	Description/Type
☐ Sole Proprietorship ☑ Limited Liability Company (LLC) ☐ Corporation	☐ New Business ☐ New Owner ☐ Location Change	☐ No ☐ Yes Relocation Date	☐ 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	Trade Name (DBA)
Royal Dags LLC	Midtowns Picnic Pop-up

Company Physical Address (Street Address, Suite #)	City	State	Zip Code
7272 Theodore Dawes Rd Ste C1046	Theodore	AL	36582

Business Contact Person Information

Name	Title	Phone	Email
Katabra Dixon	owner	[redacted]	[redacted]

URBAN DEVELOPMENT DEPARTMENT USE ONLY

Building Sq Footage	Parking Provided	Parking Required	Compliance	Zoning	Approved
N/A	N/A	N/A	Yes	R-1	Yes

Comments

City owned property - Exempt from zoning requirements.

Print Name	Signature	Date
Tiffany Green	Tiffany Green	08/21/2026

[redacted]

City of Mobile Event Services Division

[redacted]

Tuesday, July 7, 2026

ABC Board

[redacted]

To Whom It May Concern:

The City of Mobile Events Department understands that Royal Daqs, LLC has applied for a Special Events License with the ABC Board for the City of Mobile's Mobtown Picnic Pop-Up, occurring on September 12, 2026 from 11:00 AM until 2:00 PM at Washington Square, 251 Chatham Avenue, Mobile, AL 36604. Please allow this to serve as confirmation from the City of Mobile that this event has been permitted to take place as listed.

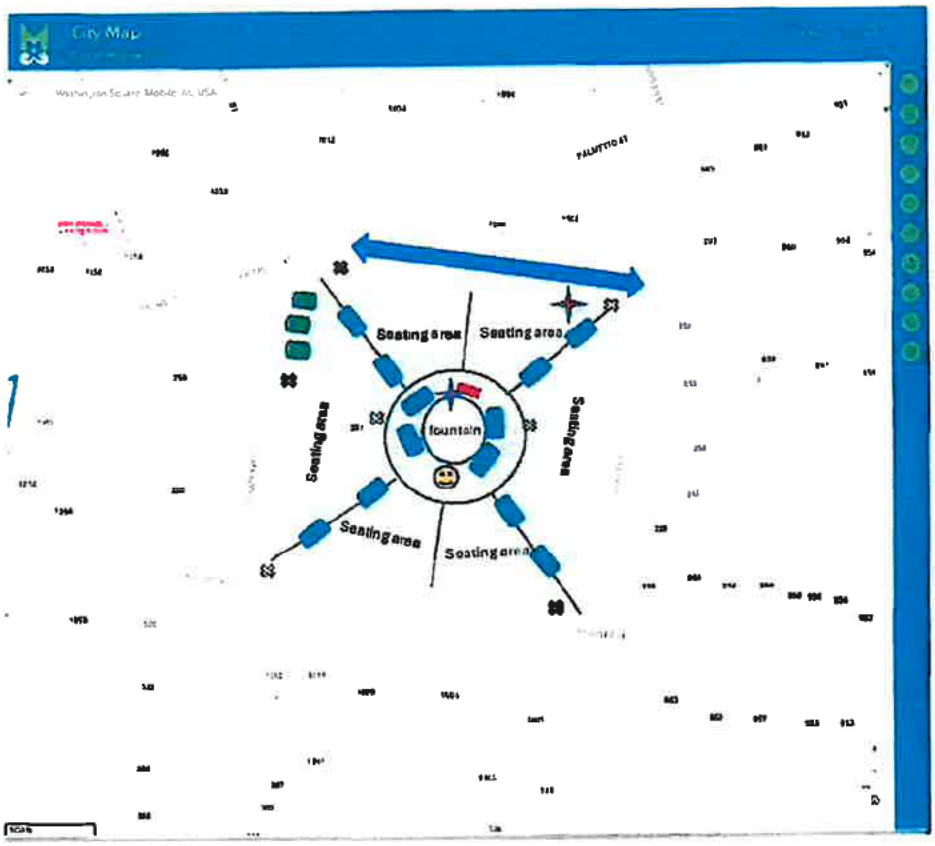
Sincerely,

Katie Wigfield

Katie Wigfield (Jul 7, 2026 12:29:26 CDT)

Event Services Coordinator

[redacted]



Mob-town Picnic Pop-up

Sept.12,2026
11:00am -2:00pm

- Performer
- Vendors
- Trash
- Porta Potties & Handwashing Stations
- Events Info table
- Staff

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: Councilmember Ingram

WHEREAS, *Councilmember Ingram wishes to appropriate **$1,000.00** to **The Child Advocacy, Inc*** from the *District 2 Discretionary Fund (10041020 42080)*; and

WHEREAS, ***The Child Advocacy, Inc.,*** 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 ***The Child Advocacy, Inc****,* will be used to *assist with the Downtown Cajun Cook Off on Saturday, March 20, 2027.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an appropriation *of **$1,000.00** to **The Child Advocacy, Inc****,* 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

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
Shonnda Smith, Exec Director

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To string Tennis racquets for the Public and tournaments

Amount of Contract:
80,000 for 3 years

Funding Source
Contractor will be paid as customers pay for their racquets

ATTACHMENTS:
1. STRING CONTRACT 9.26
2. WESLEY FONTAINE Stringer Services Resolution

REVIEWERS:
Jackie Byerley
Donna Bryars
Cherlina Monteiro
James Barber

STATE OF ALABAMA)

COUNTY OF MOBILE)

PROFESSIONAL SERVICES CONTRACT
City of Mobile

This Professional Services Contract (sometimes hereinafter "Agreement"), made and entered into as of the date of execution, by and between **THE CITY OF MOBILE**, a Municipal Corporation of the State of Alabama (hereinafter referred to as the "City") and **Wesley Fontaine**, an Alabama Tennis Professional, (hereinafter "Contractor"), as follows:

WHEREAS, the parties wish to enter into a professional services contract for the purpose of tennis services to string rackets; and

WHEREAS, the contractor is engaged in the business of stringing rackets; and

WHEREAS, the City desires to engage this Contractor 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:

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 attached hereto as 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 both the Director of the Mobile Tennis Center or his or her designee shall provide specific tasking to the Contractor with respect to these services.

I. 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, subject to the renewal and/or availability of funding.

II. COMPENSATION

A. The City agrees to pay the Contractor for the work performed according to the fee schedule and payment terms attached in Exhibit A. The total amount of this contract should not exceed $80,000 per fiscal year.

III. METHOD OF PAYMENT

A. Payments shall be made via direct deposit to a banking institution designated by the Contractor.

IV. 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. The City shall not pay for any additional service or work performed before a written amendment to this Contract 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.

V. 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.

VI. 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 is, and shall be, in the performance of all work, services and activities under this Contract, an independent contractor.

VII. 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 specified by the City's Department Head, 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.

VIII. OBLIGATIONS OF CITY

A. City shall designate a Department Head(s) or other 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. The City's Designated representative will do all things necessary to properly administer the terms and conditions of this Agreement.

C. The City shall not provide any services to the Contractor in connection with any claim brought on behalf of or against the Contractor.

IX. TERMINATION

A. The City shall have the right at any time upon thirty (30) calendar day's written notice to the Contractor to terminate the services of the Contractor. 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 work completed in any commenced but incomplete services.

B. Any failure of the Contractor to satisfy the requirements of this Contract, as documented by the Department Head, 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.

X. 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 City, 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.

XI. NOTICES

A. The City of Mobile Authorized Agent, authorized to act on the City's behalf with respect to the Project, is The Director of the Office of Public Safety, or the Director'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 Clerk
City of Mobile
Post Office Box 1827
Mobile, AL 36633-1827

CONTRACTOR:
Wesley Fontaine
3508 S River Ridge Dr.
D'iberville, Ms. 39540

Copy to:
City Attorney
City of Mobile Legal Department
P.O. Box 1827
Mobile, AL 36633-1827

C. Any change in the City's Department Head or the Contractor's Representative will be promptly communicated by the party making the change.

XII. 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.

XIII. 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.

XIV. 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.

XV. 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.

XVI. 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.

XVII. 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.

XVIII. 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.

XIX. 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. The provisions of this Agreement shall bind and inure to the benefit of the parties and their respective successors and permitted assigns.

N. 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.

O. 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.

P. 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.

Q. 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.

R. 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.

S. 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.

T. The City shall provide the Contractor with appropriate office space and equipment as necessary to perform assigned duties.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

XX. 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: Wesley Fontaine

Wesley Fontaine

Date: 9-2-26

State of Mississippi }
County of Harrison }

I, the undersigned Notary Public, in and for said county and state, hereby certify that Wesley Fontaine 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 2nd day of September, 2026

Angie Galle

Notary Public
Print Angie Galle

My commission expires: 7/30/30 (Seal)

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 510030 ANGIE GALLE Commission Expires July 30, 2030 JACKSON COUNTY

CITY OF MOBILE

By: _____
Spiro N. Cheriogotis, Mayor

Date: _____

ATTEST:

_____
It's City Clerk

Exhibit A
Statement of Work

1. Contractor will possess and maintain proficiency in the stringing of tennis racquets, and apply the methods and practices recommended by the United States Racket Stringers Association stringers manual. Performance of work below this standard or failure to maintain the required proficiency will be cause for termination of the contract.

2. Contractor will perform all stringing work for City at the City's Tennis Center Pro Shop, using City provided equipment and supplies, unless otherwise specifically agreed to.

3. Contractor will maintain a professional appearance and demeanor at all times while engaged in performance of the contract. Contractor will reflect the Tennis Center's customer friendly, helpful, professional, and knowledgeable image.

4. Contractor will work on a schedule as mutually agreed upon with the City. City will task Contractor in an agreed-upon manner most efficient for the timely completion of work in compliance with customer expectations. Contractor is not guaranteed a minimum amount of work.

5. Contractor is expected to perform the services requested in a timely manner, with the objective that racquets received before 2:00 pm will be completed before the end of the shop's regular business hours that day.

6. Contractor will notify the City promptly of any Customer complaints regarding contract services provided.

7. City will pay Contractor $15 per racket Contractor strings. Contractor will not solicit or otherwise encourage the payment of tips or other gratuities from customers.

8. Contractor will invoice City, and City will pay Contractor, weekly for the number of rackets strung the previous week

01- 2025

R E S O L U T I O N

Sponsored by: Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the 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 Agreement with Wesley Fontaine to provide racquet stringer services for Parks and Recreation Department, compensation for work provided by the contractor will be as provided in the statement of work but in no event shall exceed $80,000 per year as outlined in the agreement attached hereto and made a part hereof as though set forth in full. A copy of said agreement is on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that the City Council finds that this resolution is necessary to perform essential minimum functions of the Council.

Adopted:

_____

City Clerk

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
Robert Shreve

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
Authorize agreement with Board of School Commissioners of Mobile County for the services of 4 Community Safety Team Members funded by MCPSS

Amount of Contract:

Funding Source

ATTACHMENTS:
1. Resolution MCPSS OPM Comm Safety Team
2. MCPSS OPM Community Safety Team Agmt

REVIEWERS:
Patricia Primm
Cherlina Monteiro
James Barber

RESOLUTION

Sponsored by: Mayor Spiro Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are authorized to execute and attest, respectively, for and on behalf of the City of Mobile, the Agreement for Community Safety Team Services between the Board of School Commissioners of Mobile County and City of Mobile for the services of the four (4) Community Safety Team prevention positions with the City of Mobile's Office of Prevention and Mitigation to be funded by the Board of School Commissioners of Mobile County. Such Agreement is attached hereto or one worded substantially similar thereto, and made apart hereof, as though set forth in full, and to take such further action necessary to effectuate the Agreement, accept and receive funding. A copy of said Agreement is on file in the office of the City Clerk.

ADOPTED: _____

_____
City Clerk

AGREEMENT FOR COMMUNITY SAFETY TEAM SERVICES

This Agreement ("Agreement") is entered into by and between the Board of School Commissioners of Mobile County ("the Board") and the City of Mobile, Alabama ("City"), acting through its Office of Prevention and Mitigation ("OPM") within the Department of Public Safety. The Board and the City are sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the City, through OPM, operates Community Safety Teams that serve school-age youth and their families by providing daily mentorship, whole-family engagement, conflict identification and de-escalation, and sustained connection to social, economic, health, and educational resources;

WHEREAS, the Board desires to fund four (4) full-time prevention positions to expand Community Safety Team capacity at designated Board schools;

WHEREAS, the positions funded by the Board will be staffed, supervised, and operationally managed by OPM as integrated members of the Community Safety Teams at their assigned schools; and

WHEREAS, the Parties desire to establish their respective rights and responsibilities regarding the funding and operation of those positions.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

1. Purpose

The purpose of this Agreement is for the Board to fund four (4) full-time prevention positions to expand Community Safety Team capacity at designated Board schools. The positions shall be recruited, hired, trained, supervised, and operationally managed by OPM as integrated members of the Community Safety Teams at their assigned schools.

2. Scope of Services

The four (4) positions funded under this Agreement shall consist of:

a. One (1) Community Intervention Specialist assigned to Pathways Middle and High School;

b. One (1) Family Intervention Specialist assigned to Pathways Middle and High School;

c. One (1) Family Intervention Specialist assigned to Williamson Middle and High School, Hall Elementary, and Craighead Elementary; and

d. One (1) Family Intervention Specialist assigned to LeFlore High School and Booker T. Washington Middle School.

The Community Intervention Specialist shall serve as a peer mentor for parents, a mentor for youth, and a bridge between the school, the neighborhood, and the families served.

The Family Intervention Specialists shall provide intensive, non-clinical psychosocial support, daily mentorship, individualized support planning, conflict mediation, and whole-family engagement for students and their families.

Community Safety Team personnel shall provide services before, during, and after school, including sustained connection to social, economic, health, and educational resources for students and families.

The City may modify personnel assignments among participating schools.

3. Term

This Agreement shall become effective upon execution by both Parties and shall remain in effect for an initial term of three (3) years, unless sooner terminated in accordance with this Agreement.

At the conclusion of the initial three-year period, the Board and the City may elect to continue this Agreement on an ongoing basis, subject to mutual agreement, annual appropriation, and continued alignment with the Board's priorities and demonstrated student outcomes.

Continuation of this Agreement is subject to the Board's annual appropriation of funds.

4. Compensation

The Board shall provide annual funding to the City in the amount of Two Hundred Twenty-Four Thousand One Hundred Dollars ($224,100.00) for the base salaries and fringe benefits of the four (4) positions funded under this Agreement.

Upon execution of this Agreement, the City shall submit an invoice for the first contract year, and the Board shall remit payment within thirty (30) days after receipt of the invoice. For each subsequent contract year, the City shall submit an invoice not less than thirty (30) days before the beginning of the next contract year, and the Board shall remit payment within thirty (30) days after receipt of the invoice, subject to the annual appropriation of funds.

5. Responsibilities of the City

The City shall:

1. Recruit, hire, and train the personnel funded under this Agreement in accordance with OPM's established prevention workforce standards.
2. Supervise and manage the personnel as integrated members of the Community Safety Teams serving the participating schools identified in Section 2.

3. Provide supervision, specialized training, equipment, and operational support for City-employed prevention staff.
4. Deploy the personnel under the daily guidance of school leadership.
5. Maintain daily documentation, provide monthly progress reports to school leadership, and provide quarterly outcome data to the Board's Superintendent's Office.

6. Responsibilities of the Board

The Board shall:

1. Provide funding as required by this Agreement.
2. Permit City personnel access to participating schools in accordance with applicable school security procedures.
3. Provide for the principal, assistant principal, and school social worker at each site to direct the team's school-based priorities and activities.

7. Employment Status

Personnel funded under this Agreement shall be employees solely of the City. Nothing contained herein shall be construed as creating an employment relationship between the Board and any City employee.

The City retains exclusive authority over hiring, compensation, supervision, discipline, performance evaluations, leave, benefits, reassignment, and termination of City personnel.

Consistent with the Scope of Services, school administrators may provide daily guidance concerning school-based priorities and activities but shall not supervise City personnel for employment purposes.

The Board may request that the City remove an assigned employee from a particular school for legitimate operational, safety, or performance-related concerns. Any reassignment, discipline, or other employment action shall remain within the sole discretion of the City.

8. Student Information and Confidentiality

Each Party shall comply with all applicable federal and state laws governing confidential information and student records, including the Family Educational Rights and Privacy Act (FERPA), to the extent applicable.

Neither Party shall disclose confidential information obtained in connection with this Agreement except as authorized or required by law.

9. Compliance with Laws

Each Party shall comply with all applicable federal, state, and local laws in performing its obligations under this Agreement.

10. Termination

Either Party may terminate this Agreement upon sixty (60) days' written notice to the other Party.

11. Sovereign Immunity

Nothing contained in this Agreement shall be construed as a waiver of any immunity, defense, limitation of liability, or protection afforded to either Party under the Constitution or laws of the State of Alabama.

12. Amendments

This Agreement may be amended only by a written instrument executed by authorized representatives of both Parties.

13. Governing Law

This Agreement shall be governed by the laws of the State of Alabama.

14. Entire Agreement

This Agreement constitutes the entire agreement between the Parties regarding the subject matter of this Agreement and supersedes all prior discussions, negotiations, proposals, and understandings relating thereto.

15. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together constitute one instrument. Electronic signatures shall be deemed original signatures.

SIGNATURES

BOARD OF SCHOOL COMMISSIONERS OF MOBILE COUNTY

By: _____
Name: Chresal D. Threadgill
Title: Superintendent
Date: _____

CITY OF MOBILE, ALABAMA

By: _____
Spiro N. Cheriogotis, Mayor
Date: _____

ATTEST:

_____
Lisa Lambert, City Clerk

Mobile County PUBLIC SCHOOLS

BOARD
AUG 24 2026
APPROVED

Regular Meeting
08/24/2026 - 10:00 AM

G. 4. Agreement with MCPSS and City of Mobile Community Safety Team Services

Recommendation

The Superintendent recommends that the BOARD approves the contract between the Board of School Commissioners and The City of Mobile's Office of Prevention and Mitigation (OPM).

Details

The purpose of this agreement is that the parties guide a working relationship in supporting students and families across MCPSS's schools. MCPSS will fund four(4) full-time prevention positions to expand Community Safety Team(CST) capacity at three (3) MCPSS schools. These positions will be recruited, hired, trained, supervised, and operationally managed by OPM as integrated members of the Community Safety Teams at their assigned schools. Which are The Pathways Middle and High School, Williamson Middle and High School(including George Hall Elementary and Craighead Elementary), Leflore High School and Booker T. Washington Middle School. Each school will have a Community Invention Specialist and Family Intervention Specialist. This Agreement shall remain in effect for an initial term of three(3) years, unless sooner terminated in accordance with this Agreement. Continuation of this Agreement is subject to the Board's annual appropriation of funds.

Supporting Documents

8.6.26 Apprvl Ltrs and City of Mobile Agreement

Financial Impact

Amount: The Board shall provide payment to the City in the amount of ($224,100.00) two-hundred twenty-four thousand one hundred dollars for the base salaries and fringe benefits of the four (4) positions funded under this Agreement.

Contacts

Mr. Chresal Threadgill

Mr. Andy Gratewood

Mr. Terrence Mixon, Sr.

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
Jennifer Greene, Dir of Programs & Project Mgmt
Curits Graves, Public Safety Director

Sponsored by:

Purpose and Scope of Project:
Agreement between the Alabama Law Enforcement Agency (ALEA), Gulf Coast High Intensity Drug Trafficking Area (HIDTA) and the City of Mobile (LEO) for the FY2026 program

Amount of Contract:
$30,555

Funding Source
Alabama Law Enforcement Agency

ATTACHMENTS:
1. 2026 HIDTA Resolution
2. Mobile Police Department 2026 HIDTA MOU
3. Spending Plan 2026 Mobile Police Department

REVIEWERS:
Jennifer Greene
Donna Bryars
Cherlina Monteiro
James Barber

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, a Memorandum of Agreement with the Alabama Law Enforcement Agency (ALEA) and the Gulf Coast High Intensity Drug Trafficking Area (HIDTA) in the amount of $30,555 for the FY 26 HIDTA Program, as outlined in the agreement attached hereto and made a part hereof as though set forth in full. A copy of said agreement is on file in the office of the City Clerk.

Adopted:

_____

City Clerk

FEDERAL GRANT NO. _____
ALEA GRANT REPT. CT. NO: _____

MEMORANDUM OF AGREEMENT
BETWEEN THE
ALABAMA LAW ENFORCEMENT AGENCY
AND THE
GULF COAST HIGH INTENSITY
DRUG TRAFFICKING AREA
AND THE
CITY OF MOBILE

This Agreement between the Alabama Law Enforcement Agency (ALEA), Gulf Coast High Intensity Drug Trafficking Area (HIDTA) and the City of Mobile (LEO) shall begin on 01/01/2026 and shall not extend beyond 12/31/2026 unless the period is extended by written modification to this Agreement.

WHEREAS, ALEA has been designated as the fiscal agent for the State of Gulf Coast High Intensity Drug Trafficking Area (HIDTA) program, all requests for payments and budget reprogramming shall pass through ALEA.

NOW THEREFORE, ALEA, HIDTA and LEO hereby agree to the disbursement of HIDTA funds (see Appendix A) to the resource recipient, LEO, under the following terms and conditions:

1. LEO agrees to follow all applicable federal, state, and local guidelines regarding purchases and other expenditures under the HIDTA program, including but not limited to the following: OMB Circular 87, OMB Circular A-102, OMB Circular A-133, and 21 CFR Part 1403, and the Fair Labor Standards Act (FLSA).

2. LEO agrees to abide by and be bound by the attached approved budget (Appendix A) for purchases including future reprogramming requests as approved by ALEA and Gulf Coast HIDTA. All reprogramming requests shall be submitted via e-mail to the Alabama Gulf Coast HIDTA State Director.

3. Requests for payment shall be submitted on a quarterly basis to the ALEA financial office through the HIDTA Alabama State Director of Operations at the following email address by the 10th of the following month:

Don DeSalvo (Donald.Desalvo@GCHIDTA.ORG)
Alabama HIDTA Operations Center
1100 Fairhope Avenue, Second Floor
Fairhope, Alabama 36532

All invoices submitted shall comply with the terms noted in Appendix A. The last invoice from the Resource Recipient (LEO) shall be received by the Gulf Coast HIDTA Alabama State Director no later than the 15th day prior to the grant expiration date, unless the grant is extended.

All Reimbursement of Overtime Expenses shall be submitted using the appropriate form (Appendix B) which must contain the HIDTA Group Task Force Supervisor's signature, certifying the overtime was HIDTA related and with the HIDTA case number contained therein.

4. Resource Recipient (LEO) agrees to complete all applicable items (Acceptance of Audit Requirements and Certification Regarding Lobbying) and return to ALEA/GULF COAST HIDTA along with the signed agreement.

5. The parties agree and understand that ALEA is not responsible for any purchases or actions of LEO in violation of the grant agreement or budget.

6. ALEA agrees to transfer funds to the resource recipient after funds have been electronically transmitted by Gulf Coast HIDTA and receipted into ALEA special revenue funds.

7. LEO agrees to reimburse ALEA for any purchase paid by ALEA which is later disallowed after audit or financial review.

8. In the event of any dispute between the parties, senior officials of both parties shall meet and engage in a good faith attempt to resolve the dispute. Should that effort fail and the dispute involves the payment of money, a party's sole remedy is the filing of a claim with the Board of Adjustment of the State of Alabama. For any and all other disputes arising

under the terms of this agreement which are not resolved by negotiation, the parties agree to utilize appropriate forms of non-binding alternative dispute resolution including, but not limited to, mediation. Such dispute resolution shall occur in Montgomery, Alabama, utilizing, where appropriate, mediators maintained by the Center For Dispute Resolution of the Alabama State Bar.

9. This agreement shall be governed by the laws of the state of Alabama. All services under the agreement will be performed in accordance with applicable state and federal law, statutes, provisions, and regulations. LEO will also comply with any federal or state court orders that pertain to the State of Alabama for which ALEA is required to adhere.

10. Under no circumstances shall the terms, conditions, and commitments contained herein be constituted a debt of the State of Alabama in violation of Article II, Section 213 of the Constitution of the State of Alabama of 1901, Amendment XXVI.

11. 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. 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.

12. Any party may terminate this agreement at any time by providing thirty (30) days written notice to the other parties.

13. LEO understands that it and ALEA are, and shall remain, separate and distinct entities. The relationship between LEO and ALEA will purely be contractual in nature. LEO, its agents, representatives, employees, subcontractors, distributors, and/or volunteers will not be considered employees of ALEA. ALEA representatives, employees, subcontractors,

distributors, and/or volunteers will not be considered or deemed to be employees, agents or representatives of LEO.

14. In compliance with Act 2016-312, the LEO hereby certifies that 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 this state can enjoy open trade.

15. In compliance with Act 2023-409, by signing this contract, the LEO provides written verification that LEO, without violating controlling law or regulation, does not and will not, during the term of the contract engage in economic boycotts as the term "economic boycott" is defined in Section 41-16-160, Code of Alabama 1975.

16. This agreement sets forth in full the entire agreement of the parties in relation to the subject matter hereof and any other agreement, representation, or understanding, verbal or otherwise, is hereby deemed to be null and void and of no force and effect. This agreement may be waived, changed, modified, or amended only by written agreement executed by both of the parties hereto. If any provision of this agreement shall be deemed in conflict with any statute or rule of law, such provisions shall be deemed modified to be in conformance with said statute or rule of law.

17. For the convenience of the parties, this agreement may be executed by facsimile or PDF signature and in counterparts, each of which shall be deemed an original and all of which will constitute one and the same instrument.

18. Resource Recipient affirms that they are not currently debarred or suspended from receiving federal grant funds pursuant to 2 CFR 200.213. Resource recipient further acknowledges that they have an affirmative duty to notify ALEA of being suspended or debarred from receiving federal grant money. See 2 CFR 180.

IN WITNESS WHEREOF, the parties acknowledge the Agreement as evidenced by their signatures below.

_____
Spiro Cheriogotis, Mayor (City of Mobile)

_____
City Clerk, City of Mobile

_____
Don DeSalvo
Alabama Director of Operations
Gulf Coast HIDTA

_____
Legal Counsel
Alabama Law Enforcement Agency

_____
Hal Taylor
Secretary
Alabama Law Enforcement Agency

Appendix A of MOA

2026 Mobile Police Department Expenditure Plan*

Mobile Baldwin Major Investigations Team

$22,155 (overtime)

$8,400 (services)

$30,555 (total)

*Expenditure Plan is for calendar year 2026 and may be comprised of unexpended balances from previous years Awards

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to A & D Cromwell Concrete & Construction LLC, for storm drainage vegetation and debris removal - 2512 Woodland Road to West Road

Amount of Contract:
$29,413.94

Funding Source
General fund

ATTACHMENTS:
1. 20260901 Cromwell Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 8 September 2026 (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 A & D Cromwell Concrete & Construction LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to A & D Cromwell Concrete & Construction LLC, for storm drainage vegetation and debris removal - 2512 Woodland Road to West Road
General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $29,413.94

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. Advertised vendor rotation pool.

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:

_____

_____

R E S O L U T I O N

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
17568	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – 2512 WOODLAND ROAD TO WEST ROAD (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	$29,413.94	(297588) A & D CROMWELL CONCRETE & CONSTRUCTION LLC

Adopted:

_____
City Clerk

Bill To	Requisition 00017568-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL 36601	Review:
vendorinvoices@cityofmobile.org	Buyer: 9105paij
	Status: Approved Page 1

Vendor	Ship To
A & D CROMWELL CONCRETE & CONSTRUCTION	PUBLIC WORKS ADMIN.
158 DOBBS AVENUE	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
MOBILE, AL 36606	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#251-767-6882	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/28/26	297588				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price
001	2026 STORM DRAINAGE DITCH CLEANING PROJECT #VEG-2026-2070-175 2512 WOODLAND RD TO WEST RD Additional Description Notes --- DISTRICT 6	1.00 EACH	29413.94000	29413.94
1	1000.40.20.2070.2096.2070.0000.0000.42155.			29413.94

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Requisition Link

Requisition Total 29413.94

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2096.2070.0000.0000.42155.	29413.94	1584847.69
STORMWATER EXP DITCH MAINTENANCE		

Bill To	Requisition 00017568-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
A & D CROMWELL CONCRETE & CONSTRUCTION	PUBLIC WORKS ADMIN.
158 DOBBS AVENUE	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
MOBILE, AL 36606	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#251-767-6882	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/28/26	297588				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Forward	08/31/26	MATTHEW ANDERSON	Automatic Forward to 910519589
Approved	08/31/26	ASHLEY ADAMS	Auto approved by: 910519589
Approved	08/31/26	CHARLES SUMRALL	Approve
Forward	08/31/26	MATTHEW ANDERSON	Automatic Forward to 910519589
Approved	08/31/26	SHONNDA SMITH	Auto approved by: 910519589
Approved	08/31/26	CHERI BOUCHER	Auto approved by: 910519589
Approved	08/31/26	CHARLES SUMRALL	Approve
Approved	08/31/26	DONALD ROSE	Auto approved by: 9105paij
Approved	08/31/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	08/31/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	08/31/26	MARYLYN BUSCHELL	Auto approved by: 9105paij
Approved	08/31/26	JAMES NEESE	Auto approved by: 9105paij
Approved	08/31/26	REBECCA CRUMPLER	Auto approved by: 9105paij
Approved	08/31/26	ANNE FOLEY	Auto approved by: 9105paij
Approved	08/31/26	JOHN PAINE	

Authorized By: _____ Date: _____
Signature

EXHIBIT A
LOCATION MAP(S) AND PHOTOS

009
2504
2508
2512
2516
2520
2524
WOODLAND RD
2503
2505
2511
2515
2519
2523
2554
5933
5929
IXIE LN
2555
5924
5925
5920
5921
5916
5917
5912
5913
5908
5909
5904
5905
5900
5901
5907
DIXIE LN
5954
5912
5908
5904
5900
MCPHERSON ST
MCPHERSON ST
WEST RD









Company Name	Contact	Email Address	E-Verify	Insurance	COM BL	Vendor Number
A & D Cromwell Concrete	Anthony Cromwell	anthonycromwell768@gmail.com	1768532	received	current	297588
Butler Company	James Butler	butler.servicesLLC@yahoo.com	1722021	Received	Current	297507
Gaines Utility	Jermaine Gaines	JERMAINEGAINES@GAINESUTILITY.COM	539447	Received	Current	295242
Godwin Land Solutions	Harris Godwin	GODWINLANDSOLUTIONS@GMAIL.COM	2923693	Received	Current	300080
H F Glaude	Jordan Glaude	H.FGLAUDECONSTRUCTION@GMAIL.COM	2928917	Received	Current	296705
Hughes 360	Ernest Hughes Jr.	HUGHES360SERVICES@GMAIL.COM	952551	Received	Current	297767
JJ Qualtiy Homes, LLC	Jerry Jones	MRJ.JONES251@GMAIL.COM	2925715	Received	Current	298831
Invasive Management	Hunter Lapointe	HUNTER@INVASIVEMANAGEMENT.COM	1421905	Received	Current	294197
Major League Landscape	Brandon Stokes	MAJORLEAGUELAND@YAHOO.COM	2926332	Received	Current	300091
Prime Professional Concrete	Micheal White	HOSEA_8668@YAHOO.COM	2383108	Received	Current	299670
TAG Homes	Thomas Galloway	TAGALLOWAY99@GMAIL.COM		Received	Current	300085
Safe Haven Co. LLC	Jaleen Hosea	HAVENHOSEA34@GMAIL.COM		Received GL onl	Current	300101
Scott Alan Construction	Matthew Stokes	MATTHEW@SCOTTALANCONSTRUCTION.COM	2546741	Received	Current	299758
Secure Land & Tree Southern	Brian Allen	SECURELANDTREE@YAHOO.COM	2924224	Received	Current	300087
Realty	Rashad Kiel	SOUTHERNREALTYMGMGROUP@GMAIL.COM	1650870	Received	Current	296787
Best Price Services LLC	Anthony Richardson	RichardsonAnthony45@gmail.com				

November 12, 2025

Project: 2026 Ditch Cleaning Program

Project Location: Various Locations

City of Mobile Public Works Department

The City of Mobile Public Works Department will hold a meeting with prospective contractors regarding its 2026 Ditch Cleaning Program. Contractors interested in participating in the program must be present on Monday, November 17, 2025, at the Levon C. Manzie Neighborhood Resource Center, 110 North Lafayette Street, at 3:00 p.m. The contractor must be present for the entire pre-meeting on November 17, 2025, to be eligible to participate in the program.

For more information, please contact Mr. Jason Donovan at (251) 208-1104 or by email at Jason.donovan@cityofmobile.org.

CITY OF MOBILE

REQUEST FOR QUOTE

__ - __- 2025

The City of Mobile will receive a Quote Proposal for the following Project:

Project Name: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Location: **[PROJECT LOCATION]**
Mobile, AL

Project Number: **VEG-2026-2070-00**

A Quote Proposal for the above referenced Project will be received until 11:30 a.m. on [__ - __ - 2025] in the Public Services Department, 1900 Hurtel Street, Mobile, AL 36605. Quote Proposals may be submitted in person or mailed to the address indicated below. Quote Proposals will be reviewed by the Engineering Department and Public Services Department following the time established for receipt of the Quote Proposal.

All Quote Proposals should be placed in a sealed envelope with company's name and address in the top left-hand corner. The envelope should be addressed to the following:

City of Mobile
ATTN: Jason Donovan
Public Services Department
1900 Hurtel Street
Mobile, Alabama 36605
2026 Storm Water Drainage Ditch Cleaning - Quote Proposal
Project No.: VEG-2026-2070-00

For questions please contact: Jason Donovan (251) 421-6689 Jason.donovan@cityofmobile.org
Travis Dunn (251) 721-2994 travis.dunn@cityofmobile.org

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CONTRACTORS INSURANCE CERTIFICATION	EXHIBIT B
E-VERIFY AFFIDAVIT	EXHIBIT C
RIGHT OF ENTRY AGREEMENT	EXHIBIT D
TRAFFIC CONTROL INFORMATION	EXHIBIT E
DITCH MAINTENANCE STANDARDS	EXHIBIT F

ITEM I

DEFINITIONS

The following terms and their definitions shall apply:

AGREEMENT - Whenever the word "AGREEMENT" is used it shall be held to mean the signed documents comprising this written Request for Quote from the Contractor and executed by the City of Mobile, setting forth the obligations of the parties hereunder for the performance of the prescribed work. The Agreement includes the Definitions, Instructions to Contractors, Quote Proposal, Contract Forms and Contract Bonds, Specifications, Supplemental Specifications, Special Provisions, General and Detailed Plans, Construction Details, Articles of Agreement, and any change orders that are required to complete the construction of the work in an acceptable manner, including authorized extensions thereof, and such other documents as by law or references are made a part thereof, all of which constitute one instrument.

ALDOT - State of Alabama Department of Transportation

CITY - City of Mobile, Alabama

CONTRACT - Whenever the word "CONTRACT" is used it shall be held to mean this "AGREEMENT" comprising this written Request for Quote from the Contractor and executed by the City of Mobile and any and all exhibits and attachments, setting forth the obligations of the parties hereunder for the performance of the prescribed work.

CONTRACTOR - An individual, corporation, partnership, or other entity submitting a Quote Proposal and selected to perform any or all construction services.

INSPECTOR - An authorized representative of the CITY, assigned to make inspections of the PROJECT.

PROJECT – 2026 Storm Drainage Ditch Cleaning (Location), City of Mobile Public Services
Project No: VEG-2026-2070-00**.** This is for mowing and removing vegetation from various types of storm drainage ditches (See Exhibit A for locations.)

STANDARD SPECIFICATIONS - Alabama Department of Transportation Standard Specifications for Highway Construction, 2018 edition, with all latest additions and modifications by the Engineering Department of the City of Mobile.

MUTCD - Manual on Uniform Traffic Control Devices for Streets and Highways, latest edition

WORK – All of the activities required of the Contractor to perform the requirements of this Agreement in full.

QUOTE – The total cost for the Contractor to perform all work for the referenced Project in the Quote Proposal. The Quote is a stipulated sum provided by the Contractor to provide all work in full.

QUOTE PROPOSAL – The portion of this Agreement located in Item IV, including the total cost Quote for the Project.

PUBLIC SERVICES (PS) REPRESENTATIVE – An authorized representative of the city of mobile public services Dept. Authorized by the public services project manager.

ITEM II

INSTRUCTIONS TO CONTRACTORS

The service, term, location, and lump sum cost of the work are as set out in the Request for Quote.

Examination of Documents and Site: Before submitting a Quote Proposal, the Contractor shall carefully examine this Request for Quote, visit the site of the Work, fully inform themselves as to existing conditions and limitations, and include in the Quote Proposal a sum to cover the cost of all items required to perform the work in full. **The submission of the Quote Proposal will be considered as conclusive evidence that the Contractor has made such examination.**

All work performed under this contract shall be in accordance with the State of Alabama Highway Department Standard Specifications for Highway Construction, 2018 Edition, with all latest additions and modifications by the Engineering Department for the City of Mobile, or as amended herein.

Requests for information (RFI's) shall be submitted in writing to the Public Services Project Manager no later than three (3) business days prior to the Quote Proposal Submittal date. Responses shall be in the form of a written Addendum and issued to all Contractors. Receipt of all addenda shall be acknowledged by all Contractors in the Request for Quote package. **Failure to acknowledge Addenda may result in disqualification of the Quote Proposal.**

All papers attached hereto in the Request for Quote Package shall be returned with the Quote Proposal Sheets attached.

This IS a tax-exempt project. Quote Proposals shall EXCLUDE all applicable sales and use taxes.

A City of Mobile Business License is required. It shall be current at the time of submitting a Quote Proposal and throughout the Agreement period.

The Contractor must be registered with the City of Mobile as a vendor. Registration can be found at:**https://mobileselfservice.tylertech.com/Vendors/Registration/Default.aspx**

The Contractor shall submit to the City of Mobile the following documents with the project Quote Proposal:

1. The ENTIRE Quote Proposal Package

2. Certificate of Insurance along with ALL endorsements in accordance with City of Mobile Insurance Requirements as described in Item V (Example in Exhibit B)

3. Proof of enrollment in the Federal E-Verify program (Exhibit C)

4. A Company W-9 Tax Form and Vendor Information Form (if not currently on file with the City of Mobile)

5. Accounting of Sales Tax Form (Item IX)

After the Quote Package has been approved by the City, a Purchase Order (PO) will be issued to the Contractor. Under no circumstances shall any work be performed prior to the issuance of the PO. **Once the PO is received, the Contractor shall contact the Public Services Project Manager (Jason Donovan) at 251-421-6689 or Jason.donovan@cityofmobile.org as well as Travis Dunn at (251) 721-2994 or travis.dunn@cityofmobile.gov in order to confirm the construction start date in writing.**

ITEM III

PROJECT SCOPE

Contractor shall exercise caution when performing work. Proper equipment shall be utilized as to not damage improved ditch sections (concrete ditch sections, gabion basket ditches, etc.). Contractor shall be responsible for repairing damages caused to ditch sections due to contractor negligence or improper use of equipment, at no cost to the City.

If ditches are overrun by vegetation, with no clearly established channel limits, a PS Representative will define the main flow line. The Contractor shall clear the vegetation within five (5) feet on each side of the flow line.

VEGETATION REMOVAL:
Contractor is responsible for the removal of living and dead vegetation within five (5) horizontal feet beyond the top of the ditch bank (see Typical Profiles on following pages) all work shall be done inside the existing easement. Nothing outside these boundaries is to be cut or removed by the Contractor unless otherwise approved or directed by the PS Representative. If unsure of the area, Contractor shall contact the PS Representative for clarification. Overhanging vegetation above ditches shall be cleared up to at least five feet from the bottom of the ditch. Ditches that are deeper than five feet shall be cleared of overhanging vegetation to the top edge of the ditch. The grass and vegetation shall be mowed to a height of 4" to 6". The contractor is responsible for trimming around concrete head walls and should be able to do so from the top of the ditch. Where work is conducted near a Right of Way, no vegetative debris will remain in the concrete or pavement area of the Right of Way after the work is completed or as directed by the P.S. representative. In the areas where the slope of an earthen ditch bank is greater than 1:1, the vegetation will be trimmed by the contractor up to and even with the top of the bank.

FIELD DOCUMENTATION:
The following documentation will be required to be maintained by the contractor:

1. Photos of the ditches, before and after vegetation removal.
2. Document, report, and photograph all ditch damage (ex. Concrete, Gabion, Washout ...), before and after vegetation removal.

ADDITIONAL REQUIREMENTS:
Prior to the start of construction, Contractors may be required to show in writing how they will accomplish their proposed bid.

ITEM IV

QUOTE PROPOSAL

Scope of Work:
Work to be performed by Contractor under this Agreement shall consist of furnishing all labor, materials, insurance, tools, supplies and equipment necessary to provide comprehensive ditch vegetation removal services as described below.

Removal of living and dead vegetation within the ditch and five (5) horizontal feet beyond the top of the ditch bank at [DITCH LOCATION], as shown in Exhibit A. Enclosed herein, the City has estimated the general location and total linear feet (LF) of ditch segments included in this project. Actual Field Conditions may vary. Contractor will provide unit and extended unit prices on the Quote Proposal Sheets. The total price quote based on the government estimated quantities will be used to set the price for award. Contractor will be required to document materials used when invoicing the city. Contractor will be paid the lump sum total price at the completion of the project, unless otherwise agreed to due to project size and complexity. If there is any work for which no pay item is provided, the cost will be considered incidental to the Project.

Company Name (Print):

Company Address:

City: _____ **State:** _____ **Zip Code:**

Owner Name (Print):

Owner Signature: _____ **Date:**

Please complete and return with your Request for Quote package.
Also, attach Contractor's proof of insurance, and other items as listed in Item II.

Quote Proposal sheet

City of Mobile

Public Services Department

Location: [Approximate ditch location]

Quote Due By: [Date]

Project No: VEG-2026-2070-00

District: #

Description: Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.

Vegetation Removal

DESCRIPTION	QTY	UNIT	UNIT PRICE	UNIT PRICE (WRITTEN IN WORDS)	TOTAL QUOTE
Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.		LF		_____DOLLARS _____CENTS	

Total quote (written in words):

Number of working days to complete: 14

ITEM V

CERTIFICATE OF CONTRACTOR'S INSURANCE

INDEMNIFICATION: CONTRACTOR shall indemnify, defend and hold harmless City and its officers, elected officials, agents, representatives, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses (including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions) arising from or in connection with CONTRACTOR'S performance under this agreement, including but not limited to, environmental laws, regulations, orders and decrees of whatever character or nature and damage or injury to persons or property.

For the term of this Agreement, Contractor 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, a certificate of insurance(s) issued by an agent licensed and qualified to do business in the State of Alabama, stating the following:

The City of Mobile, its employees, agents, and all other indemnified parties shall be named as additional insureds on a primary and non-contributory basis for General Liability (including ongoing and completed operations), Automobile Liability, and Umbrella Liability, where required by written contract. A waiver of subrogation in favor of these parties shall apply to General Liability, Automobile Liability, Umbrella Liability, and Workers' Compensation, where required by written contract. The Workers' Compensation policy shall include an Alternate Employer Endorsement and shall provide thirty (30) days' prior written notice of cancellation, where required by written contract.

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.
   Or (in lieu of (1) and (2) above)

3. 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 Contractor'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.

ITEM VI

SPECIAL PROVISIONS

1. Coordinate all work with the Program Manager of the City of Mobile Public Services Department. All Work shall be scheduled to minimize the disturbance and interruption of the flow of traffic and the public.

   If needed (when working in the roadway or performing any activities that will affect traffic), the Contractor shall be required to submit a plan for traffic control to the City Traffic Engineer for approval prior to beginning construction. The Traffic Control Plan must be submitted at least two full working days prior to proceeding. Contractor shall assist motorists using paddles or flagging per the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) guidelines. See Exhibit E for additional information.

2. For all work performed under this Agreement, the Contractor shall use only skilled laborers. Laborers shall be properly supervised.

3. The City shall not prohibit the Contractor from performing the work described herein during a normal workday. For this provision a "normal workday" is defined as any business day between the hours of 7:30 a.m. and 5:00 p.m.

4. The Contractor shall ensure that the jobsite is clear and clean of debris at the end of each workday and at the completion of the project.

5. Contractor shall obtain, at its own expense, all necessary professional licenses, permits, insurance, authorization, and assurances necessary to abide by the terms of this Agreement.

6. Payment for any work incidental to the completion of this contract, for which no item was set up, shall be considered incidental to the project.

ITEM VII

ARTICLES OF AGREEMENT

ENTIRE AGREEMENT:

1. 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. There are no representations, warranties, or stipulations, either oral or written, not contained herein.

NO AGENCY RELATIONSHIP CREATED:

2. Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of the City but shall be deemed to be an independent contractor in every respect and shall take all steps at its own expense, as City may from time to time request, to indicate that it is an independent contractor. City does not and will not assume any responsibility for the means by which or the manner in which the services by Contractor provided for herein are performed, but on the contrary, Contractor shall be wholly responsible, therefore.

ASSERTION OF RIGHTS:

3. Failure by the City to assert a right or remedy shall not be construed as a waiver of that right or remedy.

NON-FUNDING CLAUSE:

4. The City of Mobile will have the right to terminate this Agreement at no additional cost and with no penalty whatsoever by giving thirty (30) days prior written notice documenting the lack of funding. The City will use reasonable efforts to ensure appropriated funds are available.

BREACH OF AGREEMENT:

5. In the event of any breach or apparent breach by Contractor of any of its obligations under the terms of this Agreement, the City has the right to terminate the Agreement and pay only for work successfully performed. In the further event that City shall engage the services of any attorney to protect or to enforce its rights with respect to said breach or apparent breach, then and in those events, Contractor agrees to pay and to reimburse any and all reasonable attorneys' fees and expenses which City may incur with respect to City's enforcement of this Agreement; regardless of whether said attorneys' fees and costs shall be incurred in connection with any litigation or in connection merely with advice and representation provided without litigation.

TERMINATION:

6. The City or Contractor may terminate the Agreement upon thirty (30) days written notice. The City shall pay only for work executed and proven loss with respect to materials, equipment, tools and reasonable overhead. The City shall not be liable

for payment to the Contractor for lost profit or damages, as the result of its termination of the Agreement.
Notice from the City shall be mailed to the address provided by the Contractor on this form. Notice to the City shall be addressed to ATTN: Jason Donovan, Public Services Program Manager, City of Mobile Public Services Department, 1900 Hurtel Street, Mobile, AL 36605.

AUTHORITY OF INSPECTORS:

7. The CITY may appoint such inspectors, assistants, or representatives as it deems necessary, and they shall be granted full access to the work and to the mills and factories in which material is being prepared for use under the contract.

   Inspectors will be authorized to inspect all work done and materials furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication or manufacture of the materials to be used. The inspector will not be authorized to alter or waive the provisions of this contract. The inspector will not be authorized to issue instructions contrary to the plans and specifications, or to act as foreman for the CONTRACTOR; however, he shall have the authority to reject work or materials.

PAYMENT:

8. The City will pay the Contractor for actual work performed in accordance with the following:
   - Payment will be made upon the satisfactory inspection, completion, and acceptance of the work as specified and verified by written statement from the City.
   - Payment will be based upon the total lump sum quoted price for the completed project, not based on unit prices.
   - An original signed invoice shall be submitted to the Public Services Department Program Manager for review and approval. This invoice shall be marked "FINAL ESTIMATE". It shall be emailed to **travis.dunn@cityofmobile.gov** (251-721-2994) **AND Jason.donovan@cityofmobile.org** (251-421-6689), and a hard copy should also be mailed to:

     City of Mobile
     Public Services Maintenance
     Attn. Jason Donovan
     Program Manager
     1900 Hurtel Street
     Mobile, Alabama 36605

NOTICES:

9. Notice for the City shall be mailed to:

City of Mobile
Public Services Maintenance
Attn. Jason Donovan,
Program Manager
1900 Hurtel Street
Mobile, Alabama 36605

EQUAL OPPORTUNITY:

10. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Service Contractors comply with the Equal Employment Opportunity laws and the provisions of the Project Documents in this regard.

    The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on this and all other publicly solicited Quote Proposals.

COMPLIANCE WITH ALABAMA IMMIGRATION LAW:

11. By signing this Agreement, 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. 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.

    The Contractor agrees that he/she shall comply with all the requirements of the Beason-Hammond Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535, Alabama Code (1975) Section 31-13.1, et, seq., as amended by Act No. 2012-4-91. Compliance shall be evidenced by verification of enrollment in the E-Verify Program and documentation of enrollment shall be attached to this Agreement in Exhibit C and incorporated herein by reference.

BOYCOTT:

12. By signing this Quote Proposal, the Contractor represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

ANTI-DISCRIMINATION CLAUSE:

13. 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 this Agreement be awarded to socially and economically disadvantaged individuals and business entities.

GOVERNING LAW AND VENUE:

14. This Agreement shall be governed by the laws of the State of Alabama, and the appropriate venue for any actions arising out of this Agreement shall be a court of proper jurisdiction in Mobile, Alabama.

ITEM VIII

SUPPLEMENTAL SPECIFICATIONS

ITEM 740-A. *TRAFFIC CONTROL*:

740 A.1

Description

This section shall include the work of furnishing, installing, relocating, re-installing and maintaining Construction Signs, Drums, Cones and Weights as required to maintain traffic and to provide a safe work zone, including signpost and portable supports as necessary.

740 A.2

Materials

All materials shall conform to the appropriate Section of the 2018 ALDOT Standard Specifications for Highway Construction.

740 A.3

Basis of Payment

Payment will be included in the project lump sum price and shall be paid in full for all labor, materials, equipment, tools, transporting, installing, removal, re-installing and all incidentals necessary to complete this item.

ITEM IX

REGULATORY REQUIREMENTS AND TAX EXEMPTIONS

A. DESCRIPTION OF REQUIREMENTS

1. This project is being quoted EXCLUDING TAXES and requires the Contractor to comply with applicable provides of the Section 40-9-14.1, Code of Alabama, 1975, as amended; applicable provisions of the Alabama Administrative Code; Alabama Department of Revenue Regulation 810-6-3-.77 and applicable requirements of the Alabama Department of Revenue (ADOR). The Contractor and the Owner will be required to apply for Certificates of Exemption with the ADOR which will handle administration of the Certificates. The Contractor shall account for the tax savings on the Accounting of Sales Tax Form attached herein, in addition to filings and reports required by the Alabama Department of Revenue during the course of the project.

2. The Quote Proposal shall exclude state and local sales and use taxes charged to a contractor licensed by the State Licensing Board for General Contractors or subcontractor for the purchase of construction materials and supplies and other tangible personal property that becomes part of this project.

3. Forms required to be completed and submitted shall be those included in the Request for Proposal Package; those required by the ADOR; and any others as required by the Owner.

4. The purchase of tools, equipment, and similar items, which do not become the Owner's property, are specifically excluded from these sales and use tax exemptions, and any additional exclusions as required by the ADOR's Rules and Regulations.

B. GENERAL PROCEDURES

1. The provisions of this section shall take precedence over applicable portions of the Contract Documents including, in part, "Instructions to Contractors" and "Special Provisions". Unaltered provisions of those documents shall remain in effect.

2. The Contractor, subcontractors, and all material dealers are hereby made aware of the Intent of the Owner to reduce the cost of the Project by the purchase of property, materials, etc., in the manner described herein, and neither they nor the Contractor shall withhold their consent to this arrangement.

3. Any and all administrative costs incurred by Contractors and subcontractors administering the tax savings shall be considered to be included in the Quote Proposal for the Work. No additional amount shall be added to the Agreement because of the service provided by the Contractor in the purchase of property, materials, etc., as described herein, or in reporting exempt purchases to the ADOR, or otherwise complying with the reporting requirements established by the ADOR.

4. The administration of the sales and use tax savings shall be administered as indicated herein and as otherwise required or directed by the ADOR. In the event of conflict, the requirements or directions of the ADOR shall govern.

5. The Contractor, notwithstanding this special purchase arrangement, shall select, describe, order, obtain approvals, submit samples, coordinate, process, prepare shop drawings, pursue, receive, inspect, store, protect, insure, guarantee, warrantee, provide, and otherwise be responsible for all materials and systems, the same as if this tax savings procedure were not implemented.

6. When necessary or required, Purchase Orders shall be used for materials for Work on this project only.

7. The Contractor or subcontractor, as the case may be, shall be liable for any actual sales and use tax due; all assessments; and all civil penalties levied by the ADOR as a result of the failure to implement this procedure; the failure to properly report as required by the ADOR; or any unauthorized purchase or use of purchase orders.

8. The Contractor shall utilize the attached Accounting of Sales Tax Form in submitting its Quote Proposal.

ACCOUNTING OF SALES TAX FORM

To: City of Mobile **Date:** _____

Name of Project: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Number: VEG-2026-2070-00

SALES TAX ACCOUNTING
Pursuant to Act 2021-372, the Contractor accounts for the sales tax NOT included in the Quote Proposal form as follows:

BASE QUOTE	**ESTIMATED SALES TAX AMOUNT**
$	$

Failure to provide an accounting of sales tax shall render the Quote Proposal non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the Quote pricing nor be considered in the determination of a responsible and responsive Quote.

Legal Name of Contractor_____

Mailing Address_____

***By (Legal Signature)** _____

*Name (type or print) _____ (Seal)

*Title_____

Telephone Number_____

EXHIBIT A
LOCATION MAP(S) AND PHOTOS

Location Map

Location Photo	Location Photo
Location Photo	Location Photo

EXHIBIT B
CONTRACTORS INSURANCE CERTIFICATION

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A :	
	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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

SAMPLE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

INSERT PROJECT NAME; Project Number 20xx-3005-xx

City of Mobile is included as an Additional Insured in respect to all policies (except Workers Compensation and Professional Liability when applicable), which coverage shall be Primary and Non-contributory. Waiver of Subrogation applies in favor of City of Mobile with respect to all policies. Thirty (30) Day Notice of Cancellation, non-renewal or material change shall apply (except 10 days for non-payment).

CERTIFICATE HOLDER	CANCELLATION
City of Mobile P.O. Box 1827 Mobile, Alabama 36633-1827	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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EXHIBIT C
E-VERIFY AFFIDAVIT

STATE OF ALABAMA
COUNTY OF MOBILE

AFFIDAVIT OF VENDOR / CONTRACTOR

Before me, a Notary public, personally appeared _____(affiant) who, being duly sworn says as follows:

President/CEO of: _____

As a condition for the award of a contract by the City of Mobile to a business entity or employer that employs one or more employees, I hereby attest that in my capacity as _____for _____that said employer shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien.

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. 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.

I further attest that said _____ is enrolled in the E-Verify program. The Company ID Number in the E-Verify program is as follows:

CEO of _____

Sworn to and subscribed before me this the _____ day of _____, 20___.

I certify that the affiant is known to me to be the identical party he or she claims to be.

_____
Signature and Seal of Notary Public

EXHIBIT D
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT

This Right of Entry, ("Agreement") is entered into and effective as of the _____day of _____ 20___ , by and between the City of Mobile, Alabama, a municipal corporation organized and existing under the laws of the State of Alabama (hereinafter, "City"), and:

Property Owner(s):

Mailing Address:

Property Address (if different):

(collectively referred to as "Owner").

RECITALS

WHEREAS, Owner is the lawful owner or authorized representative of the real property located at the address stated above ("the Premises"); and

WHEREAS the City has requested access to the Premises for the limited purpose of performing or facilitating the following work or activity:

Inspection, mowing, trimming, and removal of vegetation and debris within existing storm drainage ditches and easements, including associated documentation and incidental maintenance activities; and

WHEREAS Owner is willing to grant the City temporary access to the Premises subject to the terms and conditions set forth below.

AGREEMENT

1. **Right of Entry.**
   The Owner hereby grants the City, its officers, employees, contractors, and authorized agents the right to enter the Premises at reasonable times for the limited purpose described above, including bringing personnel, vehicles, and equipment as necessary. This right shall extend only for the duration reasonably necessary to complete the activity described and shall not create or imply any permanent interest or easement in the Premises.

   The work will be done in an orderly manner, and any property disturbed by the City will be returned to a condition substantially the same as it was on the date entry was granted upon the above-described property.

2. **No Compensation.**

   Owner acknowledges and agrees that no compensation will be provided by the City in connection with the entry, inspection, or work performed unless otherwise agreed to in writing by the parties.

3. **Entire Agreement.**

   This Agreement represents the entire agreement between the parties regarding the matters described herein and supersedes any prior oral or written understandings. No amendment or modification shall be valid unless in writing and signed by both parties.

4. **Governing Law and Venue.**

   This Agreement shall be governed by the laws of the State of Alabama. Any dispute shall be resolved exclusively in the state or federal courts located in Mobile County, Alabama.

5. **Binding Effect.**

   This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, legal representatives, successors, and assigns.

6. **Photographic Documentation.**

   The City may take photographs or videos of the Premises during its access solely for documentation and public record purposes. Such materials may be retained and used by the City as needed, subject to applicable public records laws.

7. **Records and Public Disclosure.**

   This Agreement and any records created in connection with the work may be subject to public disclosure in accordance with Alabama law, including the Alabama Open Records Act.

8. **Emergency Access Carve-Out.**

   Nothing in this Agreement shall be construed to limit the City's right to enter the Premises without consent in cases of emergency or as otherwise authorized by law.

9. Environmental Conditions.

The City shall have no responsibility for pre-existing environmental conditions or contamination on the Premises. If environmental concerns are discovered during the work, the City may suspend activity until further evaluation is conducted.

10. Assumption of Risk.

Owner acknowledges that certain activities may pose inherent risks, including temporary disruption of access or minor damage to landscaping or surface features. Owner accepts such risks as reasonably incidental to the limited work authorized herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

OWNER(S):

Signature:

Print Name:

Date:

Signature:

Print Name:

Date:

WITNESSED BY:

Signature:

Print Name:

Address:

Date:

Signature:

Print Name:

Address:

Date:

CITY OF MOBILE, ALABAMA

By:

Name:

Title:

Date:

EXHIBIT E
TRAFFIC CONTROL INFORMATION

Traffic Control Information

The Contractor shall be prepared to assist motorists with flagging operations per MUTCD guidelines, as required. Be aware that if work is being performed close to the roadway, but not actually in the road, that some flagging operations may be needed. This may be the case if motorists' line of sight is blocked due to equipment and/or concrete trucks.

If any construction activities will be performed in the roadway or will affect traffic, a Traffic Control Plan must be submitted by the Contractor to Butch Ladner in the City of Mobile Traffic Engineering Department at least two full working days prior to initiating work. The Traffic Control Plan must show site specific conditions including any cross streets and driveways that are within the traffic control zone. Butch Ladner may be contacted at (251) 208-2972 for questions, assistance, or to discuss traffic control requirements.

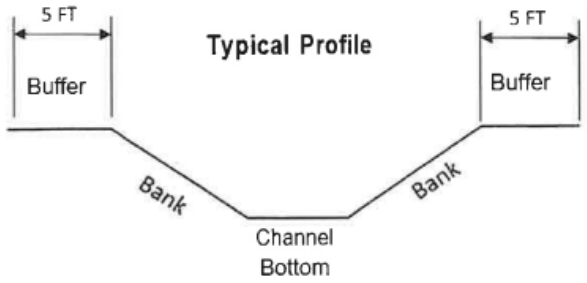
The MUTCD can be found at https://mutcd.fhwa.dot.gov/kno_2009r1r2.htm.

If you are unfamiliar with MUTCD requirements, a local traffic control contractor may be of assistance in preparing a traffic control plan or renting equipment.

EXHIBIT F
DITCH MAINTENCE STANDARDS

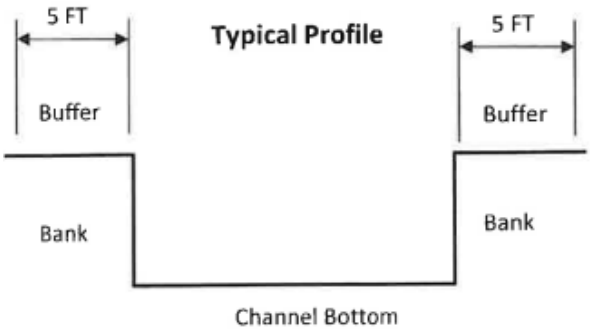
Ditch Maintenance Standards

Trapezoidal Ditch Maintenance Standards



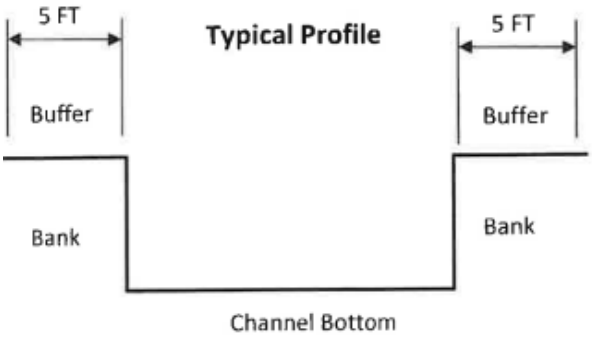
Note: This profile represents a typical concrete trapezoidal ditch. Depth, bank slope and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



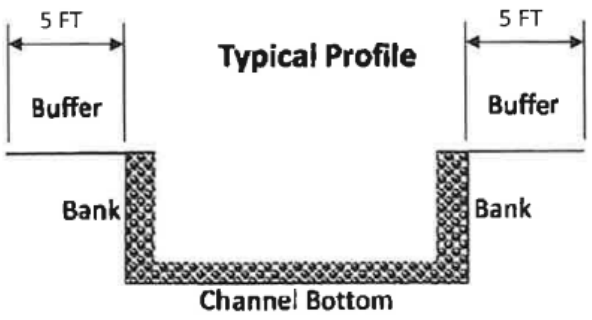
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



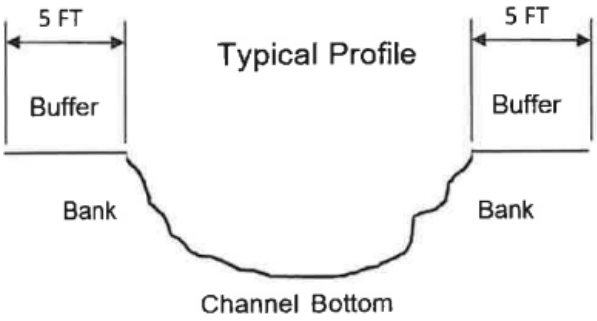
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Gabion Ditch Maintenance Standards



Note: This profile represents a typical Gabion ditch. Depth and buffer area varies.

Earthen Ditch Maintenance Standards



Note: This profile represents a typical Earthen ditch. Depth and buffer area varies.

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to Butler Complete Services LLC for storm drainage vegetation and debris removal - 4213 to 4325 Shan Drive East.

Amount of Contract:
$24,409.98

Funding Source
General fund

ATTACHMENTS:
1. 20260901 Butler Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 8 September 2026 (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 Butler Complete Services LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Butler Complete Services LLC for storm drainage vegetation and debris removal - 4213 to 4325 Shan Drive East.

General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $24,409.98

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. Advertised vendor rotation pool.

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:

_____

_____

R E S O L U T I O N

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
17567	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – 4213 TO 4325 SHAN DRIVE EAST (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	$24,409.98	(297507) BUTLER COMPLETE SERVICES LLC

Adopted:

_____
City Clerk

Bill To	Requisition 00017567-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL 36601	Review:
vendorinvoices@cityofmobile.org	Buyer: 9105paij
	Status: Approved Page 1

Vendor
BUTLER COMPLETE SERVICES LLC
2808 GASLIGHT LN EAST

MOBILE, AL 36695

Tel#2515917278
Fax 2512877525

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605
ASHLEY.ADAMS@CITYOFMOBILE.ORG

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/28/26	297507				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price
001	2026 STORM DRAINAGE DITCH CLEANING PROJECT #VEG-2026-2070-177 4213 SHAN DR E TO 4325 SHAN DR E Additional Description Notes --- DISTRICT 4	1.00 EACH	24409.58000	24409.58
1	1000.40.20.2070.2096.2070.0000.0000.42155.			24409.58

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Requisition Link

Requisition Total 24409.58

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.2070.2096.2070.0000.0000.42155.	24409.58	1584847.69
STORMWATER EXP DITCH MAINTENANCE		

Bill To	Requisition 00017567-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.2070.2096.2070.0000.0000.42155.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
BUTLER COMPLETE SERVICES LLC	PUBLIC WORKS ADMIN.
2808 GASLIGHT LN EAST	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
MOBILE, AL 36695	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#2515917278	
Fax 2512877525	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/28/26	297507				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Forward	08/31/26	MATTHEW ANDERSON	Automatic Forward to 910519589
Approved	08/31/26	ASHLEY ADAMS	Auto approved by: 910519589
Approved	08/31/26	CHARLES SUMRALL	Approve
Forward	08/31/26	MATTHEW ANDERSON	Automatic Forward to 910519589
Approved	08/31/26	SHONNDA SMITH	Auto approved by: 910519589
Approved	08/31/26	CHERI BOUCHER	Auto approved by: 910519589
Approved	08/31/26	CHARLES SUMRALL	Approve
Approved	08/31/26	DONALD ROSE	Auto approved by: 9105paij
Approved	08/31/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	08/31/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	08/31/26	MARYLYN BUSCHELL	Auto approved by: 9105paij
Approved	08/31/26	JAMES NEESE	Auto approved by: 9105paij
Approved	08/31/26	REBECCA CRUMPLER	Auto approved by: 9105paij
Approved	08/31/26	ANNE FOLEY	Auto approved by: 9105paij
Approved	08/31/26	JOHN PAINE	

Authorized By: _____ Date: _____
Signature

EXHIBIT A
LOCATION MAP(S) AND PHOTOS

1564
1566
4325
4321
4315
4313
4307
4305
4301
4318
1560
4308
4302
4300
SHAN DR E
SHAN DR E
COALESWAY DR
4257
1555
4255
4253
4251
4213
4211
4209
4207
4205
4203
4201
SHAN DR E
4202
4200
ROLAND DR



Company Name	Contact	Email Address	E-Verify	Insurance	COM BL	Vendor Number
A & D Cromwell Concrete	Anthony Cromwell	anthonycromwell768@gmail.com	1768532	received	current	297588
Butler Company	James Butler	butler.servicesLLC@yahoo.com	1722021	Received	Current	297507
Gaines Utility	Jermaine Gaines	JERMAINEGAINES@GAINESUTILITY.COM	539447	Received	Current	295242
Godwin Land Solutions	Harris Godwin	GODWINLANDSOLUTIONS@GMAIL.COM	2923693	Received	Current	300080
H F Glaude	Jordan Glaude	H.FGLAUDECONSTRUCTION@GMAIL.COM	2928917	Received	Current	296705
Hughes 360	Ernest Hughes Jr.	HUGHES360SERVICES@GMAIL.COM	952551	Received	Current	297767
JJ Qualtiy Homes, LLC	Jerry Jones	MRJ.JONES251@GMAIL.COM	2925715	Received	Current	298831
Invasive Management	Hunter Lapointe	HUNTER@INVASIVEMANAGEMENT.COM	1421905	Received	Current	294197
Major League Landscape	Brandon Stokes	MAJORLEAGUELAND@YAHOO.COM	2926332	Received	Current	300091
Prime Professional Concrete	Micheal White	HOSEA_8668@YAHOO.COM	2383108	Received	Current	299670
TAG Homes	Thomas Galloway	TAGALLOWAY99@GMAIL.COM		Received	Current	300085
Safe Haven Co. LLC	Jaleen Hosea	HAVENHOSEA34@GMAIL.COM		Received GL onl	Current	300101
Scott Alan Construction	Matthew Stokes	MATTHEW@SCOTTALANCONSTRUCTION.COM	2546741	Received	Current	299758
Secure Land & Tree Southern	Brian Allen	SECURELANDTREE@YAHOO.COM	2924224	Received	Current	300087
Realty	Rashad Kiel	SOUTHERNREALTYMGMGROUP@GMAIL.COM	1650870	Received	Current	296787
Best Price Services LLC	Anthony Richardson	RichardsonAnthony45@gmail.com				

November 12, 2025

Project: 2026 Ditch Cleaning Program

Project Location: Various Locations

City of Mobile Public Works Department

The City of Mobile Public Works Department will hold a meeting with prospective contractors regarding its 2026 Ditch Cleaning Program. Contractors interested in participating in the program must be present on Monday, November 17, 2025, at the Levon C. Manzie Neighborhood Resource Center, 110 North Lafayette Street, at 3:00 p.m. The contractor must be present for the entire pre-meeting on November 17, 2025, to be eligible to participate in the program.

For more information, please contact Mr. Jason Donovan at (251) 208-1104 or by email at Jason.donovan@cityofmobile.org.

CITY OF MOBILE

REQUEST FOR QUOTE

__ - __- 2025

The City of Mobile will receive a Quote Proposal for the following Project:

Project Name: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Location: **[PROJECT LOCATION]**
Mobile, AL

Project Number: **VEG-2026-2070-00**

A Quote Proposal for the above referenced Project will be received until 11:30 a.m. on [__ - __ - 2025] in the Public Services Department, 1900 Hurtel Street, Mobile, AL 36605. Quote Proposals may be submitted in person or mailed to the address indicated below. Quote Proposals will be reviewed by the Engineering Department and Public Services Department following the time established for receipt of the Quote Proposal.

All Quote Proposals should be placed in a sealed envelope with company's name and address in the top left-hand corner. The envelope should be addressed to the following:

City of Mobile
ATTN: Jason Donovan
Public Services Department
1900 Hurtel Street
Mobile, Alabama 36605
2026 Storm Water Drainage Ditch Cleaning - Quote Proposal
Project No.: VEG-2026-2070-00

For questions please contact: Jason Donovan (251) 421-6689 Jason.donovan@cityofmobile.org
Travis Dunn (251) 721-2994 travis.dunn@cityofmobile.org

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E-VERIFY AFFIDAVIT	EXHIBIT C
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DITCH MAINTENANCE STANDARDS	EXHIBIT F

ITEM I

DEFINITIONS

The following terms and their definitions shall apply:

AGREEMENT - Whenever the word "AGREEMENT" is used it shall be held to mean the signed documents comprising this written Request for Quote from the Contractor and executed by the City of Mobile, setting forth the obligations of the parties hereunder for the performance of the prescribed work. The Agreement includes the Definitions, Instructions to Contractors, Quote Proposal, Contract Forms and Contract Bonds, Specifications, Supplemental Specifications, Special Provisions, General and Detailed Plans, Construction Details, Articles of Agreement, and any change orders that are required to complete the construction of the work in an acceptable manner, including authorized extensions thereof, and such other documents as by law or references are made a part thereof, all of which constitute one instrument.

ALDOT - State of Alabama Department of Transportation

CITY - City of Mobile, Alabama

CONTRACT - Whenever the word "CONTRACT" is used it shall be held to mean this "AGREEMENT" comprising this written Request for Quote from the Contractor and executed by the City of Mobile and any and all exhibits and attachments, setting forth the obligations of the parties hereunder for the performance of the prescribed work.

CONTRACTOR - An individual, corporation, partnership, or other entity submitting a Quote Proposal and selected to perform any or all construction services.

INSPECTOR - An authorized representative of the CITY, assigned to make inspections of the PROJECT.

PROJECT – 2026 Storm Drainage Ditch Cleaning (Location), City of Mobile Public Services
Project No: VEG-2026-2070-00**.** This is for mowing and removing vegetation from various types of storm drainage ditches (See Exhibit A for locations.)

STANDARD SPECIFICATIONS - Alabama Department of Transportation Standard Specifications for Highway Construction, 2018 edition, with all latest additions and modifications by the Engineering Department of the City of Mobile.

MUTCD - Manual on Uniform Traffic Control Devices for Streets and Highways, latest edition

WORK – All of the activities required of the Contractor to perform the requirements of this Agreement in full.

QUOTE – The total cost for the Contractor to perform all work for the referenced Project in the Quote Proposal. The Quote is a stipulated sum provided by the Contractor to provide all work in full.

QUOTE PROPOSAL – The portion of this Agreement located in Item IV, including the total cost Quote for the Project.

PUBLIC SERVICES (PS) REPRESENTATIVE – An authorized representative of the city of mobile public services Dept. Authorized by the public services project manager.

ITEM II

INSTRUCTIONS TO CONTRACTORS

The service, term, location, and lump sum cost of the work are as set out in the Request for Quote.

Examination of Documents and Site: Before submitting a Quote Proposal, the Contractor shall carefully examine this Request for Quote, visit the site of the Work, fully inform themselves as to existing conditions and limitations, and include in the Quote Proposal a sum to cover the cost of all items required to perform the work in full. **The submission of the Quote Proposal will be considered as conclusive evidence that the Contractor has made such examination.**

All work performed under this contract shall be in accordance with the State of Alabama Highway Department Standard Specifications for Highway Construction, 2018 Edition, with all latest additions and modifications by the Engineering Department for the City of Mobile, or as amended herein.

Requests for information (RFI's) shall be submitted in writing to the Public Services Project Manager no later than three (3) business days prior to the Quote Proposal Submittal date. Responses shall be in the form of a written Addendum and issued to all Contractors. Receipt of all addenda shall be acknowledged by all Contractors in the Request for Quote package. **Failure to acknowledge Addenda may result in disqualification of the Quote Proposal.**

All papers attached hereto in the Request for Quote Package shall be returned with the Quote Proposal Sheets attached.

This IS a tax-exempt project. Quote Proposals shall EXCLUDE all applicable sales and use taxes.

A City of Mobile Business License is required. It shall be current at the time of submitting a Quote Proposal and throughout the Agreement period.

The Contractor must be registered with the City of Mobile as a vendor. Registration can be found at:**https://mobileselfservice.tylertech.com/Vendors/Registration/Default.aspx**

The Contractor shall submit to the City of Mobile the following documents with the project Quote Proposal:

1. The ENTIRE Quote Proposal Package

2. Certificate of Insurance along with ALL endorsements in accordance with City of Mobile Insurance Requirements as described in Item V (Example in Exhibit B)

3. Proof of enrollment in the Federal E-Verify program (Exhibit C)

4. A Company W-9 Tax Form and Vendor Information Form (if not currently on file with the City of Mobile)

5. Accounting of Sales Tax Form (Item IX)

After the Quote Package has been approved by the City, a Purchase Order (PO) will be issued to the Contractor. Under no circumstances shall any work be performed prior to the issuance of the PO. **Once the PO is received, the Contractor shall contact the Public Services Project Manager (Jason Donovan) at 251-421-6689 or Jason.donovan@cityofmobile.org as well as Travis Dunn at (251) 721-2994 or travis.dunn@cityofmobile.gov in order to confirm the construction start date in writing.**

ITEM III

PROJECT SCOPE

Contractor shall exercise caution when performing work. Proper equipment shall be utilized as to not damage improved ditch sections (concrete ditch sections, gabion basket ditches, etc.). Contractor shall be responsible for repairing damages caused to ditch sections due to contractor negligence or improper use of equipment, at no cost to the City.

If ditches are overrun by vegetation, with no clearly established channel limits, a PS Representative will define the main flow line. The Contractor shall clear the vegetation within five (5) feet on each side of the flow line.

VEGETATION REMOVAL:
Contractor is responsible for the removal of living and dead vegetation within five (5) horizontal feet beyond the top of the ditch bank (see Typical Profiles on following pages) all work shall be done inside the existing easement. Nothing outside these boundaries is to be cut or removed by the Contractor unless otherwise approved or directed by the PS Representative. If unsure of the area, Contractor shall contact the PS Representative for clarification. Overhanging vegetation above ditches shall be cleared up to at least five feet from the bottom of the ditch. Ditches that are deeper than five feet shall be cleared of overhanging vegetation to the top edge of the ditch. The grass and vegetation shall be mowed to a height of 4" to 6". The contractor is responsible for trimming around concrete head walls and should be able to do so from the top of the ditch. Where work is conducted near a Right of Way, no vegetative debris will remain in the concrete or pavement area of the Right of Way after the work is completed or as directed by the P.S. representative. In the areas where the slope of an earthen ditch bank is greater than 1:1, the vegetation will be trimmed by the contractor up to and even with the top of the bank.

FIELD DOCUMENTATION:
The following documentation will be required to be maintained by the contractor:

1. Photos of the ditches, before and after vegetation removal.
2. Document, report, and photograph all ditch damage (ex. Concrete, Gabion, Washout ...), before and after vegetation removal.

ADDITIONAL REQUIREMENTS:
Prior to the start of construction, Contractors may be required to show in writing how they will accomplish their proposed bid.

ITEM IV

QUOTE PROPOSAL

Scope of Work:
Work to be performed by Contractor under this Agreement shall consist of furnishing all labor, materials, insurance, tools, supplies and equipment necessary to provide comprehensive ditch vegetation removal services as described below.

Removal of living and dead vegetation within the ditch and five (5) horizontal feet beyond the top of the ditch bank at [DITCH LOCATION], as shown in Exhibit A. Enclosed herein, the City has estimated the general location and total linear feet (LF) of ditch segments included in this project. Actual Field Conditions may vary. Contractor will provide unit and extended unit prices on the Quote Proposal Sheets. The total price quote based on the government estimated quantities will be used to set the price for award. Contractor will be required to document materials used when invoicing the city. Contractor will be paid the lump sum total price at the completion of the project, unless otherwise agreed to due to project size and complexity. If there is any work for which no pay item is provided, the cost will be considered incidental to the Project.

Company Name (Print):

Company Address:

City: _____ **State:** _____ **Zip Code:**

Owner Name (Print):

Owner Signature: _____ **Date:**

Please complete and return with your Request for Quote package.
Also, attach Contractor's proof of insurance, and other items as listed in Item II.

Quote Proposal sheet

City of Mobile

Public Services Department

Location: [Approximate ditch location]

Quote Due By: [Date]

Project No: VEG-2026-2070-00

District: #

Description: Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.

Vegetation Removal

DESCRIPTION	QTY	UNIT	UNIT PRICE	UNIT PRICE (WRITTEN IN WORDS)	TOTAL QUOTE
Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.		LF		_____DOLLARS _____CENTS	

Total quote (written in words):

Number of working days to complete: 14

ITEM V

CERTIFICATE OF CONTRACTOR'S INSURANCE

INDEMNIFICATION: CONTRACTOR shall indemnify, defend and hold harmless City and its officers, elected officials, agents, representatives, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses (including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions) arising from or in connection with CONTRACTOR'S performance under this agreement, including but not limited to, environmental laws, regulations, orders and decrees of whatever character or nature and damage or injury to persons or property.

For the term of this Agreement, Contractor 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, a certificate of insurance(s) issued by an agent licensed and qualified to do business in the State of Alabama, stating the following:

The City of Mobile, its employees, agents, and all other indemnified parties shall be named as additional insureds on a primary and non-contributory basis for General Liability (including ongoing and completed operations), Automobile Liability, and Umbrella Liability, where required by written contract. A waiver of subrogation in favor of these parties shall apply to General Liability, Automobile Liability, Umbrella Liability, and Workers' Compensation, where required by written contract. The Workers' Compensation policy shall include an Alternate Employer Endorsement and shall provide thirty (30) days' prior written notice of cancellation, where required by written contract.

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.
   Or (in lieu of (1) and (2) above)

3. 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 Contractor'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.

ITEM VI

SPECIAL PROVISIONS

1. Coordinate all work with the Program Manager of the City of Mobile Public Services Department. All Work shall be scheduled to minimize the disturbance and interruption of the flow of traffic and the public.

   If needed (when working in the roadway or performing any activities that will affect traffic), the Contractor shall be required to submit a plan for traffic control to the City Traffic Engineer for approval prior to beginning construction. The Traffic Control Plan must be submitted at least two full working days prior to proceeding. Contractor shall assist motorists using paddles or flagging per the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) guidelines. See Exhibit E for additional information.

2. For all work performed under this Agreement, the Contractor shall use only skilled laborers. Laborers shall be properly supervised.

3. The City shall not prohibit the Contractor from performing the work described herein during a normal workday. For this provision a "normal workday" is defined as any business day between the hours of 7:30 a.m. and 5:00 p.m.

4. The Contractor shall ensure that the jobsite is clear and clean of debris at the end of each workday and at the completion of the project.

5. Contractor shall obtain, at its own expense, all necessary professional licenses, permits, insurance, authorization, and assurances necessary to abide by the terms of this Agreement.

6. Payment for any work incidental to the completion of this contract, for which no item was set up, shall be considered incidental to the project.

ITEM VII

ARTICLES OF AGREEMENT

ENTIRE AGREEMENT:

1. 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. There are no representations, warranties, or stipulations, either oral or written, not contained herein.

NO AGENCY RELATIONSHIP CREATED:

2. Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of the City but shall be deemed to be an independent contractor in every respect and shall take all steps at its own expense, as City may from time to time request, to indicate that it is an independent contractor. City does not and will not assume any responsibility for the means by which or the manner in which the services by Contractor provided for herein are performed, but on the contrary, Contractor shall be wholly responsible, therefore.

ASSERTION OF RIGHTS:

3. Failure by the City to assert a right or remedy shall not be construed as a waiver of that right or remedy.

NON-FUNDING CLAUSE:

4. The City of Mobile will have the right to terminate this Agreement at no additional cost and with no penalty whatsoever by giving thirty (30) days prior written notice documenting the lack of funding. The City will use reasonable efforts to ensure appropriated funds are available.

BREACH OF AGREEMENT:

5. In the event of any breach or apparent breach by Contractor of any of its obligations under the terms of this Agreement, the City has the right to terminate the Agreement and pay only for work successfully performed. In the further event that City shall engage the services of any attorney to protect or to enforce its rights with respect to said breach or apparent breach, then and in those events, Contractor agrees to pay and to reimburse any and all reasonable attorneys' fees and expenses which City may incur with respect to City's enforcement of this Agreement; regardless of whether said attorneys' fees and costs shall be incurred in connection with any litigation or in connection merely with advice and representation provided without litigation.

TERMINATION:

6. The City or Contractor may terminate the Agreement upon thirty (30) days written notice. The City shall pay only for work executed and proven loss with respect to materials, equipment, tools and reasonable overhead. The City shall not be liable

for payment to the Contractor for lost profit or damages, as the result of its termination of the Agreement.
Notice from the City shall be mailed to the address provided by the Contractor on this form. Notice to the City shall be addressed to ATTN: Jason Donovan, Public Services Program Manager, City of Mobile Public Services Department, 1900 Hurtel Street, Mobile, AL 36605.

AUTHORITY OF INSPECTORS:

7. The CITY may appoint such inspectors, assistants, or representatives as it deems necessary, and they shall be granted full access to the work and to the mills and factories in which material is being prepared for use under the contract.

   Inspectors will be authorized to inspect all work done and materials furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication or manufacture of the materials to be used. The inspector will not be authorized to alter or waive the provisions of this contract. The inspector will not be authorized to issue instructions contrary to the plans and specifications, or to act as foreman for the CONTRACTOR; however, he shall have the authority to reject work or materials.

PAYMENT:

8. The City will pay the Contractor for actual work performed in accordance with the following:
   - Payment will be made upon the satisfactory inspection, completion, and acceptance of the work as specified and verified by written statement from the City.
   - Payment will be based upon the total lump sum quoted price for the completed project, not based on unit prices.
   - An original signed invoice shall be submitted to the Public Services Department Program Manager for review and approval. This invoice shall be marked "FINAL ESTIMATE". It shall be emailed to **travis.dunn@cityofmobile.gov** (251-721-2994) **AND Jason.donovan@cityofmobile.org** (251-421-6689), and a hard copy should also be mailed to:

     City of Mobile
     Public Services Maintenance
     Attn. Jason Donovan
     Program Manager
     1900 Hurtel Street
     Mobile, Alabama 36605

NOTICES:

9. Notice for the City shall be mailed to:

   City of Mobile
   Public Services Maintenance
   Attn. Jason Donovan,
   Program Manager
   1900 Hurtel Street
   Mobile, Alabama 36605

EQUAL OPPORTUNITY:

10. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Service Contractors comply with the Equal Employment Opportunity laws and the provisions of the Project Documents in this regard.

    The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on this and all other publicly solicited Quote Proposals.

COMPLIANCE WITH ALABAMA IMMIGRATION LAW:

11. By signing this Agreement, 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. 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.

    The Contractor agrees that he/she shall comply with all the requirements of the Beason-Hammond Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535, Alabama Code (1975) Section 31-13.1, et, seq., as amended by Act No. 2012-4-91. Compliance shall be evidenced by verification of enrollment in the E-Verify Program and documentation of enrollment shall be attached to this Agreement in Exhibit C and incorporated herein by reference.

BOYCOTT:

12. By signing this Quote Proposal, the Contractor represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

ANTI-DISCRIMINATION CLAUSE:

13. 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 this Agreement be awarded to socially and economically disadvantaged individuals and business entities.

GOVERNING LAW AND VENUE:

14. This Agreement shall be governed by the laws of the State of Alabama, and the appropriate venue for any actions arising out of this Agreement shall be a court of proper jurisdiction in Mobile, Alabama.

ITEM VIII

SUPPLEMENTAL SPECIFICATIONS

ITEM 740-A. *TRAFFIC CONTROL*:

740 A.1

Description

This section shall include the work of furnishing, installing, relocating, re-installing and maintaining Construction Signs, Drums, Cones and Weights as required to maintain traffic and to provide a safe work zone, including signpost and portable supports as necessary.

740 A.2

Materials

All materials shall conform to the appropriate Section of the 2018 ALDOT Standard Specifications for Highway Construction.

740 A.3

Basis of Payment

Payment will be included in the project lump sum price and shall be paid in full for all labor, materials, equipment, tools, transporting, installing, removal, re-installing and all incidentals necessary to complete this item.

ITEM IX

REGULATORY REQUIREMENTS AND TAX EXEMPTIONS

A. DESCRIPTION OF REQUIREMENTS

1. This project is being quoted EXCLUDING TAXES and requires the Contractor to comply with applicable provides of the Section 40-9-14.1, Code of Alabama, 1975, as amended; applicable provisions of the Alabama Administrative Code; Alabama Department of Revenue Regulation 810-6-3-.77 and applicable requirements of the Alabama Department of Revenue (ADOR). The Contractor and the Owner will be required to apply for Certificates of Exemption with the ADOR which will handle administration of the Certificates. The Contractor shall account for the tax savings on the Accounting of Sales Tax Form attached herein, in addition to filings and reports required by the Alabama Department of Revenue during the course of the project.

2. The Quote Proposal shall exclude state and local sales and use taxes charged to a contractor licensed by the State Licensing Board for General Contractors or subcontractor for the purchase of construction materials and supplies and other tangible personal property that becomes part of this project.

3. Forms required to be completed and submitted shall be those included in the Request for Proposal Package; those required by the ADOR; and any others as required by the Owner.

4. The purchase of tools, equipment, and similar items, which do not become the Owner's property, are specifically excluded from these sales and use tax exemptions, and any additional exclusions as required by the ADOR's Rules and Regulations.

B. GENERAL PROCEDURES

1. The provisions of this section shall take precedence over applicable portions of the Contract Documents including, in part, "Instructions to Contractors" and "Special Provisions". Unaltered provisions of those documents shall remain in effect.

2. The Contractor, subcontractors, and all material dealers are hereby made aware of the Intent of the Owner to reduce the cost of the Project by the purchase of property, materials, etc., in the manner described herein, and neither they nor the Contractor shall withhold their consent to this arrangement.

3. Any and all administrative costs incurred by Contractors and subcontractors administering the tax savings shall be considered to be included in the Quote Proposal for the Work. No additional amount shall be added to the Agreement because of the service provided by the Contractor in the purchase of property, materials, etc., as described herein, or in reporting exempt purchases to the ADOR, or otherwise complying with the reporting requirements established by the ADOR.

4. The administration of the sales and use tax savings shall be administered as indicated herein and as otherwise required or directed by the ADOR. In the event of conflict, the requirements or directions of the ADOR shall govern.

5. The Contractor, notwithstanding this special purchase arrangement, shall select, describe, order, obtain approvals, submit samples, coordinate, process, prepare shop drawings, pursue, receive, inspect, store, protect, insure, guarantee, warrantee, provide, and otherwise be responsible for all materials and systems, the same as if this tax savings procedure were not implemented.

6. When necessary or required, Purchase Orders shall be used for materials for Work on this project only.

7. The Contractor or subcontractor, as the case may be, shall be liable for any actual sales and use tax due; all assessments; and all civil penalties levied by the ADOR as a result of the failure to implement this procedure; the failure to properly report as required by the ADOR; or any unauthorized purchase or use of purchase orders.

8. The Contractor shall utilize the attached Accounting of Sales Tax Form in submitting its Quote Proposal.

ACCOUNTING OF SALES TAX FORM

To: City of Mobile **Date:** _____

Name of Project: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Number: VEG-2026-2070-00

SALES TAX ACCOUNTING
Pursuant to Act 2021-372, the Contractor accounts for the sales tax NOT included in the Quote Proposal form as follows:

BASE QUOTE	**ESTIMATED SALES TAX AMOUNT**
$	$

Failure to provide an accounting of sales tax shall render the Quote Proposal non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the Quote pricing nor be considered in the determination of a responsible and responsive Quote.

Legal Name of Contractor_____

Mailing Address_____

***By (Legal Signature)** _____

*Name (type or print) _____ (Seal)

*Title_____

Telephone Number_____

EXHIBIT A
LOCATION MAP(S) AND PHOTOS

Location Map

Location Photo	Location Photo
Location Photo	Location Photo

EXHIBIT B
CONTRACTORS INSURANCE CERTIFICATION

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A :	
	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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYER'S' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$

SAMPLE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

INSERT PROJECT NAME; Project Number 20xx-3005-xx

City of Mobile is included as an Additional Insured in respect to all policies (except Workers Compensation and Professional Liability when applicable), which coverage shall be Primary and Non-contributory. Waiver of Subrogation applies in favor of City of Mobile with respect to all policies. Thirty (30) Day Notice of Cancellation, non-renewal or material change shall apply (except 10 days for non-payment).

CERTIFICATE HOLDER	CANCELLATION
City of Mobile P.O. Box 1827 Mobile, Alabama 36633-1827	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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EXHIBIT C
E-VERIFY AFFIDAVIT

STATE OF ALABAMA
COUNTY OF MOBILE

AFFIDAVIT OF VENDOR / CONTRACTOR

Before me, a Notary public, personally appeared _____(affiant) who, being duly sworn says as follows:

President/CEO of: _____

As a condition for the award of a contract by the City of Mobile to a business entity or employer that employs one or more employees, I hereby attest that in my capacity as _____for _____that said employer shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien.

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. 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.

I further attest that said _____ is enrolled in the E-Verify program. The Company ID Number in the E-Verify program is as follows:

CEO of _____

Sworn to and subscribed before me this the _____ day of _____, 20___.

I certify that the affiant is known to me to be the identical party he or she claims to be.

_____
Signature and Seal of Notary Public

EXHIBIT D
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT

This Right of Entry, ("Agreement") is entered into and effective as of the _____day of _____ 20___ , by and between the City of Mobile, Alabama, a municipal corporation organized and existing under the laws of the State of Alabama (hereinafter, "City"), and:

Property Owner(s):

Mailing Address:

Property Address (if different):

(collectively referred to as "Owner").

RECITALS

WHEREAS, Owner is the lawful owner or authorized representative of the real property located at the address stated above ("the Premises"); and

WHEREAS the City has requested access to the Premises for the limited purpose of performing or facilitating the following work or activity:

Inspection, mowing, trimming, and removal of vegetation and debris within existing storm drainage ditches and easements, including associated documentation and incidental maintenance activities; and

WHEREAS Owner is willing to grant the City temporary access to the Premises subject to the terms and conditions set forth below.

AGREEMENT

1. **Right of Entry.**
   The Owner hereby grants the City, its officers, employees, contractors, and authorized agents the right to enter the Premises at reasonable times for the limited purpose described above, including bringing personnel, vehicles, and equipment as necessary. This right shall extend only for the duration reasonably necessary to complete the activity described and shall not create or imply any permanent interest or easement in the Premises.

   The work will be done in an orderly manner, and any property disturbed by the City will be returned to a condition substantially the same as it was on the date entry was granted upon the above-described property.

2. **No Compensation.**

   Owner acknowledges and agrees that no compensation will be provided by the City in connection with the entry, inspection, or work performed unless otherwise agreed to in writing by the parties.

3. **Entire Agreement.**

   This Agreement represents the entire agreement between the parties regarding the matters described herein and supersedes any prior oral or written understandings. No amendment or modification shall be valid unless in writing and signed by both parties.

4. **Governing Law and Venue.**

   This Agreement shall be governed by the laws of the State of Alabama. Any dispute shall be resolved exclusively in the state or federal courts located in Mobile County, Alabama.

5. **Binding Effect.**

   This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, legal representatives, successors, and assigns.

6. **Photographic Documentation.**

   The City may take photographs or videos of the Premises during its access solely for documentation and public record purposes. Such materials may be retained and used by the City as needed, subject to applicable public records laws.

7. **Records and Public Disclosure.**

   This Agreement and any records created in connection with the work may be subject to public disclosure in accordance with Alabama law, including the Alabama Open Records Act.

8. **Emergency Access Carve-Out.**

   Nothing in this Agreement shall be construed to limit the City's right to enter the Premises without consent in cases of emergency or as otherwise authorized by law.

9. Environmental Conditions.

The City shall have no responsibility for pre-existing environmental conditions or contamination on the Premises. If environmental concerns are discovered during the work, the City may suspend activity until further evaluation is conducted.

10. Assumption of Risk.

Owner acknowledges that certain activities may pose inherent risks, including temporary disruption of access or minor damage to landscaping or surface features. Owner accepts such risks as reasonably incidental to the limited work authorized herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

OWNER(S):

Signature:

Print Name:

Date:

Signature:

Print Name:

Date:

WITNESSED BY:

Signature:

Print Name:

Address:

Date:

Signature:

Print Name:

Address:

Date:

CITY OF MOBILE, ALABAMA

By:

Name:

Title:

Date:

EXHIBIT E
TRAFFIC CONTROL INFORMATION

Traffic Control Information

The Contractor shall be prepared to assist motorists with flagging operations per MUTCD guidelines, as required. Be aware that if work is being performed close to the roadway, but not actually in the road, that some flagging operations may be needed. This may be the case if motorists' line of sight is blocked due to equipment and/or concrete trucks.

If any construction activities will be performed in the roadway or will affect traffic, a Traffic Control Plan must be submitted by the Contractor to Butch Ladner in the City of Mobile Traffic Engineering Department at least two full working days prior to initiating work. The Traffic Control Plan must show site specific conditions including any cross streets and driveways that are within the traffic control zone. Butch Ladner may be contacted at (251) 208-2972 for questions, assistance, or to discuss traffic control requirements.

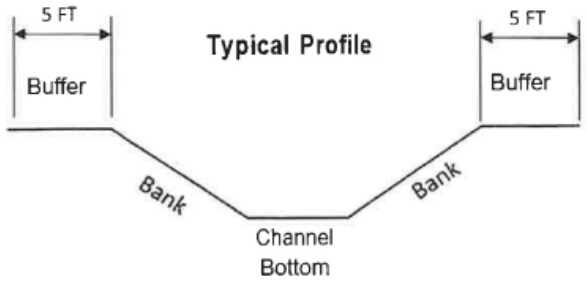
The MUTCD can be found at https://mutcd.fhwa.dot.gov/kno_2009r1r2.htm.

If you are unfamiliar with MUTCD requirements, a local traffic control contractor may be of assistance in preparing a traffic control plan or renting equipment.

EXHIBIT F
DITCH MAINTENCE STANDARDS

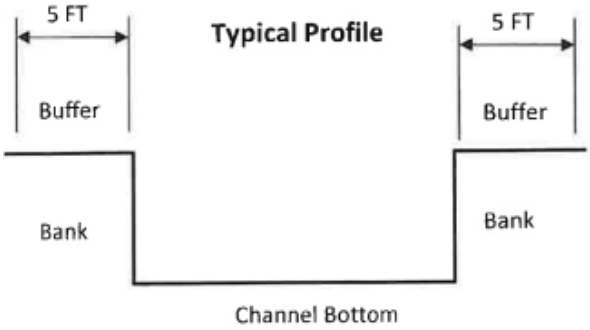
Ditch Maintenance Standards

Trapezoidal Ditch Maintenance Standards



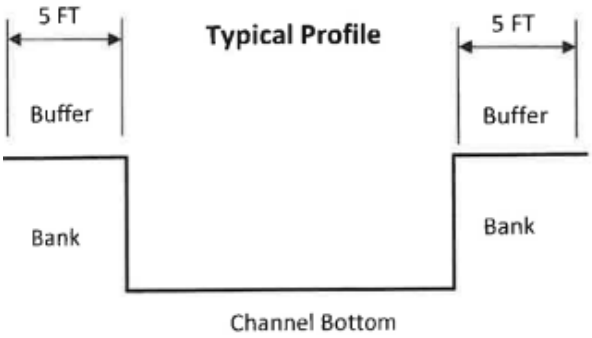
Note: This profile represents a typical concrete trapezoidal ditch. Depth, bank slope and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



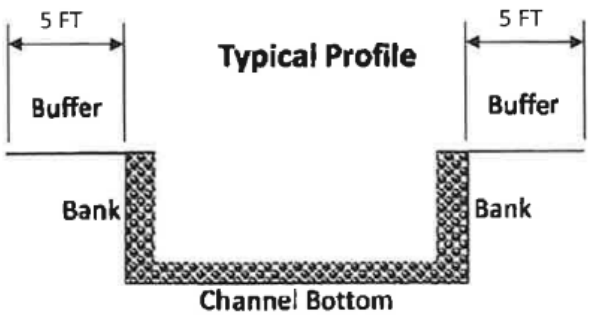
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



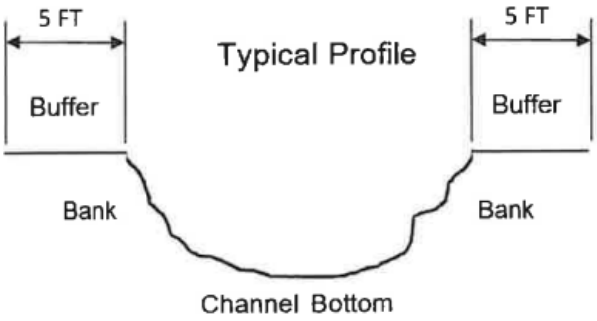
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Gabion Ditch Maintenance Standards



Note: This profile represents a typical Gabion ditch. Depth and buffer area varies.

Earthen Ditch Maintenance Standards



Note: This profile represents a typical Earthen ditch. Depth and buffer area varies.

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to Thomas A. Galloway for drainage vegetation and debris removal - Timberlane Drive to 2724 East Road.

Amount of Contract:
$28,640.00

Funding Source
General fund

ATTACHMENTS:
1. 20260901 Galloway Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 8 September 2026 (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 Thomas A. Galloway

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Thomas A. Galloway for drainage vegetation and debris removal - Timberlane Drive to 2724 East Road.

General fund

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $28,640.00

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. Advertised vendor rotation pool.

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:

_____

_____

R E S O L U T I O N

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
17521	2026	(2070) PUBLIC SERVICES ADMINISTRATION	STORM DRAINAGE VEGETATION AND DEBRIS REMOVAL – TIMBERLANE DRIVE TO 2724 EAST ROAD (PRICE BELOW BID REQUIREMENT; VENDOR ROTATION POOL)	$28,640.00	(300085) THOMAS A. GALLOWAY

Adopted:

_____
City Clerk

Bill To	Requisition 00017521-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	4050.70.00.0000.0000.0000.0000.0000.48010.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 1

Vendor	Ship To
THOMAS A. GALLOWAY	PUBLIC WORKS ADMIN.
33064 STABLES DR. UNIT B	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
DAPHNE, AL 36527	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#251.232.1151	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/27/26	300085				PUBLIC SERVICES ADMINISTRAT

LN	Description / Account	Qty	Unit Price	Net Price
001	2026 STORM DRAINAGE DITCH CLEANING PROJECT #VEG-2026-2070-176 TIMBERLANE DR TO 2724 EAST RD Additional Description Notes --- DISTRICT 4	1.00 EACH	28640.00000	28640.00
1	4050.70.00.0000.0000.0000.0000.0000.48010. E C0950 .CONSTRUCTN. .			28640.00

Ship To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Deliver To
PUBLIC WORKS ADMIN.
1900 HURTEL STREET
BEFORE 2:30 P.M.
MOBILE, AL 36605

Requisition Link

Requisition Total 28640.00

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E C0950 .CONSTRUCTN. .	28640.00	90187.60

***** General Ledger Summary Section *****

Bill To	Requisition 00017521-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	4050.70.00.0000.0000.0000.0000.0000.48010.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
THOMAS A. GALLOWAY	PUBLIC WORKS ADMIN.
33064 STABLES DR. UNIT B	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605
DAPHNE, AL 36527	ASHLEY.ADAMS@CITYOFMOBILE.ORG
Tel#251.232.1151	
	Deliver To
	PUBLIC WORKS ADMIN.
	1900 HURTEL STREET
	BEFORE 2:30 P.M.
	MOBILE, AL 36605

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/27/26	300085				PUBLIC SERVICES ADMINISTRAT

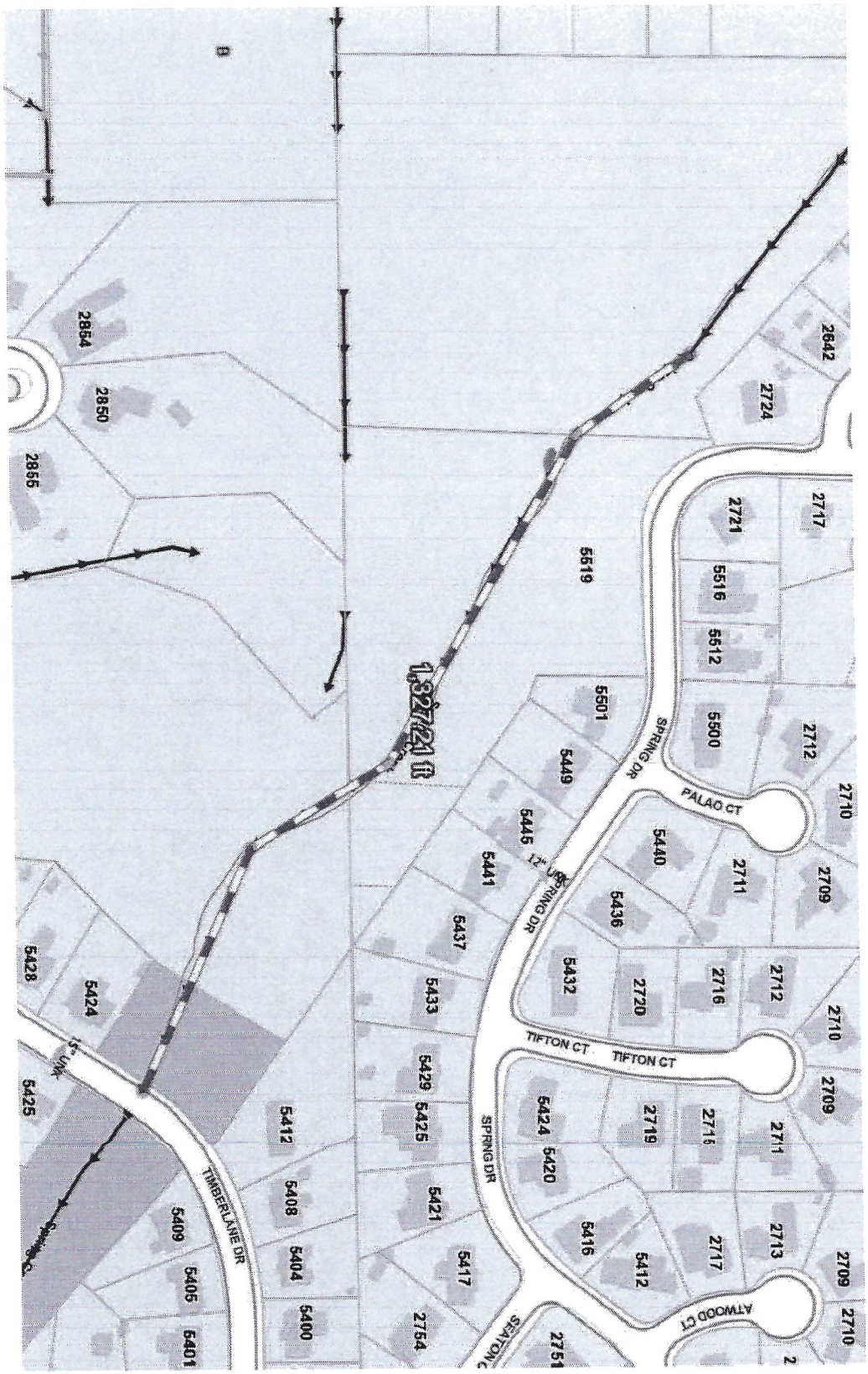
Account		Amount	Remaining Budget
Account		Amount	Remaining Budget
4050.70.00.0000.0000.0000.0000.0000.48010.		28640.00	1584847.69
STORM WATER EXP	CONSTRUCTION		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Forward	08/31/26	MATTHEW ANDERSON	Automatic Forward to 910519589
Approved	08/31/26	SHONNDA SMITH	Auto approved by: 910519589
Approved	08/31/26	CHERI BOUCHER	Auto approved by: 910519589
Approved	08/31/26	CHARLES SUMRALL	Approve
Approved	08/31/26	BRENDA RHODES	
Approved	08/31/26	TIFFANY HOLLINS	Auto approved by: 910511034
Approved	08/31/26	DONALD ROSE	Auto approved by: 9105paij
Approved	08/31/26	SANDRA LEWIS	Auto approved by: 9105paij
Approved	08/31/26	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	08/31/26	MARYLYN BUSCHELL	Auto approved by: 9105paij
Approved	08/31/26	JAMES NEESE	Auto approved by: 9105paij
Approved	08/31/26	REBECCA CRUMPLER	Auto approved by: 9105paij
Approved	08/31/26	ANNE FOLEY	Auto approved by: 9105paij
Approved	08/31/26	JOHN PAINE	

Authorized By: _____ Date: _____
Signature

EXHIBIT A
LOCATION MAP(S) AND PHOTOS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PALAO CT
TIFTON CT
TIMBERLANE DR
ATWOOD CT
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2850
2855
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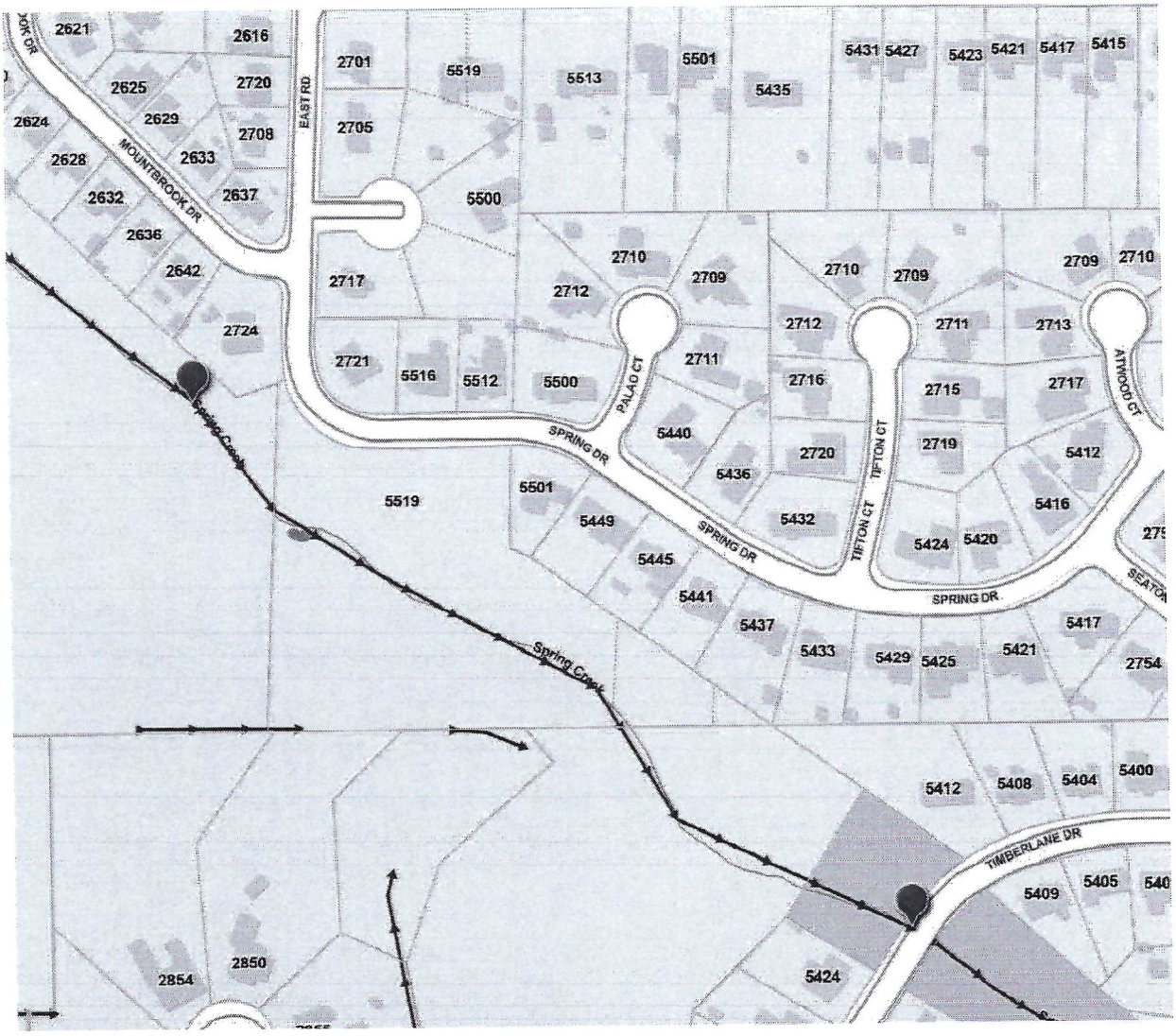
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EAST RD
2701
5519
5513
5501
5435
5431
5427
5423
5421
5417
5415
2705
5500
2717
2710
2709
2712
2711
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5516
5512
5500
PALAO CT
2716
2715
2717
ATWOOD CT
SPRING DR
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5424
5420
5445
5441
5437
5433
5429
5425
5421
5417
2754
Spring Creek
5412
5408
5404
5400
TIMBERLANE DR
5409
5405
2854
2850
5424



Company Name	Contact	Email Address	E-Verify	Insurance	COM BL	Vendor Number
A & D Cromwell Concrete	Anthony Cromwell	anthonycromwell768@gmail.com	1768532	received	current	297588
Butler Company	James Butler	butler.servicesLLC@yahoo.com	1722021	Received	Current	297507
Gaines Utility	Jermaine Gaines	JERMAINEGAINES@GAINESUTILITY.COM	539447	Received	Current	295242
Godwin Land Solutions	Harris Godwin	GODWINLANDSOLUTIONS@GMAIL.COM	2923693	Received	Current	300080
H F Glaude	Jordan Glaude	H.FGLAUDECONSTRUCTION@GMAIL.COM	2928917	Received	Current	296705
Hughes 360	Ernest Hughes Jr.	HUGHES360SERVICES@GMAIL.COM	952551	Received	Current	297767
JJ Qualtiy Homes, LLC	Jerry Jones	MRJ.JONES251@GMAIL.COM	2925715	Received	Current	298831
Invasive Management	Hunter Lapointe	HUNTER@INVASIVEMANAGEMENT.COM	1421905	Received	Current	294197
Major League Landscape	Brandon Stokes	MAJORLEAGUELAND@YAHOO.COM	2926332	Received	Current	300091
Prime Professional Concrete	Micheal White	HOSEA_8668@YAHOO.COM	2383108	Received	Current	299670
TAG Homes	Thomas Galloway	TAGALLOWAY99@GMAIL.COM		Received	Current	300085
Safe Haven Co. LLC	Jaleen Hosea	HAVENHOSEA34@GMAIL.COM		Received GL onl	Current	300101
Scott Alan Construction	Matthew Stokes	MATTHEW@SCOTTALANCONSTRUCTION.COM	2546741	Received	Current	299758
Secure Land & Tree Southern	Brian Allen	SECURELANDTREE@YAHOO.COM	2924224	Received	Current	300087
Realty	Rashad Kiel	SOUTHERNREALTYMGMGROUP@GMAIL.COM	1650870	Received	Current	296787
Best Price Services LLC	Anthony Richardson	RichardsonAnthony45@gmail.com				

November 12, 2025

Project: 2026 Ditch Cleaning Program

Project Location: Various Locations

City of Mobile Public Works Department

The City of Mobile Public Works Department will hold a meeting with prospective contractors regarding its 2026 Ditch Cleaning Program. Contractors interested in participating in the program must be present on Monday, November 17, 2025, at the Levon C. Manzie Neighborhood Resource Center, 110 North Lafayette Street, at 3:00 p.m. The contractor must be present for the entire pre-meeting on November 17, 2025, to be eligible to participate in the program.

For more information, please contact Mr. Jason Donovan at (251) 208-1104 or by email at Jason.donovan@cityofmobile.org.

CITY OF MOBILE

REQUEST FOR QUOTE

__ - __- 2025

The City of Mobile will receive a Quote Proposal for the following Project:

Project Name: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Location: **[PROJECT LOCATION]**
Mobile, AL

Project Number: **VEG-2026-2070-00**

A Quote Proposal for the above referenced Project will be received until 11:30 a.m. on [__ - __ - 2025] in the Public Services Department, 1900 Hurtel Street, Mobile, AL 36605. Quote Proposals may be submitted in person or mailed to the address indicated below. Quote Proposals will be reviewed by the Engineering Department and Public Services Department following the time established for receipt of the Quote Proposal.

All Quote Proposals should be placed in a sealed envelope with company's name and address in the top left-hand corner. The envelope should be addressed to the following:

City of Mobile
ATTN: Jason Donovan
Public Services Department
1900 Hurtel Street
Mobile, Alabama 36605
2026 Storm Water Drainage Ditch Cleaning - Quote Proposal
Project No.: VEG-2026-2070-00

For questions please contact: Jason Donovan (251) 421-6689 Jason.donovan@cityofmobile.org
Travis Dunn (251) 721-2994 travis.dunn@cityofmobile.org

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ITEM I

DEFINITIONS

The following terms and their definitions shall apply:

AGREEMENT - Whenever the word "AGREEMENT" is used it shall be held to mean the signed documents comprising this written Request for Quote from the Contractor and executed by the City of Mobile, setting forth the obligations of the parties hereunder for the performance of the prescribed work. The Agreement includes the Definitions, Instructions to Contractors, Quote Proposal, Contract Forms and Contract Bonds, Specifications, Supplemental Specifications, Special Provisions, General and Detailed Plans, Construction Details, Articles of Agreement, and any change orders that are required to complete the construction of the work in an acceptable manner, including authorized extensions thereof, and such other documents as by law or references are made a part thereof, all of which constitute one instrument.

ALDOT - State of Alabama Department of Transportation

CITY - City of Mobile, Alabama

CONTRACT - Whenever the word "CONTRACT" is used it shall be held to mean this "AGREEMENT" comprising this written Request for Quote from the Contractor and executed by the City of Mobile and any and all exhibits and attachments, setting forth the obligations of the parties hereunder for the performance of the prescribed work.

CONTRACTOR - An individual, corporation, partnership, or other entity submitting a Quote Proposal and selected to perform any or all construction services.

INSPECTOR - An authorized representative of the CITY, assigned to make inspections of the PROJECT.

PROJECT – 2026 Storm Drainage Ditch Cleaning (Location), City of Mobile Public Services
Project No: VEG-2026-2070-00**.** This is for mowing and removing vegetation from various types of storm drainage ditches (See Exhibit A for locations.)

STANDARD SPECIFICATIONS - Alabama Department of Transportation Standard Specifications for Highway Construction, 2018 edition, with all latest additions and modifications by the Engineering Department of the City of Mobile.

MUTCD - Manual on Uniform Traffic Control Devices for Streets and Highways, latest edition

WORK – All of the activities required of the Contractor to perform the requirements of this Agreement in full.

QUOTE – The total cost for the Contractor to perform all work for the referenced Project in the Quote Proposal. The Quote is a stipulated sum provided by the Contractor to provide all work in full.

QUOTE PROPOSAL – The portion of this Agreement located in Item IV, including the total cost Quote for the Project.

PUBLIC SERVICES (PS) REPRESENTATIVE – An authorized representative of the city of mobile public services Dept. Authorized by the public services project manager.

ITEM II

INSTRUCTIONS TO CONTRACTORS

The service, term, location, and lump sum cost of the work are as set out in the Request for Quote.

Examination of Documents and Site: Before submitting a Quote Proposal, the Contractor shall carefully examine this Request for Quote, visit the site of the Work, fully inform themselves as to existing conditions and limitations, and include in the Quote Proposal a sum to cover the cost of all items required to perform the work in full. **The submission of the Quote Proposal will be considered as conclusive evidence that the Contractor has made such examination.**

All work performed under this contract shall be in accordance with the State of Alabama Highway Department Standard Specifications for Highway Construction, 2018 Edition, with all latest additions and modifications by the Engineering Department for the City of Mobile, or as amended herein.

Requests for information (RFI's) shall be submitted in writing to the Public Services Project Manager no later than three (3) business days prior to the Quote Proposal Submittal date. Responses shall be in the form of a written Addendum and issued to all Contractors. Receipt of all addenda shall be acknowledged by all Contractors in the Request for Quote package. **Failure to acknowledge Addenda may result in disqualification of the Quote Proposal.**

All papers attached hereto in the Request for Quote Package shall be returned with the Quote Proposal Sheets attached.

This IS a tax-exempt project. Quote Proposals shall EXCLUDE all applicable sales and use taxes.

A City of Mobile Business License is required. It shall be current at the time of submitting a Quote Proposal and throughout the Agreement period.

The Contractor must be registered with the City of Mobile as a vendor. Registration can be found at:**https://mobileselfservice.tylertech.com/Vendors/Registration/Default.aspx**

The Contractor shall submit to the City of Mobile the following documents with the project Quote Proposal:

1. The ENTIRE Quote Proposal Package

2. Certificate of Insurance along with ALL endorsements in accordance with City of Mobile Insurance Requirements as described in Item V (Example in Exhibit B)

3. Proof of enrollment in the Federal E-Verify program (Exhibit C)

4. A Company W-9 Tax Form and Vendor Information Form (if not currently on file with the City of Mobile)

5. Accounting of Sales Tax Form (Item IX)

After the Quote Package has been approved by the City, a Purchase Order (PO) will be issued to the Contractor. Under no circumstances shall any work be performed prior to the issuance of the PO. **Once the PO is received, the Contractor shall contact the Public Services Project Manager (Jason Donovan) at 251-421-6689 or Jason.donovan@cityofmobile.org as well as Travis Dunn at (251) 721-2994 or travis.dunn@cityofmobile.gov in order to confirm the construction start date in writing.**

ITEM III

PROJECT SCOPE

Contractor shall exercise caution when performing work. Proper equipment shall be utilized as to not damage improved ditch sections (concrete ditch sections, gabion basket ditches, etc.). Contractor shall be responsible for repairing damages caused to ditch sections due to contractor negligence or improper use of equipment, at no cost to the City.

If ditches are overrun by vegetation, with no clearly established channel limits, a PS Representative will define the main flow line. The Contractor shall clear the vegetation within five (5) feet on each side of the flow line.

VEGETATION REMOVAL:
Contractor is responsible for the removal of living and dead vegetation within five (5) horizontal feet beyond the top of the ditch bank (see Typical Profiles on following pages) all work shall be done inside the existing easement. Nothing outside these boundaries is to be cut or removed by the Contractor unless otherwise approved or directed by the PS Representative. If unsure of the area, Contractor shall contact the PS Representative for clarification. Overhanging vegetation above ditches shall be cleared up to at least five feet from the bottom of the ditch. Ditches that are deeper than five feet shall be cleared of overhanging vegetation to the top edge of the ditch. The grass and vegetation shall be mowed to a height of 4" to 6". The contractor is responsible for trimming around concrete head walls and should be able to do so from the top of the ditch. Where work is conducted near a Right of Way, no vegetative debris will remain in the concrete or pavement area of the Right of Way after the work is completed or as directed by the P.S. representative. In the areas where the slope of an earthen ditch bank is greater than 1:1, the vegetation will be trimmed by the contractor up to and even with the top of the bank.

FIELD DOCUMENTATION:
The following documentation will be required to be maintained by the contractor:

1. Photos of the ditches, before and after vegetation removal.
2. Document, report, and photograph all ditch damage (ex. Concrete, Gabion, Washout ...), before and after vegetation removal.

ADDITIONAL REQUIREMENTS:
Prior to the start of construction, Contractors may be required to show in writing how they will accomplish their proposed bid.

ITEM IV

QUOTE PROPOSAL

Scope of Work:
Work to be performed by Contractor under this Agreement shall consist of furnishing all labor, materials, insurance, tools, supplies and equipment necessary to provide comprehensive ditch vegetation removal services as described below.

Removal of living and dead vegetation within the ditch and five (5) horizontal feet beyond the top of the ditch bank at [DITCH LOCATION], as shown in Exhibit A. Enclosed herein, the City has estimated the general location and total linear feet (LF) of ditch segments included in this project. Actual Field Conditions may vary. Contractor will provide unit and extended unit prices on the Quote Proposal Sheets. The total price quote based on the government estimated quantities will be used to set the price for award. Contractor will be required to document materials used when invoicing the city. Contractor will be paid the lump sum total price at the completion of the project, unless otherwise agreed to due to project size and complexity. If there is any work for which no pay item is provided, the cost will be considered incidental to the Project.

Company Name (Print):

Company Address:

City: _____ **State:** _____ **Zip Code:**

Owner Name (Print):

Owner Signature: _____ **Date:**

Please complete and return with your Request for Quote package.
Also, attach Contractor's proof of insurance, and other items as listed in Item II.

Quote Proposal sheet

City of Mobile

Public Services Department

Location: [Approximate ditch location]

Quote Due By: [Date]

Project No: VEG-2026-2070-00

District: #

Description: Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.

Vegetation Removal

DESCRIPTION	QTY	UNIT	UNIT PRICE	UNIT PRICE (WRITTEN IN WORDS)	TOTAL QUOTE
Removal of all vegetation within the ditch and five horizontal feet of the top beyond the ditch bank.		LF		_____DOLLARS _____CENTS	

Total quote (written in words):

Number of working days to complete: 14

ITEM V

CERTIFICATE OF CONTRACTOR'S INSURANCE

INDEMNIFICATION: CONTRACTOR shall indemnify, defend and hold harmless City and its officers, elected officials, agents, representatives, and employees in respect of any and all claims, injuries, losses, diminution in value, damages, liabilities, whether or not currently due, and related expenses (including without limitation, settlement costs and any legal or other expenses for investigating or defending any actions or threatened actions) arising from or in connection with CONTRACTOR'S performance under this agreement, including but not limited to, environmental laws, regulations, orders and decrees of whatever character or nature and damage or injury to persons or property.

For the term of this Agreement, Contractor 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, a certificate of insurance(s) issued by an agent licensed and qualified to do business in the State of Alabama, stating the following:

The City of Mobile, its employees, agents, and all other indemnified parties shall be named as additional insureds on a primary and non-contributory basis for General Liability (including ongoing and completed operations), Automobile Liability, and Umbrella Liability, where required by written contract. A waiver of subrogation in favor of these parties shall apply to General Liability, Automobile Liability, Umbrella Liability, and Workers' Compensation, where required by written contract. The Workers' Compensation policy shall include an Alternate Employer Endorsement and shall provide thirty (30) days' prior written notice of cancellation, where required by written contract.

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.
   Or (in lieu of (1) and (2) above)

3. 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 Contractor'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.

ITEM VI

SPECIAL PROVISIONS

1. Coordinate all work with the Program Manager of the City of Mobile Public Services Department. All Work shall be scheduled to minimize the disturbance and interruption of the flow of traffic and the public.

   If needed (when working in the roadway or performing any activities that will affect traffic), the Contractor shall be required to submit a plan for traffic control to the City Traffic Engineer for approval prior to beginning construction. The Traffic Control Plan must be submitted at least two full working days prior to proceeding. Contractor shall assist motorists using paddles or flagging per the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) guidelines. See Exhibit E for additional information.

2. For all work performed under this Agreement, the Contractor shall use only skilled laborers. Laborers shall be properly supervised.

3. The City shall not prohibit the Contractor from performing the work described herein during a normal workday. For this provision a "normal workday" is defined as any business day between the hours of 7:30 a.m. and 5:00 p.m.

4. The Contractor shall ensure that the jobsite is clear and clean of debris at the end of each workday and at the completion of the project.

5. Contractor shall obtain, at its own expense, all necessary professional licenses, permits, insurance, authorization, and assurances necessary to abide by the terms of this Agreement.

6. Payment for any work incidental to the completion of this contract, for which no item was set up, shall be considered incidental to the project.

ITEM VII

ARTICLES OF AGREEMENT

ENTIRE AGREEMENT:

1. 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. There are no representations, warranties, or stipulations, either oral or written, not contained herein.

NO AGENCY RELATIONSHIP CREATED:

2. Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of the City but shall be deemed to be an independent contractor in every respect and shall take all steps at its own expense, as City may from time to time request, to indicate that it is an independent contractor. City does not and will not assume any responsibility for the means by which or the manner in which the services by Contractor provided for herein are performed, but on the contrary, Contractor shall be wholly responsible, therefore.

ASSERTION OF RIGHTS:

3. Failure by the City to assert a right or remedy shall not be construed as a waiver of that right or remedy.

NON-FUNDING CLAUSE:

4. The City of Mobile will have the right to terminate this Agreement at no additional cost and with no penalty whatsoever by giving thirty (30) days prior written notice documenting the lack of funding. The City will use reasonable efforts to ensure appropriated funds are available.

BREACH OF AGREEMENT:

5. In the event of any breach or apparent breach by Contractor of any of its obligations under the terms of this Agreement, the City has the right to terminate the Agreement and pay only for work successfully performed. In the further event that City shall engage the services of any attorney to protect or to enforce its rights with respect to said breach or apparent breach, then and in those events, Contractor agrees to pay and to reimburse any and all reasonable attorneys' fees and expenses which City may incur with respect to City's enforcement of this Agreement; regardless of whether said attorneys' fees and costs shall be incurred in connection with any litigation or in connection merely with advice and representation provided without litigation.

TERMINATION:

6. The City or Contractor may terminate the Agreement upon thirty (30) days written notice. The City shall pay only for work executed and proven loss with respect to materials, equipment, tools and reasonable overhead. The City shall not be liable

for payment to the Contractor for lost profit or damages, as the result of its termination of the Agreement.
Notice from the City shall be mailed to the address provided by the Contractor on this form. Notice to the City shall be addressed to ATTN: Jason Donovan, Public Services Program Manager, City of Mobile Public Services Department, 1900 Hurtel Street, Mobile, AL 36605.

AUTHORITY OF INSPECTORS:

7. The CITY may appoint such inspectors, assistants, or representatives as it deems necessary, and they shall be granted full access to the work and to the mills and factories in which material is being prepared for use under the contract.

   Inspectors will be authorized to inspect all work done and materials furnished. Such inspection may extend to all or any part of the work and to the preparation, fabrication or manufacture of the materials to be used. The inspector will not be authorized to alter or waive the provisions of this contract. The inspector will not be authorized to issue instructions contrary to the plans and specifications, or to act as foreman for the CONTRACTOR; however, he shall have the authority to reject work or materials.

PAYMENT:

8. The City will pay the Contractor for actual work performed in accordance with the following:
   - Payment will be made upon the satisfactory inspection, completion, and acceptance of the work as specified and verified by written statement from the City.
   - Payment will be based upon the total lump sum quoted price for the completed project, not based on unit prices.
   - An original signed invoice shall be submitted to the Public Services Department Program Manager for review and approval. This invoice shall be marked "FINAL ESTIMATE". It shall be emailed to **travis.dunn@cityofmobile.gov** (251-721-2994) **AND Jason.donovan@cityofmobile.org** (251-421-6689), and a hard copy should also be mailed to:

     City of Mobile
     Public Services Maintenance
     Attn. Jason Donovan
     Program Manager
     1900 Hurtel Street
     Mobile, Alabama 36605

NOTICES:

9. Notice for the City shall be mailed to:

   City of Mobile
   Public Services Maintenance
   Attn. Jason Donovan,
   Program Manager
   1900 Hurtel Street
   Mobile, Alabama 36605

EQUAL OPPORTUNITY:

10. The City of Mobile, Alabama is an Equal Opportunity Employer and requires that all Service Contractors comply with the Equal Employment Opportunity laws and the provisions of the Project Documents in this regard.

    The City of Mobile also encourages and supports the utilization of Minority Business Enterprises on this and all other publicly solicited Quote Proposals.

COMPLIANCE WITH ALABAMA IMMIGRATION LAW:

11. By signing this Agreement, 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. 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.

    The Contractor agrees that he/she shall comply with all the requirements of the Beason-Hammond Alabama Taxpayer and Citizen Protection Act, Act No. 2011-535, Alabama Code (1975) Section 31-13.1, et, seq., as amended by Act No. 2012-4-91. Compliance shall be evidenced by verification of enrollment in the E-Verify Program and documentation of enrollment shall be attached to this Agreement in Exhibit C and incorporated herein by reference.

BOYCOTT:

12. By signing this Quote Proposal, the Contractor represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.

ANTI-DISCRIMINATION CLAUSE:

13. 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 this Agreement be awarded to socially and economically disadvantaged individuals and business entities.

GOVERNING LAW AND VENUE:

14. This Agreement shall be governed by the laws of the State of Alabama, and the appropriate venue for any actions arising out of this Agreement shall be a court of proper jurisdiction in Mobile, Alabama.

ITEM VIII

SUPPLEMENTAL SPECIFICATIONS

ITEM 740-A. *TRAFFIC CONTROL*:

740 A.1

Description

This section shall include the work of furnishing, installing, relocating, re-installing and maintaining Construction Signs, Drums, Cones and Weights as required to maintain traffic and to provide a safe work zone, including signpost and portable supports as necessary.

740 A.2

Materials

All materials shall conform to the appropriate Section of the 2018 ALDOT Standard Specifications for Highway Construction.

740 A.3

Basis of Payment

Payment will be included in the project lump sum price and shall be paid in full for all labor, materials, equipment, tools, transporting, installing, removal, re-installing and all incidentals necessary to complete this item.

ITEM IX

REGULATORY REQUIREMENTS AND TAX EXEMPTIONS

A. DESCRIPTION OF REQUIREMENTS

1. This project is being quoted EXCLUDING TAXES and requires the Contractor to comply with applicable provides of the Section 40-9-14.1, Code of Alabama, 1975, as amended; applicable provisions of the Alabama Administrative Code; Alabama Department of Revenue Regulation 810-6-3-.77 and applicable requirements of the Alabama Department of Revenue (ADOR). The Contractor and the Owner will be required to apply for Certificates of Exemption with the ADOR which will handle administration of the Certificates. The Contractor shall account for the tax savings on the Accounting of Sales Tax Form attached herein, in addition to filings and reports required by the Alabama Department of Revenue during the course of the project.

2. The Quote Proposal shall exclude state and local sales and use taxes charged to a contractor licensed by the State Licensing Board for General Contractors or subcontractor for the purchase of construction materials and supplies and other tangible personal property that becomes part of this project.

3. Forms required to be completed and submitted shall be those included in the Request for Proposal Package; those required by the ADOR; and any others as required by the Owner.

4. The purchase of tools, equipment, and similar items, which do not become the Owner's property, are specifically excluded from these sales and use tax exemptions, and any additional exclusions as required by the ADOR's Rules and Regulations.

B. GENERAL PROCEDURES

1. The provisions of this section shall take precedence over applicable portions of the Contract Documents including, in part, "Instructions to Contractors" and "Special Provisions". Unaltered provisions of those documents shall remain in effect.

2. The Contractor, subcontractors, and all material dealers are hereby made aware of the Intent of the Owner to reduce the cost of the Project by the purchase of property, materials, etc., in the manner described herein, and neither they nor the Contractor shall withhold their consent to this arrangement.

3. Any and all administrative costs incurred by Contractors and subcontractors administering the tax savings shall be considered to be included in the Quote Proposal for the Work. No additional amount shall be added to the Agreement because of the service provided by the Contractor in the purchase of property, materials, etc., as described herein, or in reporting exempt purchases to the ADOR, or otherwise complying with the reporting requirements established by the ADOR.

4. The administration of the sales and use tax savings shall be administered as indicated herein and as otherwise required or directed by the ADOR. In the event of conflict, the requirements or directions of the ADOR shall govern.

5. The Contractor, notwithstanding this special purchase arrangement, shall select, describe, order, obtain approvals, submit samples, coordinate, process, prepare shop drawings, pursue, receive, inspect, store, protect, insure, guarantee, warrantee, provide, and otherwise be responsible for all materials and systems, the same as if this tax savings procedure were not implemented.

6. When necessary or required, Purchase Orders shall be used for materials for Work on this project only.

7. The Contractor or subcontractor, as the case may be, shall be liable for any actual sales and use tax due; all assessments; and all civil penalties levied by the ADOR as a result of the failure to implement this procedure; the failure to properly report as required by the ADOR; or any unauthorized purchase or use of purchase orders.

8. The Contractor shall utilize the attached Accounting of Sales Tax Form in submitting its Quote Proposal.

ACCOUNTING OF SALES TAX FORM

To: City of Mobile **Date:** _____

Name of Project: **[Street Name]**
2026 Storm Drainage Ditch Cleaning

Project Number: VEG-2026-2070-00

SALES TAX ACCOUNTING
Pursuant to Act 2021-372, the Contractor accounts for the sales tax NOT included in the Quote Proposal form as follows:

BASE QUOTE	**ESTIMATED SALES TAX AMOUNT**
$	$

Failure to provide an accounting of sales tax shall render the Quote Proposal non-responsive. Other than determining responsiveness, sales tax accounting shall not affect the Quote pricing nor be considered in the determination of a responsible and responsive Quote.

Legal Name of Contractor_____

Mailing Address_____

***By (Legal Signature)** _____

*Name (type or print) _____ (Seal)

*Title_____

Telephone Number_____

EXHIBIT A
LOCATION MAP(S) AND PHOTOS

Location Map

Location Photo	Location Photo
Location Photo	Location Photo

EXHIBIT B
CONTRACTORS INSURANCE CERTIFICATION

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A :	
	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 INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYER'S' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$

SAMPLE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

INSERT PROJECT NAME; Project Number 20xx-3005-xx

City of Mobile is included as an Additional Insured in respect to all policies (except Workers Compensation and Professional Liability when applicable), which coverage shall be Primary and Non-contributory. Waiver of Subrogation applies in favor of City of Mobile with respect to all policies. Thirty (30) Day Notice of Cancellation, non-renewal or material change shall apply (except 10 days for non-payment).

CERTIFICATE HOLDER	CANCELLATION
City of Mobile P.O. Box 1827 Mobile, Alabama 36633-1827	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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EXHIBIT C
E-VERIFY AFFIDAVIT

STATE OF ALABAMA
COUNTY OF MOBILE

AFFIDAVIT OF VENDOR / CONTRACTOR

Before me, a Notary public, personally appeared _____(affiant) who, being duly sworn says as follows:

President/CEO of: _____

As a condition for the award of a contract by the City of Mobile to a business entity or employer that employs one or more employees, I hereby attest that in my capacity as _____for _____that said employer shall not knowingly employ, hire for employment, or continue to employ an unauthorized alien.

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. 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.

I further attest that said _____ is enrolled in the E-Verify program. The Company ID Number in the E-Verify program is as follows:

CEO of _____

Sworn to and subscribed before me this the _____ day of _____, 20___.

I certify that the affiant is known to me to be the identical party he or she claims to be.

_____
Signature and Seal of Notary Public

EXHIBIT D
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT

This Right of Entry, ("Agreement") is entered into and effective as of the _____day of _____ 20___ , by and between the City of Mobile, Alabama, a municipal corporation organized and existing under the laws of the State of Alabama (hereinafter, "City"), and:

Property Owner(s):

Mailing Address:

Property Address (if different):

(collectively referred to as "Owner").

RECITALS

WHEREAS, Owner is the lawful owner or authorized representative of the real property located at the address stated above ("the Premises"); and

WHEREAS the City has requested access to the Premises for the limited purpose of performing or facilitating the following work or activity:

Inspection, mowing, trimming, and removal of vegetation and debris within existing storm drainage ditches and easements, including associated documentation and incidental maintenance activities; and

WHEREAS Owner is willing to grant the City temporary access to the Premises subject to the terms and conditions set forth below.

AGREEMENT

1. **Right of Entry.**
   The Owner hereby grants the City, its officers, employees, contractors, and authorized agents the right to enter the Premises at reasonable times for the limited purpose described above, including bringing personnel, vehicles, and equipment as necessary. This right shall extend only for the duration reasonably necessary to complete the activity described and shall not create or imply any permanent interest or easement in the Premises.

   The work will be done in an orderly manner, and any property disturbed by the City will be returned to a condition substantially the same as it was on the date entry was granted upon the above-described property.

2. **No Compensation.**

   Owner acknowledges and agrees that no compensation will be provided by the City in connection with the entry, inspection, or work performed unless otherwise agreed to in writing by the parties.

3. **Entire Agreement.**

   This Agreement represents the entire agreement between the parties regarding the matters described herein and supersedes any prior oral or written understandings. No amendment or modification shall be valid unless in writing and signed by both parties.

4. **Governing Law and Venue.**

   This Agreement shall be governed by the laws of the State of Alabama. Any dispute shall be resolved exclusively in the state or federal courts located in Mobile County, Alabama.

5. **Binding Effect.**

   This Agreement shall be binding upon and inure to the benefit of the parties, their heirs, legal representatives, successors, and assigns.

6. **Photographic Documentation.**

   The City may take photographs or videos of the Premises during its access solely for documentation and public record purposes. Such materials may be retained and used by the City as needed, subject to applicable public records laws.

7. **Records and Public Disclosure.**

   This Agreement and any records created in connection with the work may be subject to public disclosure in accordance with Alabama law, including the Alabama Open Records Act.

8. **Emergency Access Carve-Out.**

   Nothing in this Agreement shall be construed to limit the City's right to enter the Premises without consent in cases of emergency or as otherwise authorized by law.

9. Environmental Conditions.

The City shall have no responsibility for pre-existing environmental conditions or contamination on the Premises. If environmental concerns are discovered during the work, the City may suspend activity until further evaluation is conducted.

10. Assumption of Risk.

Owner acknowledges that certain activities may pose inherent risks, including temporary disruption of access or minor damage to landscaping or surface features. Owner accepts such risks as reasonably incidental to the limited work authorized herein.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

OWNER(S):

Signature:

Print Name:

Date:

Signature:

Print Name:

Date:

WITNESSED BY:

Signature:

Print Name:

Address:

Date:

Signature:

Print Name:

Address:

Date:

CITY OF MOBILE, ALABAMA

By:

Name:

Title:

Date:

EXHIBIT E
TRAFFIC CONTROL INFORMATION

Traffic Control Information

The Contractor shall be prepared to assist motorists with flagging operations per MUTCD guidelines, as required. Be aware that if work is being performed close to the roadway, but not actually in the road, that some flagging operations may be needed. This may be the case if motorists' line of sight is blocked due to equipment and/or concrete trucks.

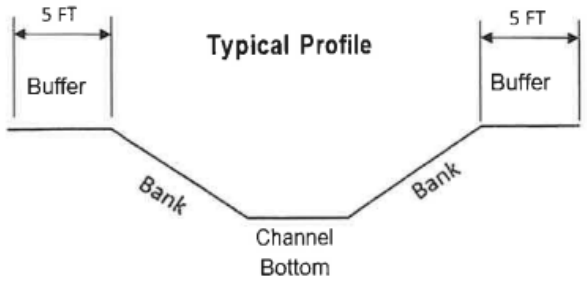
If any construction activities will be performed in the roadway or will affect traffic, a Traffic Control Plan must be submitted by the Contractor to Butch Ladner in the City of Mobile Traffic Engineering Department at least two full working days prior to initiating work. The Traffic Control Plan must show site specific conditions including any cross streets and driveways that are within the traffic control zone. Butch Ladner may be contacted at (251) 208-2972 for questions, assistance, or to discuss traffic control requirements.

The MUTCD can be found at https://mutcd.fhwa.dot.gov/kno_2009r1r2.htm.

If you are unfamiliar with MUTCD requirements, a local traffic control contractor may be of assistance in preparing a traffic control plan or renting equipment.

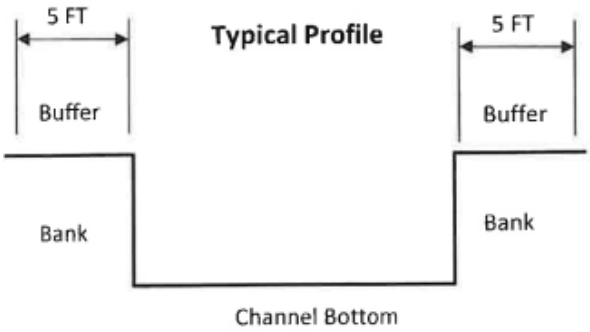
EXHIBIT F
DITCH MAINTENCE STANDARDS

Trapezoidal Ditch Maintenance Standards



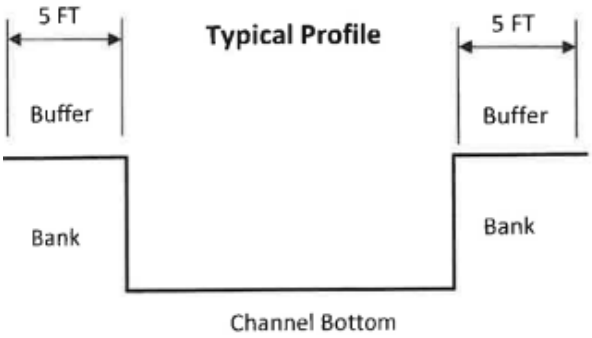
Note: This profile represents a typical concrete trapezoidal ditch. Depth, bank slope and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



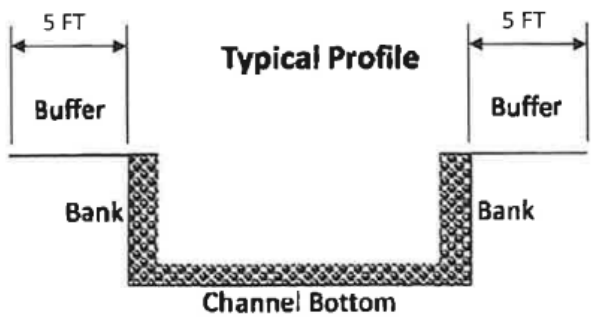
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Concrete Rectangular Ditch Maintenance Standards



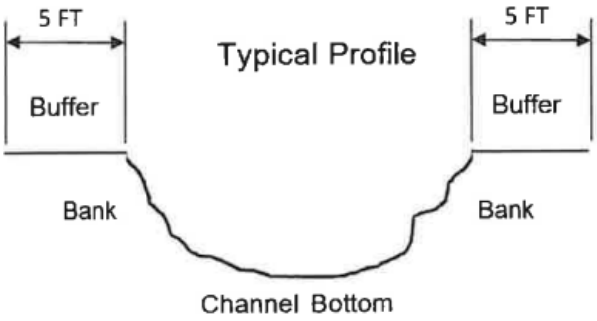
Note: This profile represents a typical rectangular concrete ditch. Depth and buffer area varies.

Gabion Ditch Maintenance Standards



Note: This profile represents a typical Gabion ditch. Depth and buffer area varies.

Earthen Ditch Maintenance Standards



Note: This profile represents a typical Earthen ditch. Depth and buffer area varies.



CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to Graybar Electric Co Inc for two traffic signal and four pedestrian signal light poles for Traffic Engineering.

Amount of Contract:
$123,213.00

Funding Source
Capital - North McGregor Reconstruction Roundabout to Springhill Ave

ATTACHMENTS:
1. 20260903 Graybar Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 8 September 2026 (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 two traffic signal and four pedestrian signal light poles for Traffic Engineering.
Capital - North McGregor Reconstruction Roundabout to Springhill Ave

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $123,213.00

FUNDING SOURCE:

Budget Item: See Requisition 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 6064

How many bidders received bid packages (if applicable): 11 + web

How many bidders submitted bids (if applicable): 2

If this is not the lowest bid, explain why not:

_____

_____

R E S O L U T I O N

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
15717	2026	(2060) TRAFFIC ENGINEERING	TWO TRAFFIC-SIGNAL AND FOUR PEDESTRIAN-SIGNAL LIGHT POLES FOR TRAFFIC ENGINEERING (SEALED BID 6064)	$123,213.00	(75199) GRAYBAR ELECTRIC CO INC

Adopted:

_____
City Clerk

Bill To	Requisition 00015717-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Released Page 1

Vendor
GRAYBAR ELECTRIC CO INC
4359 HALLS MILL RD

MOBILE, AL 36691

Tel#251-706-5605
Fax 251-666-6293

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET

MOBILE, AL 36604
JOANNA.ARNETT@CITYOFMOBILE.GOV

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET

MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/29/26	075199				TRAFFIC ENGINEERING

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes --- AS PER MY BID 6064 AND YOUR BID RESPONSE			
001	POLE, TRAFFIC, MILLERBERND, STEEL DUAL MAST ARMS 37' FLUTED VP FOR DMA 65' CRVD MA AND FUTURE 50' MA W/DUAL 12' LUM-GALV POWDER COAT PAINT INCLUDES DECO BASE, DECO FINIAL AND ANCHOR BOLTS. AS PER MY BID #6064 AND YOUR BID RESPONSE. Vendor Item Inventory Item/Loc 25122	1.00 EACH	51833.00000	51833.00
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E C1028 .CAPEQUIPMT. .			51833.00

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Bill To	Requisition 00015717-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Released Page 2

Vendor	Ship To
GRAYBAR ELECTRIC CO INC 4359 HALLS MILL RD MOBILE, AL 36691 Tel#251-706-5605 Fax 251-666-6293	TRAFFIC ENGINEERING 852 GAYLE STREET MOBILE, AL 36604 JOANNA.ARNETT@CITYOFMOBILE.GOV Deliver To TRAFFIC ENGINEERING 852 GAYLE STREET MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/29/26	075199				TRAFFIC ENGINEERING

LN	Description / Account	Qty	Unit Price	Net Price
002	POLE, TRAFFIC, MILLERBERND, STEEL DUAL MAST ARMS 20' FLUTED VP FOR DMA 45'/50' CRVD DMA-GALV POWDER COAT PAINT INCLUDES DECO BASE, DECO FINIAL AND ANCHOR BOLTS. AS PER MY BID #6064 AND YOUR BID RESPONSE. Vendor Item Inventory Item/Loc 25121	1.00 EACH	47080.00000	47080.00
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E C1028 .CAPEQUIPMT. .			47080.00
	Ship To TRAFFIC ENGINEERING 852 GAYLE STREET MOBILE, AL 36604			
	Deliver To TRAFFIC ENGINEERING 852 GAYLE STREET MOBILE, AL 36604			
003	POLE, TRAFFIC, MILLERBERND, 10' PED POLE-GALV POWDER COAT PAIN INCLUDES DECO BASE, AND ANCHOR BOLTS. AS PER MY BID #6064 AND YOUR BID RESPONSE. Vendor Item Inventory Item/Loc 25120	4.00 EACH	6075.00000	24300.00

Bill To	Requisition 00015717-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Released Page 3

Vendor	Ship To
GRAYBAR ELECTRIC CO INC	TRAFFIC ENGINEERING
4359 HALLS MILL RD	852 GAYLE STREET
	MOBILE, AL 36604
MOBILE, AL 36691	JOANNA.ARNETT@CITYOFMOBILE.GOV
Tel#251-706-5605	
Fax 251-666-6293	
	Deliver To
	TRAFFIC ENGINEERING
	852 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/29/26	075199				TRAFFIC ENGINEERING

LN	Description / Account	Qty	Unit Price	Net Price
1	2000.80.00.0000.0000.0000.0000.0000.47010. E C1028 .CAPEQUIPMT. .			24300.00

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Requisition Link

Requisition Total 123213.00

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E C1028 .CAPEQUIPMT. .	123213.00	1271924.04

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.0000.47010.	123213.00	

CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (GREATER $5000)

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
CCancelled	09/02/26	SANDRA LEWIS	GL Allocation, GL Allocation,
Approved	07/28/26	JOHN FORRESTER	

Bill To	Requisition 00015717-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Released Page 4

Vendor	Ship To
GRAYBAR ELECTRIC CO INC	TRAFFIC ENGINEERING
4359 HALLS MILL RD	852 GAYLE STREET
	MOBILE, AL 36604
MOBILE, AL 36691	JOANNA.ARNETT@CITYOFMOBILE.GOV
Tel#251-706-5605	
Fax 251-666-6293	
	Deliver To
	TRAFFIC ENGINEERING
	852 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/29/26	075199				TRAFFIC ENGINEERING

LN	Description / Account			Qty	Unit Price	Net Price
	Approved	07/28/26	NICHOLAS AMBERGER		Auto approved by: 910513653	
	Approved	07/30/26	JOHN FORRESTER			
	Approved	07/30/26	NICHOLAS AMBERGER		Auto approved by: 910513653	
	Approved	07/29/26	BRENDA RHODES			
	Approved	07/29/26	TIFFANY HOLLINS		Auto approved by: 910511034	
	Approved	07/30/26	BRENDA RHODES			
	Approved	07/30/26	TIFFANY HOLLINS		Auto approved by: 910511034	
	Unknown	07/29/26	SANDRA LEWIS			
	Rejected	07/29/26	SANDRA LEWIS		see randy for quantity of whic	
	Forward	08/27/26	PATRICIA KENNEDY-JONES		Automatic Forward to 9105paij	
	Queued	09/02/26	JOHN FORRESTER		Automatic Forward to 9105paij	
	Queued	09/02/26	NICHOLAS AMBERGER		Automatic Forward to 9105paij	
	Pending		BRENDA RHODES		Automatic Forward to 9105paij	
	Pending		TIFFANY HOLLINS		Automatic Forward to 9105paij	
	Pending		DONALD ROSE		Automatic Forward to 9105paij	
	Pending		SANDRA LEWIS		Automatic Forward to 9105paij	
	Pending		STEVEN KRONINGER		Automatic Forward to 9105paij	
	Pending		MARYLYN BUSCHELL		Automatic Forward to 9105paij	
	Pending		JAMES NEESE		Automatic Forward to 9105paij	
	Pending		REBECCA CRUMPLER		Automatic Forward to 9105paij	
	Pending		ANNE FOLEY		Automatic Forward to 9105paij	
	Pending		JOHN PAINE		Automatic Forward to 9105paij	

Authorized By: _____ Date: _____
Signature

BID TABULATION FOR BID #6064

STREET LIGHTING POLES/ARMS/PED POLES

LINES	DESCRIPTIONS	GRAYBAR ELECTRIC	CONSOLIDATED ELECTRICAL DISTRIBUTORS
1	37' TRAFFIC POLE STEEL DUAL MAST ARMS 65' & 50' WITH 12' LUMINAIRE EXTENSION	$ 51,833.00	$ 56,134.0000
2	20' TRAFFIC POLE STEEL MAST ARMS 45 & 50 WITH 12' LUMINAIRE EXTENSION	$ 47,080.00	$ 51,381.0000
3	TRAFFIC SIGNAL PEDESTRIAN POLES 10' STEEL FOR PP1, 2, 3 AND 4	$ 6,075.00	$ 7,150.0000

SEALED BID

Do Not Return Via Email or Fax

Mailing Address:
P. O. Box 1948
Mobile, Alabama 36633
(251) 208-7434

CITY OF MOBILE

Purchasing Department and Package Delivery: Bid Delivery Address:

Government Plaza
4th Floor, Room S-408
205 Government St.
Mobile, Alabama 36644

Postal Service Does Not Deliver to This Street Address

BID SHEET

This is Not an Order

READ TERMS AND CONDITIONS ON REVERSE SIDE OF THIS PAGE BEFORE BIDDING

Typed by: lw Buyer: 005

Please quote the lowest price at which you will furnish the articles listed below

DATE	BID NO.	DEPARTMENT	Commodities to be delivered F.O.B. Mobile to:
8/13/2026	6064	TRAFFIC ENGINEERING	TO BE SPECIFIED

This bid must be received and stamped by the Purchasing office not later than: 11:30 A.M., TUESDAY, SEPTEMBER 1, 2026

QUANTITY	ARTICLES — Bid on this form ONLY. Make no changes on this form. Attach any additional information required to this form.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
	STREET LIGHTING POLES/ARMS/PED POLES					
Appx 1-5	Pole, Traffic Signal 37' steel dual mast arms (65' & 50') with 12' Luminaire Extension and MUST MEET ATTACHED SPECIFICATIONS Make_____Model_____					
Appx 1-5	Pole, Traffic Signal 20' steel, mast arms (45 & 50') with 12' luminaire extension,MUST MEET ATTACHED SPECIFICATIONS Make_____Model_____					
Appx 1-5	Pole, Traffic Signal Pedestrian poles 10' steel for PP-1, 2, 3 & 4 MUST MEET ATTACHED SPECIFICATIONS Make_____Model_____					
	TO BE AWARDED ON AN ALL OR NONE BASIS. ALL POLES MUST MEET THE ATTACHED SPECIFICATIONS AND MATCH WHAT IS CURRENTLY IN PLACE. PLEASE SEE THE PICTURES THAT ARE ATTACHED WITH THIS BID. BIDDER WILL BE REQUIRED TO SUBMIT SPEC SHEETS WITH THE RETURN BID. QUOTE DELIVERED PRICING FOB MOBILE. PRICING SHALL BE FIRM FOR A ONE (1) YEAR PERIOD FOLLOWING THE AWARD OF THIS BID.					
	Page 1 of 3		**TOTAL**			

RETURN ONE SIGNED COPY OF THIS BID IN ENCLOSED ENVELOPE

Phone Number _____

Email Address _____

State delivery time within_____ days of receipt of P.O.

Firm Name _____

Signature _____

Type or Print Name _____

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 Aabama, 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

QUANTITY	ARTICLES — Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
	Page 2 of 3 SYSTEM / PRODUCTS BID ARE TO BE COMPATIBLE WITH EXISTING EQUIPMENT IN USE BY THE CITY OF MOBILE. CITY WILL ASSIST WITH THE UNLOADING. VENDOR/TRUCK LINE MUST CALL AT LEAST 24 HOURS PRIOR TO DELIVERY ATTEMPT. TRUCK CAN BE MET/ UNLOADED BETWEEN 7:30 A.M. AND 1:00 P.M. ONLY. NOTIFICATION REQUIRED TO ENSURE EQUIPMENT IN PLACE FOR UNLOADING. 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 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. **If you have not received a Purchase Order from the City of Mobile within the past 6 months, please include your W9 and the completed Vendor form with your bid . These forms are included with your bid package. The contact information should be for your Sales Department. Please include: telephone number, fax number and a valid e-mail address.**					
			TOTAL			

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

BID CONTINUATION SHEET

QUANTITY	ARTICLES — Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.	UNIT	UNIT PRICE Dollars	UNIT PRICE Cents	EXTENSION Dollars	EXTENSION Cents
	Page 2 of 3 SYSTEM / PRODUCTS BID ARE TO BE COMPATIBLE WITH EXISTING EQUIPMENT IN USE BY THE CITY OF MOBILE. CITY WILL ASSIST WITH THE UNLOADING. VENDOR/TRUCK LINE MUST CALL AT LEAST 24 HOURS PRIOR TO DELIVERY ATTEMPT. TRUCK CAN BE MET/ UNLOADED BETWEEN 7:30 A.M. AND 1:00 P.M. ONLY. NOTIFICATION REQUIRED TO ENSURE EQUIPMENT IN PLACE FOR UNLOADING. 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 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. **If you have not received a Purchase Order from the City of Mobile within the past 6 months, please include your W9 and the completed Vendor form with your bid . These forms are included with your bid package. The contact information should be for your Sales Department. Please include: telephone number, fax number and a valid e-mail address.**					
			TOTAL			

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

CITY OF MOBILE

SPECIFICATIONS FOR STEEL TRAFFIC SIGNAL POLES

i. General

a. The following are the requirements for steel traffic signal poles and pedestrian poles as shown in **Appendix A**. These requirements may be supplemented by the requirements given on the details attached hereto as a part of this specification. The poles will be for City of Mobile Project 2025-3005-20 to widen and construct a traffic signal at the intersection of McGregor Ave. and Springhill Ave.

A traffic signal pole shall consist of a tapered, fluted pole, tapered traffic signal mast arm(s), luminaire arm(s), if required, anchor bolts, base plate, and any other features as described in this specification and attached plans. All visible features of the mast arms, poles, luminaire arm(s), etc. must be coated in **BLACK.**

A pedestrian pole shall consist of a tapered, fluted pole, if required, anchor bolts, base plate, and any other features as described in this specification and attached plans. All visible features of the mast arms, poles, luminaire arm(s), etc. must be coated in **BLACK.**

Please reference Appendix B for an example pole design and drawings this proposal shall match.

ii. Design/Fabrication

a. All materials used in the fabrication of traffic signal structural supports shall meet the requirements of the AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals, 2022 edition as per the latest ALDOT Standard Specifications. Calculations and detailed drawings shall be submitted demonstrating compliance with the specifications. They shall include stress analysis on the mast arm, luminaire arm, pole, base plate, and anchor bolts. Maximum loads and stresses shall be determined for the most critical wind direction. The tube's drag coefficients shall be increased to include the effects of fluted shapes.

All grades of steel listed in the AASHTO Standard Specifications for Highway Bridges are applicable for welded structural supports for traffic signals and shall have a specified yield strength not less than 35 ksi.

b. Steel Poles

The shafts shall be fabricated from basic oxygen or open hearth sheet steel, of a single ply, and having only one longitudinal seam weld. Steel poles shall be anchored with a one piece cast steel anchor base or a welded steel plate anchor base that is of sufficient strength to develop the yield strength of the pole. When the anchor base is attached to the shaft it shall develop the full strength of the shaft section to resist bending action. The base shall be provided with four slotted holes for attachment to the foundation with four anchor bolts. Each pole will have an internal grounding lug inside each pole near the hand hole.

c. Mast Arms

Mast arms shall be curved, smooth upswept round shafts fabricated from steel tubes to the lengths specified on the bid and attached plan set. Mast arms shafts shall be of one continuous piece without intermediate splices or couplings, provided with rain-tight connections to the shaft of the pole and designed to bolt in place as designed. A two piece section, slip joint shaft mast arm will be permitted if this bid requires mast arms longer than the manufacturer's length capability.

d. Luminaire Arms

Luminaire arms shall be curved, smooth upswept round shafts. The luminaire arms shall be manufactured from 2 inch Schedule 40 pipe (2-3/8 inch O.D.) with a scroll brace attachment. The arm shall be design to attach to the shaft of the signal pole with option to rotate three hundred and sixty degrees in the horizontal plane. The luminaire is not a part of this bid. The design of the luminaire arm included in the bid shall be submitted with the bid, in addition to any alternative design that can be substituted at no additional cost.

e. Anchor Bolt Assemblies

Anchor bolt assemblies (anchor bolts, nuts, and washers) shall be in accordance with AASHTO M 314, Grade 36 or Grade 55, except maximum tensile strength on all grades is waived, and capable of transferring the load safely from the structure base plate to the foundation. The exposed end of the anchor bolts shall be threaded (rolled or cut type) and provided with appropriate nuts, including lock nuts and flat washers. The anchor bolts, nuts, and washers shall be hot-dipped galvanized in accordance with AASHTO M 232, however, galvanization of the bolt below 6 inches from the top of the embedment line will not be required. The nuts shall be lubricated with a lubricant containing a visible dye so that a visual check can be made for proper

lubrication prior to installation. Special care shall be taken when storing galvanized bolts with a water soluble lubricant.

f. Finish

All poles, mast arms and attachments shall be hot dipped galvanized per ASTM-A123. Powered coating or wet coat painting urethane primer/polyurea finish. The finished color shall be gloss black. Material shall be wrapped and protected to prevent damage during shipping, storage and construction.

g. Metal Traffic Signal Pole with Mast Arm Assembly

The Metal Traffic Signal Pole with Mast Arm Assembly shall include furnishing the metal traffic signal pole, mast arm assembly, luminaire arm, and all features and hardware necessary as described in this specification and illustrated in the attached plans within **Appendix A**.

Payment will be made under the following Line Items:

(1) Traffic Signal Pole, 37' Steel, Dual Mast Arms (65' & 50') with 12' Luminaire Extension

a. Note: FMA-2 (Future Mast Arm 2 = 50 mast arm) needs to be considered for the Pole #1's design but will not be purchased through this bid.

(2) Traffic Signal Pole, 20' Steel, Mast Arms (45' & 50') with 12' Luminaire Extension.

a. Plans call for the luminaire but it will not be installed. Do not incorporate into the pole's design.

(3) Traffic Signal Pedestrian Poles, 10' Steel for PP-1, 2, 3, & 4 (4 total pedestrian poles). See Appendix A and B for details.

Appendix A

McGregor and Springhill Signal Plan Set

TRAFFIC SIGNAL AND ITS LEGEND

ELECTRICAL BOXES

	EXISTING	REQUIRED
METALLIC PULL BOX	PB	PB
FIBER OPTIC COMMBOX TYPE F1	F1	F1
FIBER OPTIC COMMBOX TYPE F2	F2	F2
TRAFFIC SIGNAL JUNCTION BOX TYPE S1	S1	S1
TRAFFIC SIGNAL JUNCTION BOX TYPE S2	S2	S2
TRAFFIC SIGNAL JUNCTION BOX TYPE S3	S3	S3

CABLE IN CONDUIT

	EXISTING	REQUIRED
FIBER OPTIC CABLE IN CONDUIT (UNDERGROUND)	fo	FO
FIBER OPTIC CABLE IN CONDUIT (UNDERGROUND WITH CONCRETE)	fowc	FOWC
FIBER OPTIC CABLE IN CONDUIT (BRIDGE ATTACHED)	fo	FO
FIBER OPTIC CABLE (AERIAL INSTALLATION)	ofo	OFO
INTERCONNECT CABLE IN CONDUIT (UNDERGROUND)	ui	UI
INTERCONNECT CABLE (AERIAL INSTALLATION)	oi	OI
CONDUIT	c	C
ENCASEMENT		
OVERHEAD ELECTRIC	OE	OE
BURIED ELECTRIC	BE	BE

VEHICULAR DETECTORS

	EXISTING	REQUIRED
PRESENCE LOOP DETECTOR		
QUADRUPOLE LOOP DETECTOR		
6' x 6' LOOP DETECTOR		
VEHICLE DETECTION CAMERA	VDC	
DETECTION ZONE		
RADAR DETECTION UNIT	R	R
RADAR DETECTION UNIT (ADVANCE)	AR	AR
RADAR DETECTION UNIT (PRESENSE)	PR	PR
MAGNETOMETER (SENSOR)		
MAGNETOMETER (REPEATER POLE)		

CABINETS

	EXISTING	REQUIRED
CABINET		

CAMERAS

	EXISTING	REQUIRED
CCTV CAMERA, FIXED	FIX	FIX
CCTV CAMERA, PTZ	PTZ	PTZ

MISCELLANEOUS EQUIPMENT

	EXISTING	REQUIRED
TRAFFIC SIGNAL HEAD		(#)
TRAFFIC SIGNAL HEAD WITH BACKPLATE		(#)
PEDESTRIAN SIGNAL HEAD		
8 FOOT PEDESTAL POLE AND PEDESTRIAN SIGNAL HEAD		
PEDESTAL MOUNTED FLASHING WARNING SIGNAL WITH SIGN		
PEDESTAL MOUNTED ILLUMINATED SCHOOL ZONE SIGN	SCH	SCH
PUSH BUTTON ASSEMBLY	PB	PB
SPAN/MASTARM MOUNTED SIGN		
OMNI DIRECTIONAL ANTENNA		
DIRECTIONAL ANTENNA		
EMERGENCY VEHICLE PREEMPTION SENSOR	EVP	EVP
BLANKOUT MESSAGE SIGN	B	B
TRAFFIC CONTROL CENTER		
HIGHWAY ADVISORY RADIO		
HUB BUILDING	H	H
DYNAMIC MESSAGE SIGN (OVERHEAD)		
DYNAMIC MESSAGE SIGN (ROADSIDE)		
DYNAMIC MESSAGE SIGN (CANTILEVER)		
DIGITAL RADIO	DR	DR
REPEATER		

(NOTE: (#) INDICATES SIGNAL HEAD NUMBER)

POLES

	EXISTING	REQUIRED
METAL POLE OR AS SPECIFIED ON PLANS		
CONCRETE POLE		
METAL MASTARM POLE		
CLASS 3 WOOD SERVICE POLE WITH DISCONNECT	D	D
WOOD POLE		
DOWN GUY		
LUMINAIRE		

ABBREVIATIONS

AMERICAN WIRE GAUGE	AWG
CLOSED CIRCUIT TELEVISION	CCTV
CONDUIT	C
CURB AND GUTTER	C&G
DYNAMIC MESSAGE SIGN	DMS
EASTBOUND ROADWAY	EBR
EMERGENCY VEHICLE PREEMPTION	EVP
END ANCHOR	E/A
FLASHING BEACON	FB
GALVANIZED RIGID CONDUIT	GRC
GUARDRAIL	GR
HIGH DENSITY POLYETHYLENE	HDPE
HIGHWAY ADVISORY RADIO	HAR
INDIVIDUAL LOWERING DEVICE	ILD
INTELLIGENT TRANSPORTATION SYSTEM(S)	ITS
JUNCTION BOX	JB
LEFT	LT
LIGHT EMITTING DIODE	LED
LIGHT POLE	LP
LUMINAIRE	LUM
MILEPOST	MP
NORTHBOUND ROADWAY	NBR
NON-METALLIC CONDUIT	NMC
PAN TILT ZOOM	PTZ
PRIMARY FIBER DISTRIBUTION UNIT	PFDU
PROPERTY LINE	PL
PUBLIC ACCESS CAMERA	PAC
PULL BOX	PB
RADIUS	R
RAILROAD	RR
RIGHT	RT
RIGHT OF WAY	ROW
ROADWAY	RDWY
SECONDARY FIBER DISTRIBUTION UNIT	SFDU
SCHOOL	SCH
SOUTHBOUND ROADWAY	SBR
STANDARD DRAWING	STD-DWG
STATION	STA
TRAFFIC CONTROL CENTER	TCC
TRAFFIC SIGNAL OPERATING PLAN	TSOP
TRANSPORTATION MANAGEMENT CENTER	TMC
TURNOUT	TO
VEHICLE DETECTION CAMERA	VDC
WESTBOUND ROADWAY	WBR

Gresham Smith

GreshamSmith.com

2222 Arlington Ave South
Suite 202
Birmingham, AL 35205

205.298.9200

TRAFFIC SIGNAL DESIGN AT MCGREGOR AVE AND SPRING HILL AVE

City of Mobile
852 Gayle Street
Mobile, Alabama 36604

Revision

No.	Date	Description

4500501_LEGEND.dgn

NOT TO SCALE

TRAFFIC SIGNAL AND ITS LEGEND

SHEET NO.	TOTAL SHEETS
47	64

100% PLAN SUBMITTAL

6/10/2026 12:06:37 PM corbett

RESPONSIBLE PE:	SUPERVISOR:	DESIGNER:	PLAN SUBMITTAL
DATE:	DATE:	DATE:	100%

ALABAMA DEPARTMENT OF TRANSPORTATION
TRAFFIC DESIGN SECTION

NOT TO SCALE

SHEET TITLE	ROUTE
TRAFFIC SIGNAL AND ITS LEGEND	N MCGREGOR AVE

TRAFFIC SIGNAL SUMMARY OF QUANTITIES

LEGEND	
A	T.S.D.-730-1
B	T.S.D.-730-2B
C	T.S.D.-730-4
D	T.S.D.-730-9
E	T.S.D.-730-9A
F	T.S.D.-730-10
G	T.S.D.-730-12
H	T.S.D.-730-13
I	T.S.D.-730-14
J	T.S.D.-730-18

REQUIRED TRAFFIC SIGNAL EQUIPMENT (LIN FT PAY ITEMS)

LOCATION	1" METALLIC CONDUIT	2" NON-METALLIC CONDUIT	6" ELECTRICAL CONDUIT, 1 LINE TYPE S INSTALLATION	STD/SPEC DWG NO	REMARKS
	730-L1	730-L2	756-A		
	LIN FT	LIN FT	LIN FT		
N MCGREGOR AVE AT SPRING HILL AVE	15	750	300	E, I	
TOTALS	15	750	300		

REQUIRED TRAFFIC SIGNAL PAY ITEMS (LUMP SUM)

LOCATION	REMOVAL OF EXISTING TRAFFIC CONTROL UNIT (NORTH MCGREGOR AVENUE AT SPRING HILL AVENUE)	FURNISHING AND INSTALLING TRAFFIC CONTROL UNIT (NORTH MCGREGOR AVENUE AT SPRING HILL AVENUE)	VIDEO DETECTION SYSTEM (NORTH MCGREGOR AVENUE AT SPRING HILL AVENUE)	FURNISHING AND INSTALLING PEDESTAL POLE AND FOUNDATION WITH PEDESTRIAN SIGNAL FEATURES	FURNISHING AND INSTALLING PEDESTAL POLE AND FOUNDATION WITH PEDESTRIAN SIGNAL FEATURES	FURNISHING AND INSTALLING PEDESTAL POLE AND FOUNDATION WITH PEDESTRIAN SIGNAL FEATURES	FURNISHING AND INSTALLING PEDESTAL POLE AND FOUNDATION WITH PEDESTRIAN SIGNAL FEATURES	STD/SPEC DWG NO	REMARKS
	730-A	730-C	730-U	730-Y1	730-Y2	730-Y3	730-Y4		
	LUMP SUM	LUMP SUM	LUMP SUM	LUMP SUM	LUMP SUM	LUMP SUM	LUMP SUM		
N MCGREGOR AVE AT SPRING HILL AVE	1	1	1	1	1	1	1	C, D, E, G, J	
TOTALS	1	1	1	1	1	1	1		

REQUIRED TRAFFIC SIGNAL EQUIPMENT (EACH PAY ITEMS)

LOCATION	METAL TRAFFIC SIGNAL POLE FOUNDATION (POLE 1)	METAL TRAFFIC SIGNAL POLE FOUNDATION (POLE 2)	METAL TRAFFIC SIGNAL POLE WITH 65' MAST ARM ASSEMBLY	METAL TRAFFIC SIGNAL POLE WITH 45' & 50' MAST ARM ASSEMBLIES	TRAFFIC SIGNAL JUNCTION BOX TYPE S2	LUMINAIRE EXTENSION ASSEMBLY, 12 FEET	VEHICULAR SIGNAL HEAD, 12 INCH, 3 SECTION, TYPE LED	VEHICULAR SIGNAL HEAD, 12 INCH, 4 SECTION, TYPE LED	PEDESTRIAN SIGNAL HEAD, TYPE LED	MISCELLANEOUS EQUIPMENT, PEDESTRIAN PUSH BUTTON	CONTROLLER ASSEMBLY, TYPE NEMA, 16 CHANNELS	ELECTRICAL POWER SERVICE ASSEMBLY WITH WOOD POLE	STD/SPEC DWG NO	REMARKS
	730-E1	730-E2	730-F1	730-F2	730-K	730-N	730-P1	730-P2	730-P3	730-Q	730-R	730-T		
	EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH		
N MCGREGOR AVE AT SPRING HILL AVE	1	1	1	1	7	1	5	2	2	2	1	1	B, C, D, F, H	
TOTALS	1	1	1	1	7	1	5	2	2	2	1	1		

NOTE: THE CITY OF MOBILE IS PURCHASING THE POLES AND MAST ARMS FOR THIS PROJECT

Gresham Smith

GreshamSmith.com

2222 Arlington Ave South
Suite 202
Birmingham, AL 35205

205.298.9200

TRAFFIC SIGNAL DESIGN AT MCGREGOR AVE AND SPRING HILL AVE

City of Mobile
850 Cayle Street
Mobile, Alabama 36604

Revision

No.	Date	Description

NOT TO SCALE

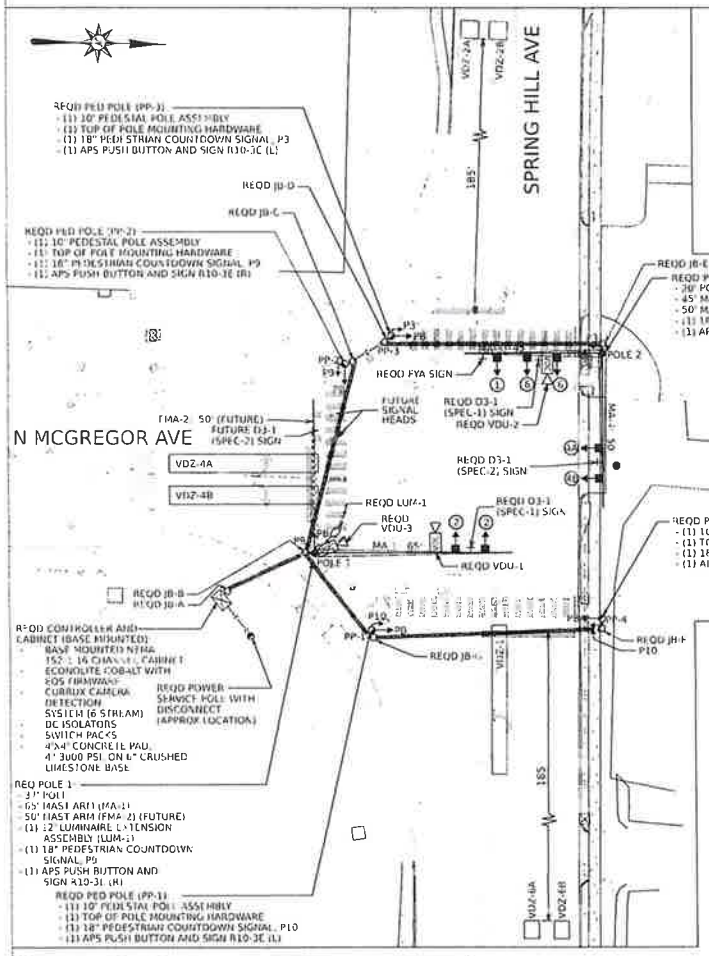
TRAFFIC SIGNAL SUMMARY OF QUANTITIES

SHEET NO.	TOTAL SHEETS
48	64

100% PLAN SUBMITTAL

4500501_SUM.dgn
6/10/2026 12:08:46 PM cornett

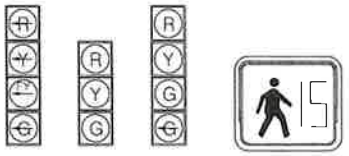
TRAFFIC SIGNAL LAYOUT SHEET



LEGEND

- (#) SIGNAL HEAD PHASE NUMBER
- P# PEDESTRIAN SIGNAL PHASE NUMBER
- PP-# PEDESTRIAN POLE NUMBER
- VDZ-# VIDEO DETECTION ZONE NUMBER
- VDU-# VIDEO DETECTION UNIT

LED TRAFFIC SIGNAL HEADS



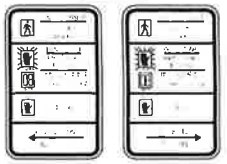
1 2 (R Y G) 4A P9 P9 P10

ROAD SIGNS



FYA SIGN
30" X 36"
(SEE ALDOT STD DWG T-D 730-18)

PED SIGNS



R10-3E
9" X 15"

R10-3E(R)
9" X 15"

LEGEND	
A	T.S.D.-730-1
B	T.S.D.-730-2B
C	T.S.D.-730-4
D	T.S.D.-730-9
E	T.S.D.-730-9A
F	T.S.D.-730-10
G	T.S.D.-730-12
H	T.S.D.-730-13
I	T.S.D.-730-14
J	T.S.D. 730 18

OVERHEAD STREET NAME SIGNS

(D3-1 SPEC-1)

N McGregor Ave

(D3-1 SPEC-2)

Spring Hill Ave

NOTES:
1. SIGN COLORS DESIGNED PER CITY OF MOBILE (BLACK SIGNS, WHITE FONT)
2. SIGN FONT AND SIGN SIZE PER LATEST MUTCD STANDARDS.
3. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE OVERHEAD STREET NAME SIGNS.
4. THE CITY OF MOBILE WILL GIVE FINAL APPROVAL FOR SIGNS BEFORE CONTRACTOR PLACES ORDER FOR THE OVERHEAD SIGNS. THE CITY OF MOBILE HAS HAD ISSUES IN THE PAST WITH SIGNS THAT ARE OVERLY LARGE AND THE CITY OF MOBILE MAY REDUCE THE SIGN SIZE TO BETTER FIT ON MAST ARMS BETWEEN SIGNAL HEADS.

PAY ITEM 730-C ESTIMATED EQUIPMENT AND MATERIALS SCHEDULE (LUMP SUM)
MISCELLANEOUS HARDWARE
FYA SIGN WITH HARDWARE (1)
D3-1 SPEC SIGNS WITH HARDWARE (MAST ARM MOUNTED)(3)
R10-3E SIGN WITH HARDWARE (6)
NO. 14 AWG SIGNAL CABLE

SUPPORT STRUCTURES

POLE NO	POLE LOCATION STA	POLE LOCATION OFFSET	POLE HEIGHT (FT)	MAST ARM LENGTH (FT)	LUM ARM LENGTH (FT)
1	36+83.68	29.92' RT	37'	65' (MA-1) 50' (FMA-2)	12' (LUM-1)
2	37+80.40	36.49' LT	20'	45' (MA-3) 50' (MA-4)	12' (LUM-2)
PP-1	37+02.57	56.29' RT	10'	N/A	N/A
PP-2	36+94.26	33.06' LT	10'	N/A	N/A
PP-3	37+09.67	42.24' LT	10'	N/A	N/A
PP-4	37+79.65	52.47' RT	10'	N/A	N/A

NOTE: FMA-2 (FUTURE MAST ARM 2) WILL BE USED TO DESIGN POLE 1 AND POLE 1 FOUNDATION BUT WILL NOT BE INSTALLED AS A PART OF THIS PROJECT.

SIGNAL PHASING DIAGRAM

1	2 (P9)	3 (P3)	4 (P10)
5 OMIT	6	7 OMIT	8 OMIT

VIDEO DETECTION SCHEDULE (CURRUX VISION)

VIDEO DET UNIT (VDU)	VIDEO DET ZONE (VDZ)	PHASE	SIZE	OPER TYPE	CAMERA TYPE
VDU-3	VDZ-1	1	6 X 50	STOPBAR	TYPE 1B
VDU-1	VDZ-2A	2	6 X 6	ADVANCE	TYPE 1A
VDU-1	VDZ-2B	2	6 X 6	ADVANCE	TYPE 1A
VDU-3	VDZ-4A	4	6 X 50	STOPBAR	TYPE 1B
VDU-3	VDZ-4B	4	6 X 50	STOPBAR	TYPE 1B
VDU-2	VDZ-6A	6	6 X 6	ADVANCE	TYPE 1A
VDU-2	VDZ-6B	6	6 X 6	ADVANCE	TYPE 1A

Gresham Smith

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2222 Arlington Ave South
Suite 202
Birmingham, AL 35205

205.298.9200

TRAFFIC SIGNAL DESIGN AT MCGREGOR AVE AND SPRING HILL AVE

City of Mobile
652 Gayle Street
Mobile, Alabama 36604

Revision

No.	Date	Description

0 5 10 20
22"x34" GRAPHIC SCALE FEET
0 10 20 40
11"x17" GRAPHIC SCALE FEET

TRAFFIC SIGNAL LAYOUT SHEET

SHEET NO.	TOTAL SHEETS
49	64

100% PLAN SUBMITTAL

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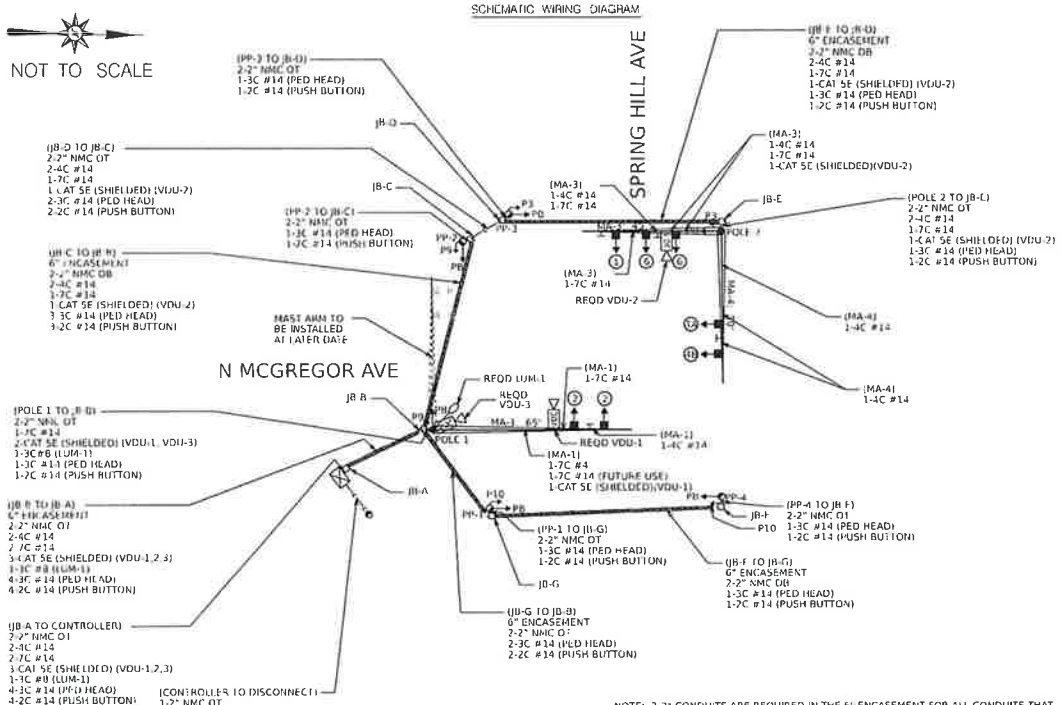
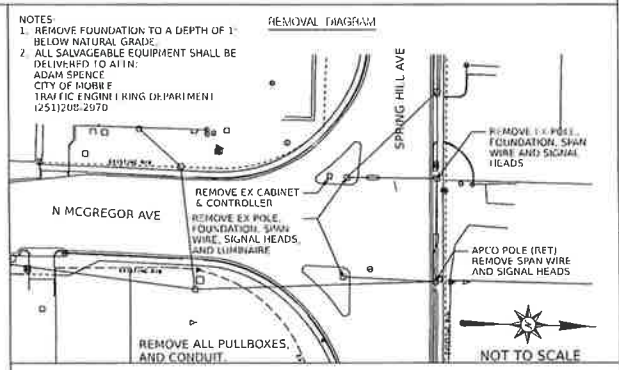
TRAFFIC SIGNAL LAYOUT SHEET

SCHEMATIC WIRING DIAGRAM



NOTE: 2-2" CONDUITS ARE REQUIRED IN THE 6" ENCASEMENT FOR ALL CONDUITS THAT ARE TO BE DIRECTIONAL BORE.

REMOVAL DIAGRAM



NOTES
1. REMOVE FOUNDATION TO A DEPTH OF 1' BELOW NATURAL GRADE.
2. ALL SALVAGEABLE EQUIPMENT SHALL BE DELIVERED TO ATTN:
ADAM SPENCE
CITY OF MOBILE
TRAFFIC ENGINEERING DEPARTMENT
(251)208-2970

LEGEND	
A	T.S.D.-730-1
B	T.S.D.-730-2B
C	T.S.D.-730-4
D	T.S.D.-730-9
E	T.S.D.-730-9A
F	T.S.D.-730-10
G	T.S.D.-730-12
H	T.S.D.-730-13
I	T.S.D.-730-14
J	T.S.D.-730-18

LEGEND

(#) SIGNAL HEAD PHASE NUMBER
P# PEDESTRIAN SIGNAL PHASE NUMBER
PP-# PEDESTRIAN POLE NUMBER
VDU-# VIDEO DETECTION ZONE NUMBER
VDU-# VIDEO DETECTION UNIT

ABBREVIATION

MC	METALLIC CONDUIT
NMC	NON-METALLIC CONDUIT
DB	DIRECTIONAL BORE
OT	OPEN TRENCH
SC	STEEL CASING

TRAFFIC SIGNAL NOTES

1. ALL TRAFFIC SIGNAL WORK WILL COMPLY WITH THE 2026 SPECIFICATIONS AND 2026 STANDARD DRAWINGS OF THE ALABAMA DEPARTMENT OF TRANSPORTATION (ALDOT), THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (11TH EDITION)(MUTCD), AND AMERICAN ASSOCIATION OF STATE HIGHWAY TRANSPORTATION OFFICIALS (2018 GREEN BOOK)(AASHTO).
2. ALL STREET AND SITE CONSTRUCTION WILL COMPLY WITH STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF MOBILE, ALABAMA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES TO LOCATE ALL OVERHEAD AND UNDERGROUND UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. DAMAGE TO UTILITES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY COMPANY AND THE ENGINEER. THE CONTRACTOR SHALL BEAR ALL COST TO REPAIR ANY AND ALL DAMAGES TO THE UTILITIES CAUSED BY THE CONTRACTOR.
4. THE UTILITY LOCATIONS SHOWN IN THE PLANS ARE APPROXIMATE AND BASED ON FIELD EVIDENCE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION ACTIVITIES.
5. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL MEET WITH THE CITY TRAFFIC ENGINEER TO COORDINATE THE CONSTRUCTION OF THE SIGNAL AND SCHEDULE.
6. THE CITY OF MOBILE RESERVES THE RIGHT TO RESPOND TO TRAFFIC CONTROL UNIT MALFUNCTIONS IN AN EMERGENCY OR NATURAL DISASTER. IN DOING SO, THE CONTRACTOR'S LIABILITY AND RESPONSIBILITY RELATED TO MAINTAINING THE TRAFFIC UNIT(S) OR SYSTEM REMAINS IN EFFECT.
7. THE CONTRACTOR SHALL PROVIDE A SET OF AS-BUILT PLANS TO THE CITY OF MOBILE. THIS SHALL INCLUDE CATALOG CUTS OF INSTALLED EQUIPMENT. THE CONTRACTOR SHALL ALSO PROVIDE SIGNAL DIAGRAM SHOWING THE SIGNAL PHASING, AND VEHICULAR DETECTION LOCATIONS. THIS SHALL BE LOCATED IN THE SIGNAL CONTROLLER CABINET.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL NECESSARY TRAFFIC CONTROL DEVICES AS REQUIRED BY THE MUTCD.
9. CONTRACTOR IS RESPONSIBLE FOR DESIGNING TRAFFIC SIGNAL POLE FOUNDATIONS. FOUNDATIONS TO BE APPROVED BY ENGINEER BEFORE CONSTRUCTION BEGINS.
10. THE CITY OF MOBILE HAS RECENTLY RETIMED THIS TRAFFIC SIGNAL AND WILL PROVIDE THE DESIGN TIMINGS TO THE CONTRACTOR TO INPUT INTO THE CONTROLLER. THE CITY OF MOBILE WILL BE RESPONSIBLE FOR FINE-TUNING THE TRAFFIC SIGNAL TIMINGS FOR THIS INTERSECTION.
11. ALL DISTURBED SOIL SHALL BE RESTORED TO UNIFORM APPEARANCE AND SODDED, AS PER PLANS.
12. THE FINAL MAST ARM POLE LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CITY OF MOBILE. UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO THIS. THE CONTRACTOR SHALL VERIFY THAT NO UNDERGROUND UTILITY LINES SHALL BE DISTURBED DURING THE CONSTRUCTION OF THE SIGNAL POLE FOUNDATIONS.
13. THE TRAFFIC SIGNAL POLE SHALL PROVIDE A CLEAR ZONE OF TWO (2) FEET FROM THE BACK OF CURB OR TEN (10) FEET FROM THE EDGE OF PAVEMENT STRIPE (SHOULDER SECTION).
14. THE INSTALLED TRAFFIC SIGNAL POLE SHALL PROVIDE HEIGHTS SUFFICIENT TO ASSURE THAT THE LOWEST SIGNAL ON A MAST ARM IS TO BE 17'-0" ABOVE THE PAVEMENT WITH A MAXIMUM HEIGHT OF 20'-0".
15. ALL CONDUIT CONNECTIONS SHALL BE SEALED WITH A WEATHERPROOF SEALING COMPOUND.
16. EACH MAST ARM MAY VARY IN LENGTH. THE CONTRACTOR SHALL ASCERTAIN THAT ALL ARM LENGTHS ARE SUFFICIENT SO THAT EACH VEHICULAR SIGNAL HEAD POSITION CONFORMS TO THE MUTCD.
17. THE CONTRACTOR SHALL LOCATE EACH REQUIRED VEHICULAR TRAFFIC SIGNAL HEAD ON THE SPAN WIRE OR MAST ARM SO THAT EACH HEAD IS LOCATED IN THE APPROACH LANE FOR WHICH IT APPLIES. LOCATION OF SIGNAL HEADS SHALL CONFORM TO THE MUTCD.
18. THE POWER SOURCE LOCATED ON THE PLANS IS APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF THE POWER SOURCE AND THE SHORTEST ROUTE TO SERVE THE TRAFFIC SIGNAL CONTROLLER CABINET AND/OR LUMINAIRES.
19. THE CONTRACTOR SHALL FURNISH ALL MISCELLANEOUS HARDWARE AND EQUIPMENT FOR INSTALLING THE TRAFFIC SIGNAL CONTROL SYSTEM, SUCH AS BOLTS, NUTS, WASHERS, STEEL BARS, ETC.
20. WHEN THE SIGNAL IS IN FLASH MODE, THE SIGNALS SHALL FLASH YELLOW ON SPRING HILL AVENVUE AND RED ON MCGREGOR AVENUE, AND ON PROTECTED LEFTS.
21. THE CONTROLLER CABINET SHALL BE GROUNDED WITH A 5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD.
22. THE ESTIMATED EQUIPMENT AND MATERIALS SCHEDULE IS FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CALCULATE AND DETERMINE THE MATERIALS AND QUANTITIES REQUIRED FOR THE COMPLETE SIGNAL CONSTRUCTION.
23. EXISTING EQUIPMENT TO BE REMOVED SHALL BE REMOVED AFTER ACTIVATION OF NEW SIGNAL. ALL SALVAGEABLE EQUIPMENT SHALL BE DELIVERED TO ATTN: ADAM SPENCE, CITY OF MOBILE, TRAFFIC ENGINEERING DEPARTMENT (251) 208-2970.
24. MA-2 (MAST ARM 2) IS NOT BE INSTALLED AS PART OF THIS PROJECT. HOWEVER, THE LENGTH AND WEIGHT OF MA-2 SHALL BE USED TO DESIGN POLE #1 AND POLE #1 FOUNDATION
25. PER CITY OF MOBILE STANDARD SIGNAL INSTALLATIONS, SIGNAL POLES SHALL BE VALMONT TAPERED POLES WITH 16-SHARP FLUTES (FL210) WITH 15' ATTACHMENT HEIGHT FOR MAST ARMS OR APPROVED EQUAL. DECORATIVE PINEAPPLE FINIAL AND DECORATIVE SHALL BE INCLUDED IN THE INSTALLATION. ALL FINISHES TO BE POWDER-COATED BLACK. THE MAST ARMS ARE UPSWEPT WITH A 5' RISE.
26. LAMPS USED IN TRAFFIC SIGNAL HEADS SHALL BE LED AND SHALL CONFORM TO THE LATEST ITE STANDARDS AND BE APPROVED BY THE CITY OF MOBILE.
27. SIGNAL HEADS: SHALL BE BLACK IN COLOR.
28. SIGNAL HEADS: SHALL HAVE TUNNEL VISORS. THE EXTERIOR SHALL BE BLACK AND THE INTERIOR SHALL BE BLACK.
29. VIDEO DETECTION SYSTEM: SHALL BE CURRUX VISION (6-STREAM). FISH-EYE CAMERA (TYPE 1B) FOR STOP BAR DETECTION AND (2) AXIS BULLET CAMERAS (TYPE 1A) FOR ADVANCED ZONES ON SPRINGHILL AVE. FISH-EYE CAMERA SHALL BE AXIS MODEL M4318 PLVE WITH A TYPE 1B CAMERA MOUNTING BRACKET. BULLET CAMERAS SHALL BE AXIS Q1467-LE. ALL MOUNTING HARDWARE SHALL BE INCLUDED. SEE SHEET 50A FOR CURRUX VISION DETAIL.
30. CONTROLLER: SHALL BE ECONOLITE COBALT SHELF-MOUNT WITH CURRENT FIRMWARE.
31. CABINET: SHALL BE NEMA TS2-1 WITH 16 CHANNELS.
32. PUSH BUTTONS: SHALL BE APS STYLE AND MEET REQUIREMENTS OF ADA, PROWAG, AND ALDOT.

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TRAFFIC SIGNAL DESIGN AT MCGREGOR AVE AND SPRING HILL AVE

CITY OF THE CITY OF MOBILE, ALABAMA

City of Mobile
850 Gayle Street
Mobile, Alabama 36604

Revision

No.	Date	Description

NOT TO SCALE

TRAFFIC SIGNAL LAYOUT SHEET

SHEET NO.	TOTAL SHEETS
50	64

100% PLAN SUBMITTAL

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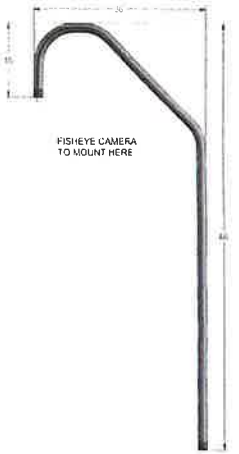
VIDEO DETECTION SPECIAL DETAILS

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
2025-3005-20	2026	50A



FISHEYE TYPE 1B CAMERA MOUNTING BRACKET (SHEPPARD'S HOOK)

NOT TO SCALE

NOTES

1. TYPE 1A (BULLET CAMERA) DETECTORS ARE GENERALLY USED FOR LARGE MAST ARM INSTALLATION OR WHERE ADVANCE DETECTION IS REQUIRED. THESE ARE USUALLY INSTALL ONE PER APPROACH. TYPE 1B (FISHEYE CAMERA) DETECTORS ARE GENERALLY USED FOR SPAN WIRE INTERSECTIONS OR SMALLER LOW SPEED MAST INTERSECTIONS. THEY GENERALLY ONLY USE ONE CAMERA PER INTERSECTION.

2. CAMERA SHOULD BE MOUNTED AT LEAST 35' HIGH WHEN USING TALL SHAFT AND NO LESS THAN 22' WHEN USING SHORT SHAFT.

3. MAST ARM MOUNTS ARE ONLY ACCEPTABLE IF THE CAMERA CAN BE LOCATED NEAR THE CENTER WITH NO OCCLUSION.

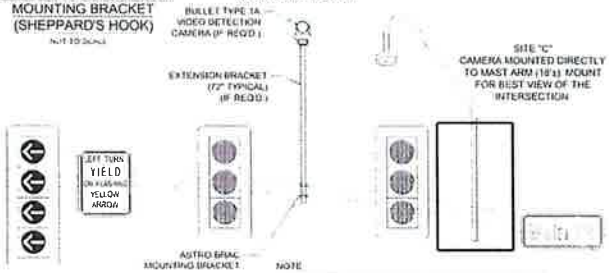
4. CAMERA MUST BE LESS THAN 75' FROM THE INTERSECTION CENTER WHEN MOUNTED ON LUMINAIRE ARM WITH NO MORE THAN 150' FROM FURTHEST STOP BAR AND 50' ON MAST ARM WITH NO MORE THAN 100' FROM FURTHEST STOP BAR.

5. CAMERA SHOULD BE LOCATED IN FRONT OF ALL STOP LINES WITH LEAST AMOUNT OF OCCLUSION.

6. INSTALLER SHALL AIM FOR BEST "HEAD-ON" VIEW OF ALL APPROACHES.

7. CAMERA RESISTANCE TO GROUND EQUAL TO OR LESS THAN 25 ohms.

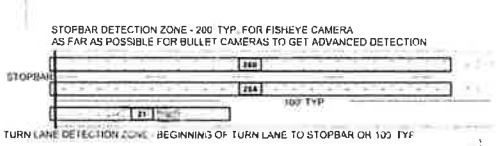
8. FISHEYE CAMERA HAS APPROXIMATELY 150' TRACKING RADIUS MOUNTED ON MAST ARM. 200' ON LUMINAIRE ARM.



NOTE
TYPICAL BEST ALIGNMENT FOR TYPE 1A VIDEO DETECTION CAMERA TO BE USED FOR ADVANCE DETECTION ON THE SIGNAL MAST ARM INSTALLATION IS LINING UP THE CAMERA ON THE SKIP LANE LINE BETWEEN THE THROUGH LANES FOR 3 LANE APPROACH OR CENTERING TOTAL APPROACH LANES FOR NON 3 LANE APPROACH LANES.

TYPE 1 VIDEO SENSOR CAMERA PLACEMENT

NOT TO SCALE



STOPBAR DETECTION ZONE - 200' TYP. FOR FISHEYE CAMERA AS FAR AS POSSIBLE FOR BULLET CAMERAS TO GET ADVANCED DETECTION

TURN LANE DETECTION ZONE - BEGINNING OF TURN LANE TO STOPBAR OR 100' TYP

DETECTION ZONES

NOT TO SCALE

NOTES

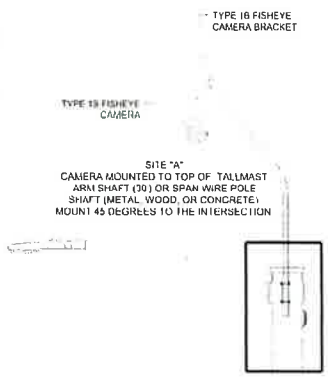
1. STOP BAR DETECTION ZONES FOR THRU LANES SHOULD BE 200' TYPICAL FOR FISHEYE (TYPE 1B DETECTOR) FOR FIXED BULLET (TYPE 1A DETECTOR) ZONE SHALL EXTEND AS FAR AS POSSIBLE TO ACHIEVE ADVANCED DETECTION.

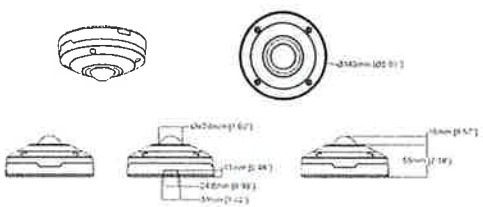
2. STOP BAR DETECTION ZONES FOR TURN LANES SHOULD BE FROM THE BEGINNING OF THE LANE TO JUST PAST THE STOP BAR OR 100' TYPICAL.

3. A SINGLE DETECTION ZONE SHOULD COVER ONE LANE. ZONES SHOULD BE SET UP SO THAT INDIVIDUAL ZONES ARE SHOWN FOR EACH LANE.

4. DETECTION ZONES MAY SLIGHTLY OVERLAP.

5. ASSIGN PHASE INPUTS TO WIRED PHASES ONLY, I.E. STOP- LINE PRESENCE ZONES.



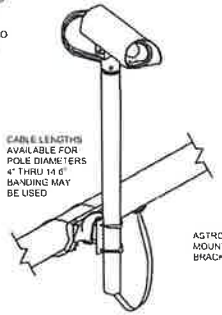


TYPICAL TYPE 1B VIDEO DETECTION CAMERA

NOT TO SCALE



DETAIL A

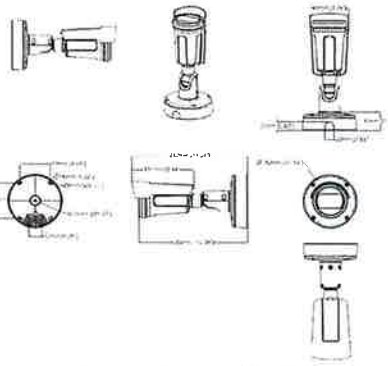




NOTE
TYPICAL TUBE LENGTH IS 72"

TYPE 1A VIDEO DETECTION EXTENSION BRACKET

NOT TO SCALE



TYPICAL TYPE 1A VIDEO DETECTION CAMERA

NOT TO SCALE

GENERAL NOTES.

1. TYPE 1 VIDEO VEHICLE DETECTION PROCESSOR MAY USE A WIDE VARIETY OF CAMERAS, EITHER EXISTING OR SUPPLIED NEW. TYPE 1 SENSORS SHOWN ON THIS SHEET ARE TYPICAL AND SUPPLIED EQUIPMENT MAY DIFFER. PROCESSORS MAY COME WITH ETHERNET PORTS OR COAX PORTS DEPENDING ON THE TYPE OF CAMERA USED.

2. PROCESSOR SHALL UTILIZE EITHER MULTIPLE FIXED VIEW CAMERAS OR A SINGLE FISHEYE CAMERA DEPENDING ON THE LAYOUT OF THE INTERSECTION. PAY ITEM INCLUDES ALL EQUIPMENT NEEDED FOR A COMPLETE AND OPERABLE DETECTION SYSTEM. THIS INCLUDES ANY SWITCHES, INJECTORS, ARRESTORS, CABLES, ETC. THAT MAY BE REQUIRED.

3. SENSORS SHALL BE EITHER TYPE 1A (BULLET CAMERA) OR TYPE 1B (FISHEYE CAMERA).

4. THE CONTRACTOR SHALL FIELD VERIFY CAMERA SITE LOCATION AND ORIENTATION FOR COMPLETE COVERAGE OF ROADWAY DETECTION ZONES PRIOR TO INSTALLING CAMERAS.

5. DETECTION CABLE SHALL SUPPLY BOTH POWER AND COMMUNICATIONS. POWER AND COMMUNICATIONS CABLE SHALL EITHER BE CAT-5E OR CAT-6, OUTDOOR RATED, SHIELDED CABLE. MEASUREMENT WILL BE COMPUTED HORIZONTALLY AND VERTICALLY ALONG THE POLE.

6. INSTALL VIDEO DETECTION PROCESSOR UNIT(S) INSIDE CONTROLLER CABINET UNLESS OTHERWISE NOTED ON PLANS.

7. AIM THE CAMERA SO THE HORIZON IS NOT VISIBLE IN THE FIELD OF VIEW.

8. INSURE WATER -TIGHT CABLE ENTRY AND EXIT POINTS FOR CONNECTIONS.

9. CONTRACTOR TO USE MANUFACTURE'S SUPPLIED OR APPROVED CABLE, CONNECTIONS AND MOUNTING HARDWARE.

10. DETECTION SUPPLIER TO ASSIST CONTRACTOR WITH INFORMATION ON BEST MOUNTING POSITION (LOCATION ON ARM, MOUNTING HEIGHT, ETC.)

11. SURGE PROTECTION DEVICES SHALL BE PROVIDED FOR ALL NEW OR ADDED VIDEO DETECTION DEVICES AS RECOMMENDED BY THE MANUFACTURER.

12. ALL DETECTION UNITS SHALL BE NETWORKABLE DEVICES AND BE ON THE MDOT / CITY NETWORK IF NOTED ON PLANS.

RESPONSIBLE PE	SUPERVISOR	DESIGNER	PLAN SUBMITTAL
DATE	DATE	DATE	100% DESIGN

CITY OF MOBILE

NOT TO SCALE

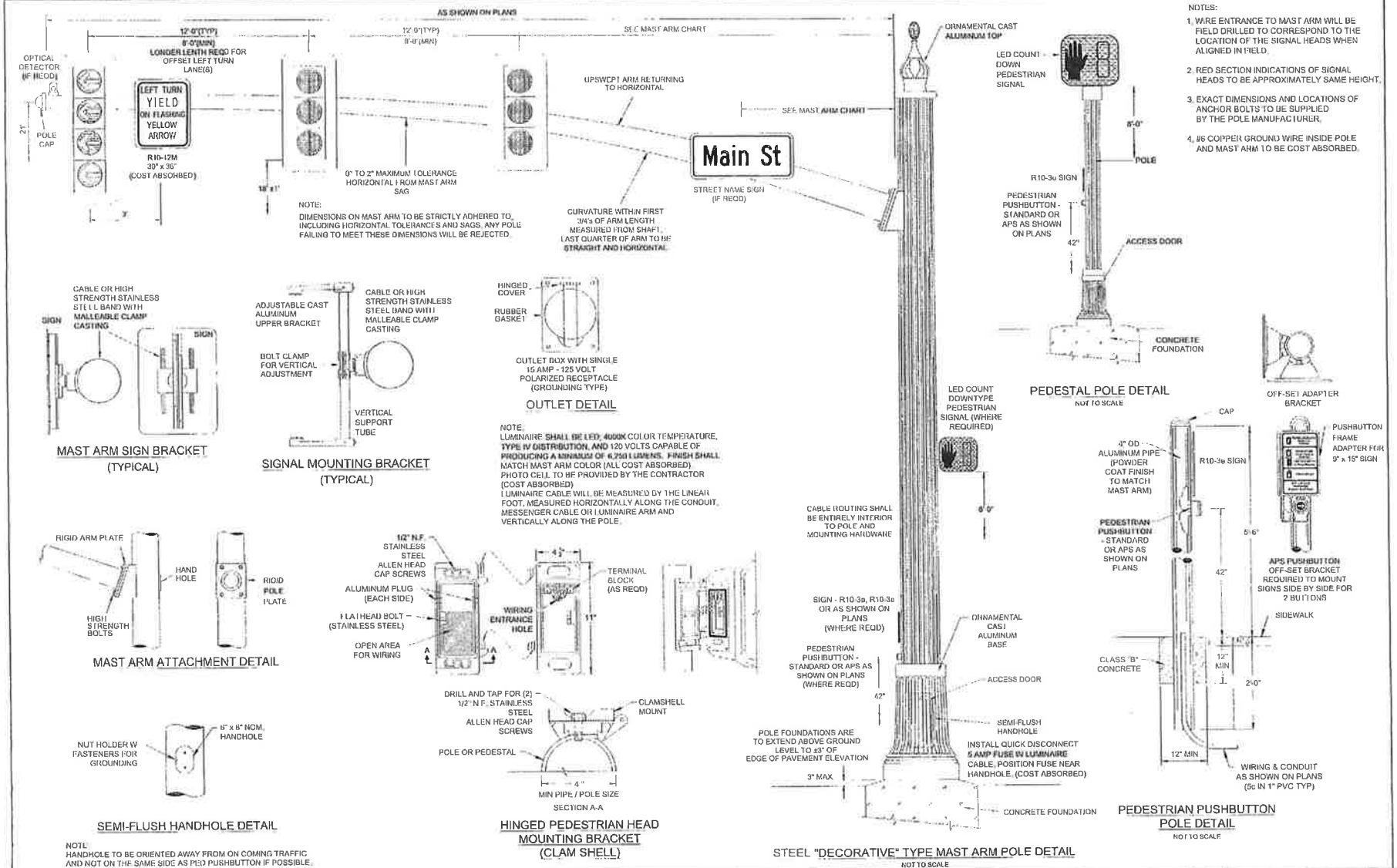
SHEET TITLE	ROUTE
VIDEO DETECTION SPECIAL DETAILS	CITY OF MOBILE

Appendix B

Example Pole and Mast Arm Drawings

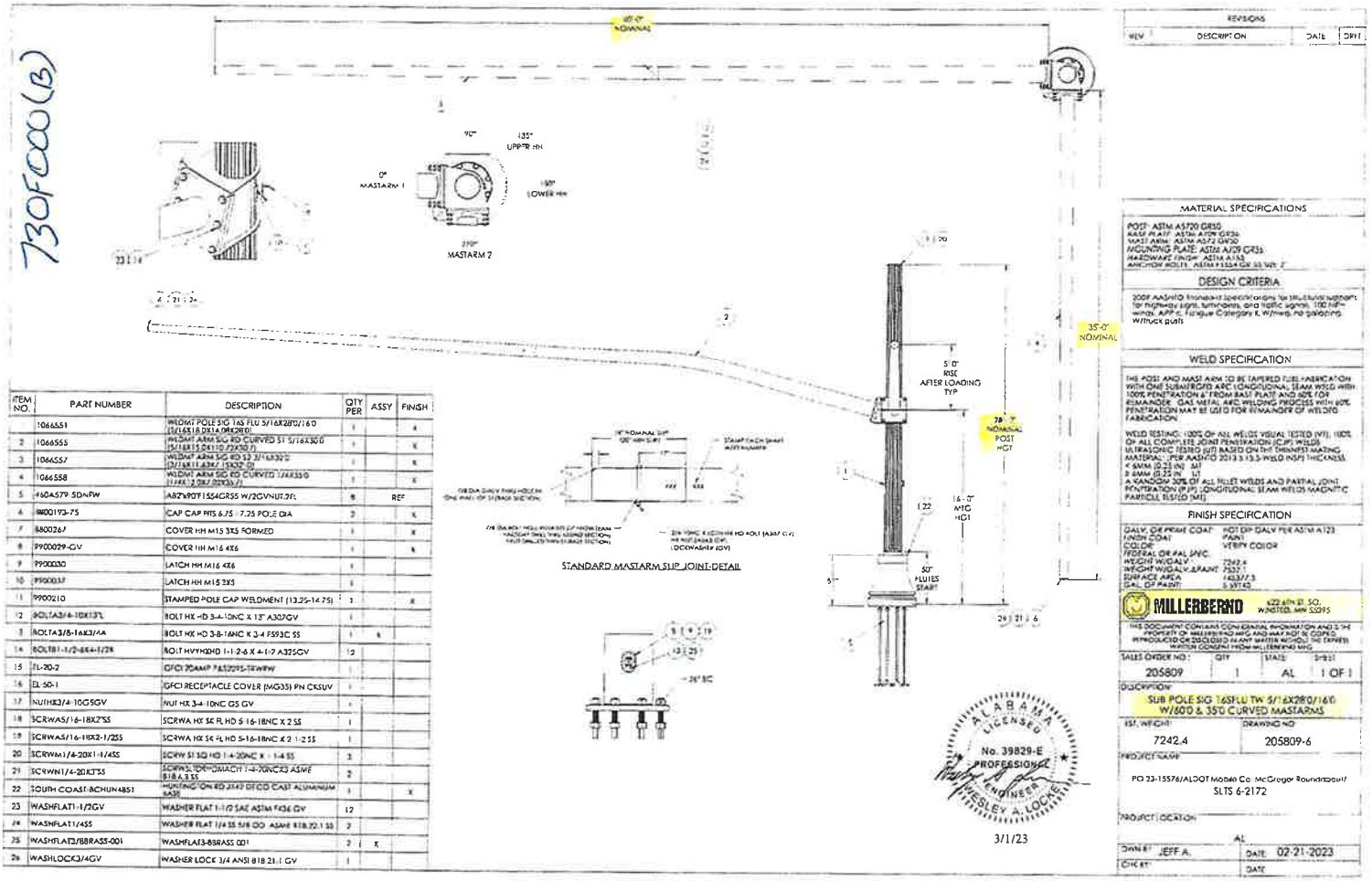
SPECIAL PROJECT DETAIL - DECORATIVE MAST ARM AND PEDESTAL POLE

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
STPMD-7508 (600)	2023	179



PLAN SUBMITTAL	ALABAMA DEPARTMENT OF TRANSPORTATION MCGREGOR AVENUE WIDENING FROM AIRPORT BOULEVARD TO DAUPHIN STREET	NTS	SHEET TITLE SPECIAL PROJECT DETAIL DECORATIVE MAST ARM AND PEDESTAL POLE	ROUTE

730F000(B)



ITEM NO.	PART NUMBER	DESCRIPTION	QTY PER	ASSY	FINISH
	1066551	WELDMT POLE SIG 16S FLU 5/16X28'D/16'D (5/16X18 DX14 0X28'D)	1		X
2	1066555	WELDMT ARM SIG RD CURVED 5'-5/16X30'D (5/16X15 DX110 /2X30'D)	1		X
3	1066557	WELDMT ARM SIG RD 12 3/16X30'D (3/16X11 ADX7 15X2'D)	1		X
4	1066558	WELDMT ARM SIG RD CURVED 7/16X35'D (7/16X12 DX7 0X35'D)	1		X
5	460A579-5DNPW	A82'X90T1 S54GR55 W/2GVNUT,2PL	8	REF	
6	8800193-75	CAP CAP FITS 6.75 - 7.25 POLE DIA	2		X
7	8800267	COVER HH M15 3X5 FORMED	1		X
8	9900029-GV	COVER HH M16 4X6	1		X
9	9900030	LATCH HH M16 4X6	1		
10	9900037	LATCH HH M15 2X5	1		
11	9900210	STAMPED POLE CAP WELDMENT (13.25-14.75)	1		X
12	BOLTA3/4-10X13'L	BOLT HX HD 3-4-10NC X 13" A307GV	1		
13	BOLTA3/8-16X3/4A	BOLT HX HD 3-8-16NC X 3-4 F593C SS	1	X	
14	BOLTB1-1/2-8X4-1/2A	BOLT HVYHDHD 1-1-2-8 X 4-1-? A325GV	12		
15	EL-20-2	GFCI 20AMP TR5209S-TRWRW	1		
16	EL-50-1	GFCI RECEPTACLE COVER (MG35) PN CKSUV	1		
17	NUTHX3/4-10GSGV	NUT HX 3-4 10NC G5 GV	1		
18	SCRWAS/16-18X2"SS	SCRWA HX SC FL HD S 16-18NC X 2 SS	1		
19	SCRWAS/16-18X2-1/2SS	SCRWA HX SC FL HD S-16-18NC X 2 1-2 SS	1		
20	SCRWM1/4-20X1-1/4SS	SCRW SI SQ HD 1-4-20NC X - 1-4 SS	3		
21	SCRWN1/4-20X3/4SS	SCRW SLTD-DMACH 1-4-20NC X3 ASME B18.6.3 SS	2		
22	SOUTH COAST-BCHUN4851	MOUNTING PLATE 4D 3X43 DF CO CAST ALUMINUM BASE	1		X
23	WASHFLAT1-1/2GV	WASHER FLAT 1-1/2 SAE ASTM F436 GV	12		
24	WASHFLAT1/4SS	WASHER FLAT 1/4 SS 5/8 OD ASME B18.22.1 SS	2		
25	WASHFLAT3/8BRASS-001	WASHFLAT3-8BRASS 001	2	X	
26	WASHLOCK3/4GV	WASHER LOCK 3/4 ANSI B18.21.1 GV	1		

REVISIONS			
REV	DESCRIPTION	DATE	DRFT

MATERIAL SPECIFICATIONS

POST: ASTM A570 GR50
BASE PLATE: ASTM A709 GR36
MAST ARMS: ASTM A572 GR50
MOUNTING PLATE: ASTM A709 GR36
HARDWARE FINISH: ASTM A153
ANCHOR BOLTS: ASTM F1554 GR 55 WITH 2

DESIGN CRITERIA

2009 AASHTO standard specifications for structural supports for highway signs, luminaires, and traffic signals, 100 MPH wind, ARP = 1, Fatigue Category II, W/mast, no galloping, W/mast guys

WELD SPECIFICATION

THE POST AND MAST ARM TO BE TAPERED FUSE-FABRICATION WITH ONE SUBMERGED ARC LONGITUDINAL SEAM WELD WITH 100% PENETRATION & FROM BASE PLATE AND 60% FOR REMAINDER. GAS METAL ARC WELDING PROCESS WITH 60% PENETRATION MAT BE USED FOR REMAINDER OF WELDING FABRICATION

WELD TESTING: 100% OF ALL WELDS VISUAL TESTED (VT), 100% OF ALL COMPLETE JOINT PENETRATION (CJP) WELDS ULTRASONIC TESTED (UT) BASED ON THE THINNEST MATING MATERIAL, PER AASHTO 2013 3.13.5 WELD INSPECTION AND
< 6MM (0.25 IN) MT
≥ 6MM (0.25 IN) UT
A RANDOM 30% OF ALL FILLET WELDS AND PARTIAL JOINT PENETRATION (PJP) LONGITUDINAL SEAM WELDS MAGNETIC PARTICLE TESTED (MT)

FINISH SPECIFICATION

GALV. OR PRIME COAT: HOT DIP GALV PER ASTM A123
FINISH COAT: PAINT
COLOR: VERIFY COLOR
FEDERAL OR RAL SPEC:
WEIGHT W/GALV: 7242.4
WEIGHT W/GALV.&PAINT: 7552.1
SURFACE AREA: 1453.77.3
GAL. OF PAINT: 5.39143

MILLERBERND 622 6TH ST. SO. WINSTED, MN 55395

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SALES ORDER NO:	QTY	STATE	SHEET
205809	1	AL	1 OF 1

DESCRIPTION:
SUB POLE SIG 16SFLU TW 5/16X28'D/16'D W/600 & 350 CURVED MASTARMS

EST. WEIGHT:	DRAWING NO:
7242.4	205809-6

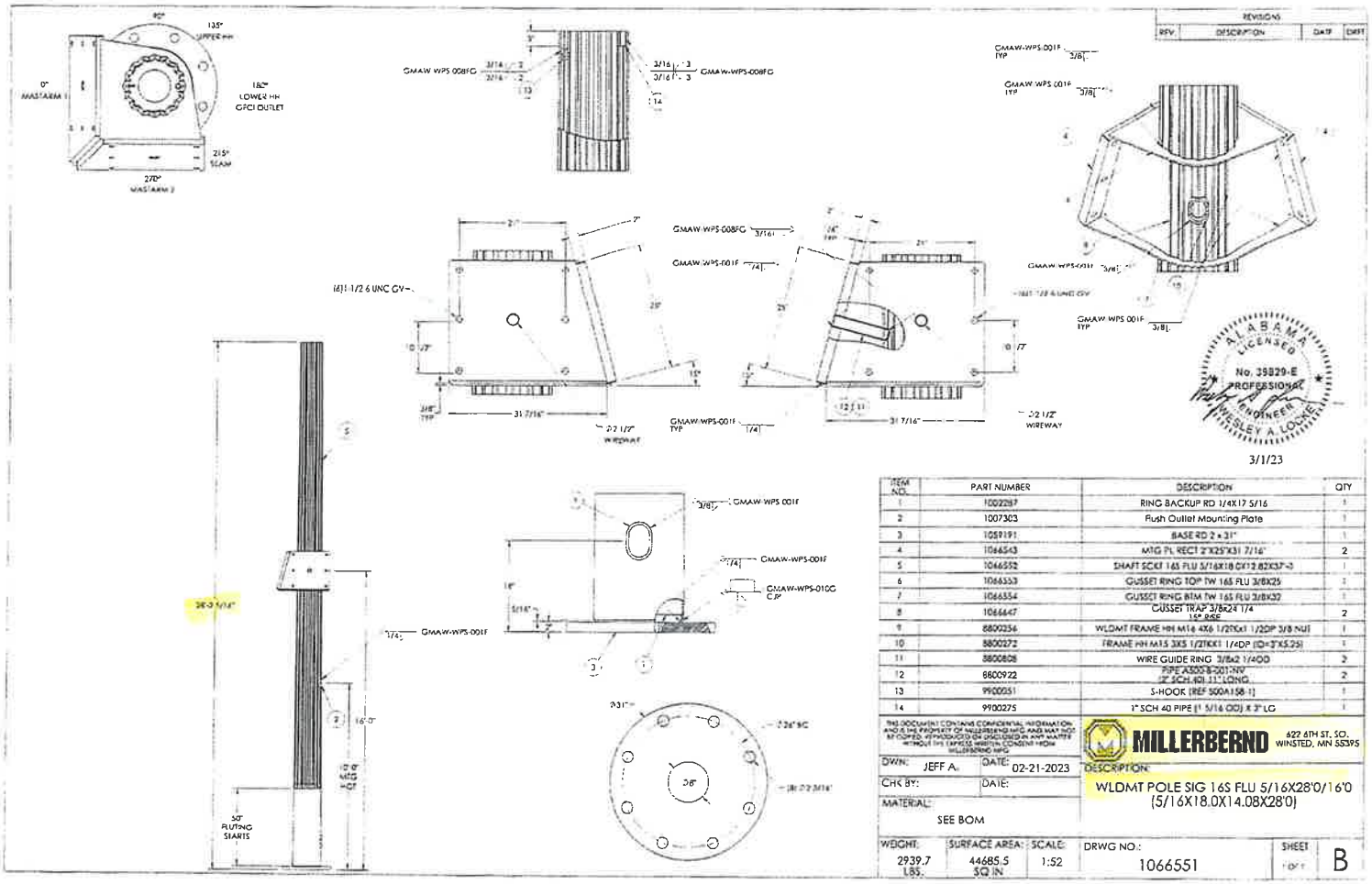
PROJECT NAME:
PO 23-15576/ALDOT Mobile Co. McGregor Roundabout/ SLTS 6-2172

PROJECT LOCATION: AL

DWN BY: JEFF A. DATE: 02-21-2023
CHK BY: DATE:

ALABAMA LICENSED No. 39829-E PROFESSIONAL ENGINEER WESLEY A. LOCKE

3/1/23



ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	1002287	RING BACKUP RD 1/4X17 5/16	1
2	1007303	Flush Outlet Mounting Plate	1
3	1059191	BASE RD 2 x 31"	1
4	1066543	MTG PL RECT 2"X25"X31 7/16"	2
5	1066552	SHAFT SCKT 16S FLU 5/16X18.0X12.82X32-0	1
6	1066553	GUSSET RING TOP TW 16S FLU 3/8X25	1
7	1066554	GUSSET RING BTM TW 16S FLU 3/8X32	1
8	1066647	GUSSET TRAP 3/8X24 1/4 16" RSF	2
9	8800256	WLDMT FRAME HH M16 4X6 1/2TCK1 1/2DP 3/8 NUT	1
10	8800272	FRAME HH M15 3X5 1/2TCK1 1/4DP (ID=3"X5.25)	1
11	8800808	WIRE GUIDE RING 3/8x2 1/4OD	2
12	8800922	PIPE A500-B-001-NY (2" SCH 40) 11" LONG	2
13	9900051	S-HOOK (REF 500A158-1)	1
14	9900275	1" SCH 40 PIPE (1" 5/16 OD) X 3" LG	1

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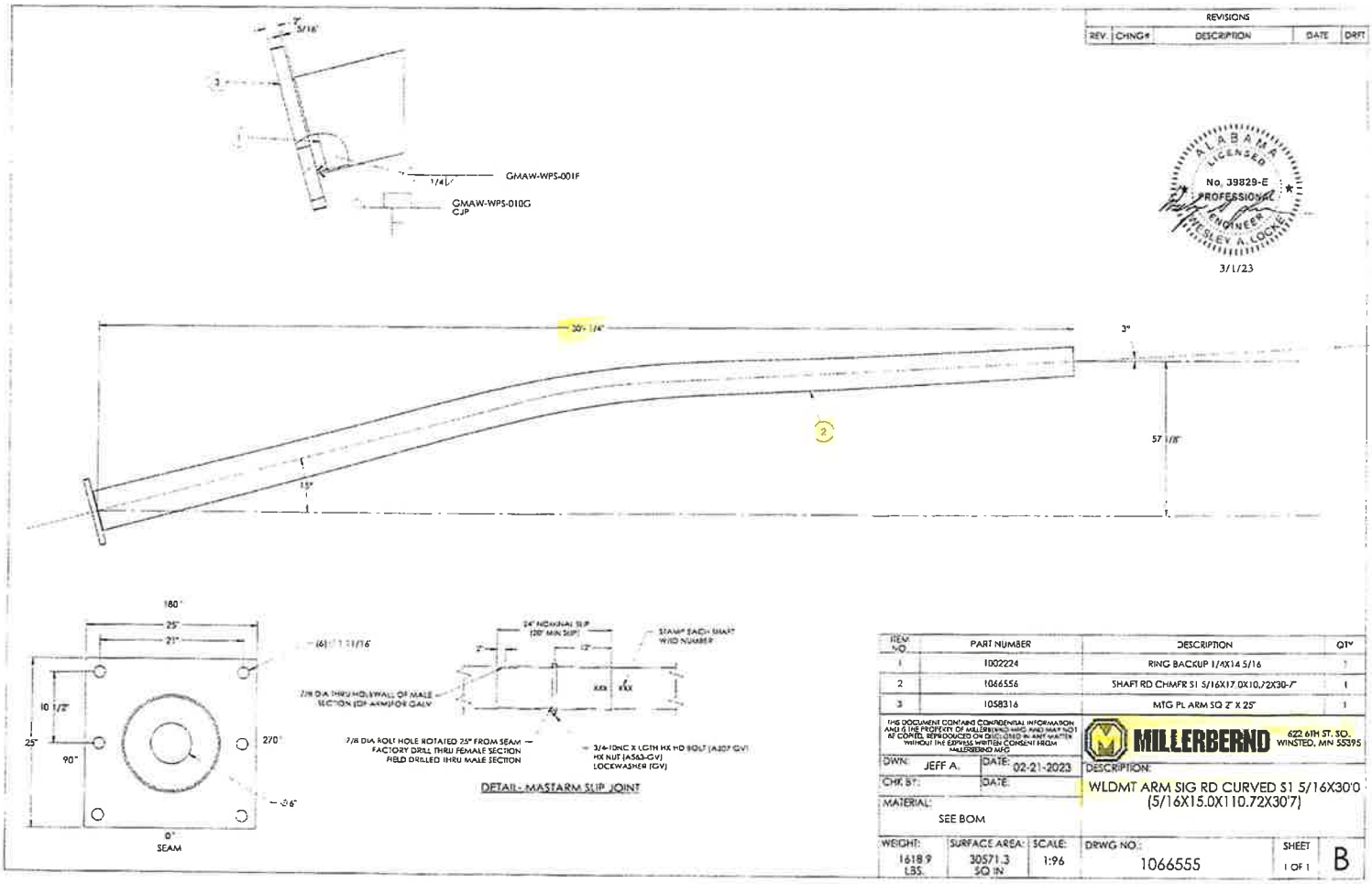
MILLERBEND 622 6TH ST. SO. WINSTED, MN 55395

DWN:	DATE:	DESCRIPTION:
JEFF A.	02-21-2023	WLDMT POLE SIG 16S FLU 5/16X28'0/16'0 (5/16X18.0X14.08X28'0)
CHK BY:	DATE:	
MATERIAL: SEE BOM		

WEIGHT:	SURFACE AREA:	SCALE:	DRWG NO.:	SHEET	
2939.7 LBS.	44685.5 SQ IN	1:52	1066551	1 OF 1	B



ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	1002224	RING BACKUP 1/4X14 5/16	1
2	1066556	SHAFT RD CHMFR S1 5/16X17.0X10.72X30-7"	1
3	1058316	MTG PL ARM SQ 2" X 25"	1

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MILLERBERND 622 6TH ST. SO. WINSTED, MN 55395

DWN: JEFF A. DATE: 02-21-2023

CHK BY: DATE:

MATERIAL: SEE BOM

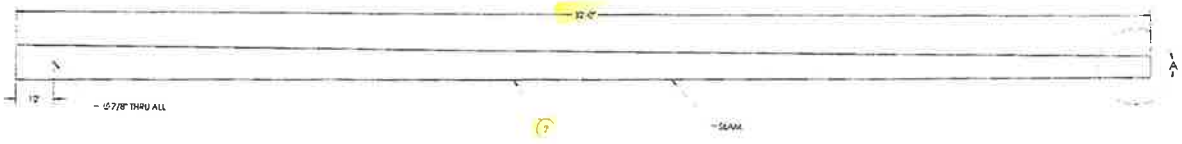
DESCRIPTION: WLDMT ARM SIG RD CURVED S1 5/16X30'0 (5/16X15.0X110.72X30'7)

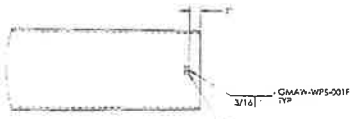
WEIGHT:	SURFACE AREA:	SCALE:	DRWG NO.:	SHEET	
1618.9 LBS.	30571.3 SQ IN	1:96	1066555	1 OF 1	B

REVISIONS			
REV.	DESCRIPTION	DATE	DRFT

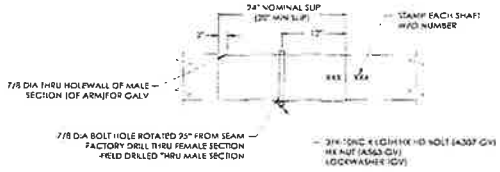
ALABAMA LICENSED No. 39829-E PROFESSIONAL ENGINEER WESLEY A LOCKEY

3/1/23





DETAIL A
SCALE 1 : 8



DETAIL- MASTARM SLIP JOINT

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	1066559	BAR CABLE SUPPORT 3/8 X 6.625	1
2	1066652	SHAFT RD S2 3/16X11.63X7.15X32'-0	1

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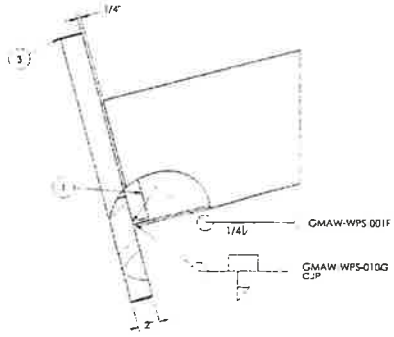
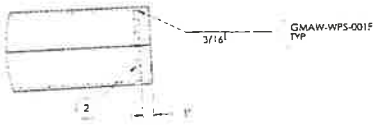
MILLERBERND 622 6TH ST. SD. WINSTED, MN 55395

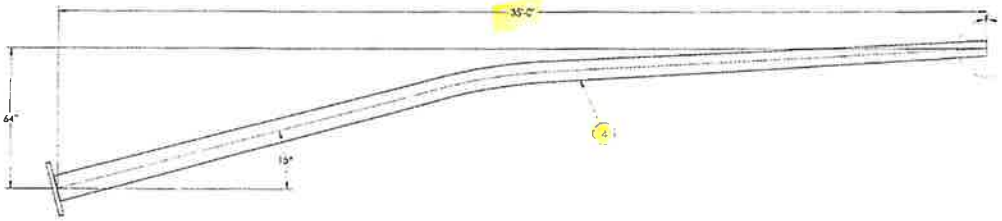
DWN: JEFF A.	DATE: 02-21-2023	DESCRIPTION: WLDMT ARM SIG RD S2 3/16X32'0 (3/16X11.63X7.15X32'-0)	
CHK BY:	DATE:		
MATERIAL: SEE BOM			
WEIGHT: LBS.	SURFACE AREA: 22323.83 SQ IN	SCALE: 1:30	
DRWG NO.: 1066557		SHEET 1 OF 1	B

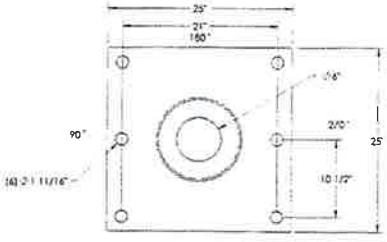
REVISIONS				
REV	CHNG#	DESCRIPTION	DATE	DRFT





DETAIL F
SCALE 1 : 8





0°
SEAM

ALABAMA LICENSED No. 39829-E PROFESSIONAL ENGINEER WESLEY A. LOCKE

3/1/23

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	1003436	RING BACKUP RD 1/4"X 11 7/16"	2
2	1049623	BAR CABLE SUPPORT 3/8 X 6.375	1
3	1058316	MTG PL ARM SQ 2" X 25"	1
4	1066559	SHAFT CHMFR RD CURVED 1/4X12.0X7.02X357	1

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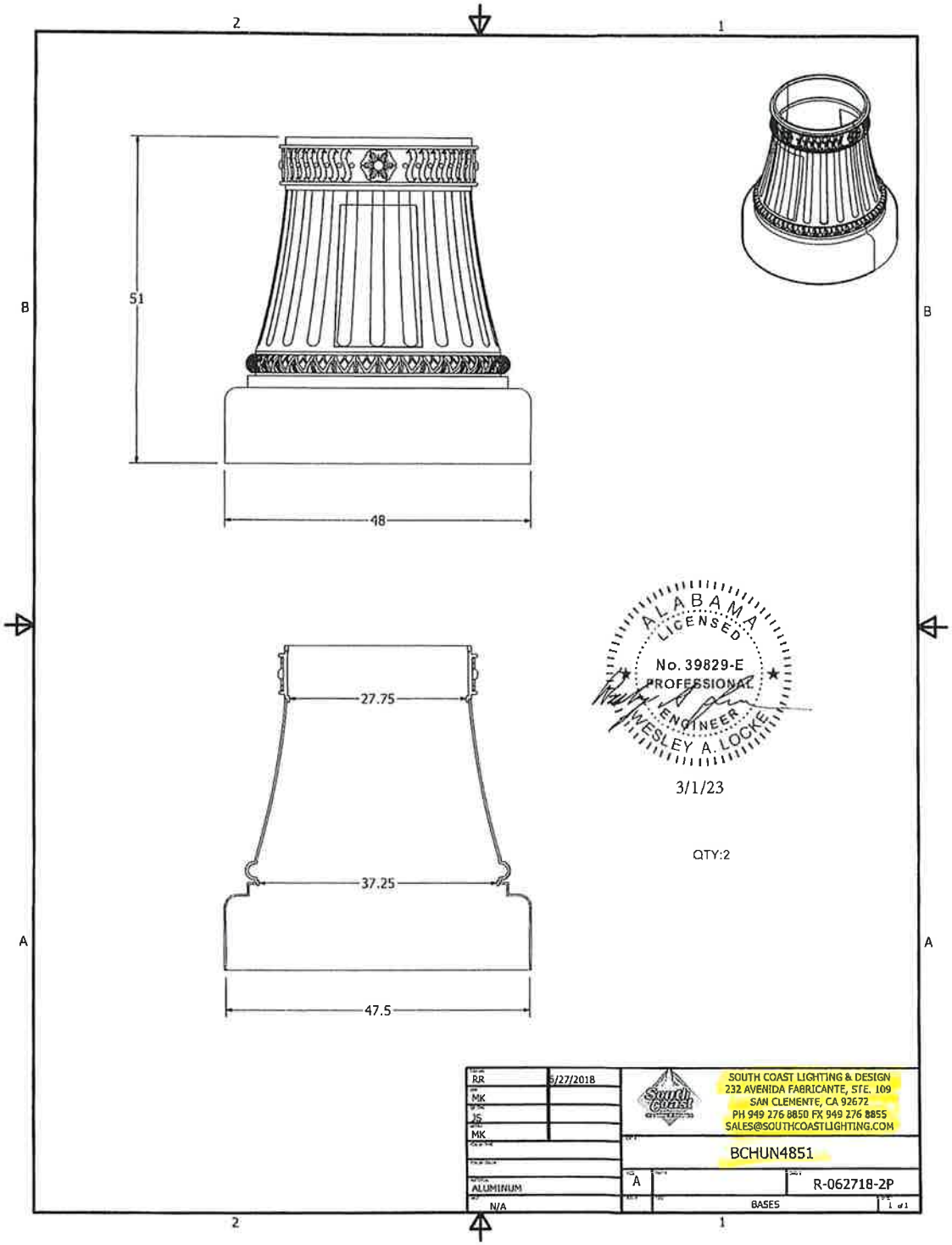
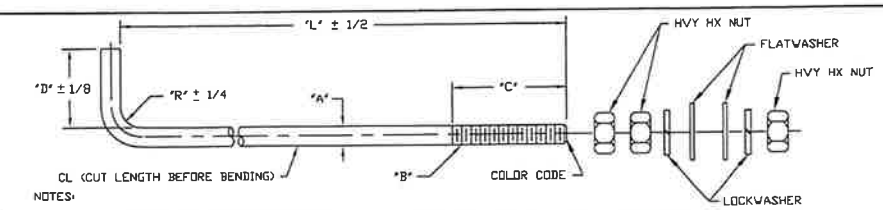
MILLERBERND 402 8TH ST. SO. WINSTED, MN 55395

DWN: JEFF A.	DATE: 02-21-2023	DESCRIPTION: WLDMT ARM SIG RD CURVED 1/4X35'0 (1/4X12.0X7.02X35'7)
CHK BY:	DATE:	
MATERIAL: SEE BOM		

WEIGHT:	SURFACE AREA:	SCALE:	DRWG NO.:	SHEET	
1221.1 LBS.	26446.3 SQ IN	1:96	1066558	1 OF 1	B


2
1
B
A
51
48
27.75
37.25
47.5
ALABAMA
LICENSED
No. 39829-E
PROFESSIONAL
ENGINEER
WESLEY A. LOCKE
3/1/23
QTY:2
RR
5/27/2018
MK
JS
MK
ALUMINUM
N/A
SOUTH COAST LIGHTING & DESIGN
232 AVENIDA FABRICANTE, STE. 109
SAN CLEMENTE, CA 92672
PH 949 276 8850 FX 949 276 8855
SALES@SOUTHCOASTLIGHTING.COM
BCHUN4851
A
R-062718-2P
BASES
1 of 1



ALABAMA LICENSED No. 39829-E PROFESSIONAL ENGINEER WESLEY A. LOCKE

3/1/23

NOTES:

1. ANCHOR BOLT PER ASTM F1554 GRADE 55 S1 &/OR AASHTO M314-90 GRADE 55. YIELD STRENGTH = 55,000 PSI MIN YIELD TENSILE STRENGTH = 75,000-95,000 PSI
2. FULLY HOT DIP GALVANIZE PER ASTM A153.
3. THREAD TO BE CLASS 2A PER AMERICAN STD. B 1.1 .030 OVER SIZE AFTER GALVANIZING
4. ALL BOLTS ROLLED THREAD
5. GALVANIZED HEAVY HEX NUTS (A563GV) PER ASTM A563 GR DH (.030 OVER SIZE) OR (A194 2H EQUIVALENT)
6. NO WELDING IS ALLOWED ON ANCHOR BOLTS
7. GALVANIZED FLAT WASHERS PER ASTM F436.
8. GALVANIZED LOCKWASHERS
9. THE END OF ANCHOR BOLT TO PROJECT FROM THE CONCRETE PAINTED PER COLOR CODE

PART NO BOLT ONLY)	PART NO BOLT W/3 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/3 NUTS & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 1 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS & & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS	PART NO BOLT W/1 NUT	"A"	CL	"B" THD SIZE	"C" OFF KNK THD LG	"L"	"D"	"R"	COLOR CODE	QTY BOLTS	QTY NUTS	QTY LOCK WASHERS	QTY FLAT WASHERS
460A579-1	460A579-1THV	460A579-1TNFV	460A579-1DNV	460A579-1DNLV	460A579-1DNFV	460A579-1DN	460A579-1M	.91	42°	1-8	6"	36"	4"	2 1/2	YELLOW				
460A579-2	460A579-2THV	460A579-2TNFV	460A579-2DNV	460A579-2DNLV	460A579-2DNFV	460A579-2DN	460A579-2M	1.148	48°	1 1/4-7	8"	42"	6"	2 1/2	YELLOW				
460A579-3	460A579-3THV	460A579-3TNFV	460A579-3DNV	460A579-3DNLV	460A579-3DNFV	460A579-3DN	460A579-3M	1.381	60°	1 1/2-6	10"	54"	6"	3 3/8	YELLOW				
460A579-4	460A579-4THV	460A579-4TNFV	460A579-4DNV	460A579-4DNLV	460A579-4DNFV	460A579-4DN	460A579-4M	1.613	90°	1 3/4-5	10"	84"	6"	3 1/2	YELLOW				
460A579-5	460A579-5THV	460A579-5TNFV	460A579-5DNV	460A579-5DNLV	460A579-5DNFV	460A579-5DN	460A579-5M	1.845	90°	2-4 1/2	10"	84"	6"	4"	YELLOW	41	82	41	82
460A579-6	460A579-6THV	460A579-6TNFV	460A579-6DNV	460A579-6DNLV	460A579-6DNFV	460A579-6DN	460A579-6M	2.148	96°	2 1/4-4 1/2	12"	89"	7"	4 1/2	YELLOW				
460A579-7	460A579-7THV	460A579-7TNFV	460A579-7DNV	460A579-7DNLV	460A579-7DNFV	460A579-7DN	460A579-7M	1.845	96°	2-4 1/2	10"	90"	6"	4"	YELLOW				
460A579-8	460A579-8THV	460A579-8TNFV	460A579-8DNV	460A579-8DNLV	460A579-8DNFV	460A579-8DN	460A579-8M	1.148	48°	1 1/4-7	6"	36"	4"	2 1/2	YELLOW				
460A579-9	460A579-9THV	460A579-9TNFV	460A579-9DNV	460A579-9DNLV	460A579-9DNFV	460A579-9DN	460A579-9M	1.148	51°	1 1/4-7	6"	42"	6"	2 1/2	YELLOW				
460A579-10	460A579-10THV	460A579-10TNFV	460A579-10DNV	460A579-10DNLV	460A579-10DNFV	460A579-10DN	460A579-10M	1.381	66°	1 1/2-6	10"	60"	6"	3 3/8	YELLOW				
460A579-11	460A579-11THV	460A579-11TNFV	460A579-11DNV	460A579-11DNLV	460A579-11DNFV	460A579-11DN	460A579-11M	1.148	48°	1 1/4-7	10"	42"	6"	2 1/2	YELLOW				
460A579-12	460A579-12THV	460A579-12TNFV	460A579-12DNV	460A579-12DNLV	460A579-12DNFV	460A579-12DN	460A579-12M	1.381	60°	1 1/2-6	10"	54"	6"	3 3/8	YELLOW				
460A579-13	460A579-13THV	460A579-13TNFV	460A579-13DNV	460A579-13DNLV	460A579-13DNFV	460A579-13DN	460A579-13M	.91	42°	1-8	6"	38"	4"	2 1/2	YELLOW				
460A579-14	460A579-14THV	460A579-14TNFV	460A579-14DNV	460A579-14DNLV	460A579-14DNFV	460A579-14DN	460A579-14M	1.845	66°	2-4 1/2	10"	60"	6"	4"	YELLOW				
460A579-15	460A579-15THV	460A579-15TNFV	460A579-15DNV	460A579-15DNLV	460A579-15DNFV	460A579-15DN	460A579-15M	1.148	54°	1 1/4-7	9"	48"	6"	2 1/2	YELLOW				
460A579-16	460A579-16THV	460A579-16TNFV	460A579-16DNV	460A579-16DNLV	460A579-16DNFV	460A579-16DN	460A579-16M	.91	96°	1-8	6"	90"	4"	2 1/2	YELLOW				
460A579-17	460A579-17THV	460A579-17TNFV	460A579-17DNV	460A579-17DNLV	460A579-17DNFV	460A579-17DN	460A579-17M	1.381	90°	1 1/2-6	10"	84"	6"	3 3/8	YELLOW				
460A579-18	460A579-18THV	460A579-18TNFV	460A579-18DNV	460A579-18DNLV	460A579-18DNFV	460A579-18DN	460A579-18M	.91	46°	1-8	6"	42"	4"	2 1/2	YELLOW				
460A579-19	460A579-19THV	460A579-19TNFV	460A579-19DNV	460A579-19DNLV	460A579-19DNFV	460A579-19DN	460A579-19M	1.381	80°	1 1/2-6	10"	72"	6"	3 3/8	YELLOW				
460A579-20	460A579-20THV	460A579-20TNFV	460A579-20DNV	460A579-20DNLV	460A579-20DNFV	460A579-20DN	460A579-20M	1.148	90°	1 1/4-7	10"	84"	6"	2 1/2	YELLOW				
460A579-21	460A579-21THV	460A579-21TNFV	460A579-21DNV	460A579-21DNLV	460A579-21DNFV	460A579-21DN	460A579-21M	1.613	80°	1 3/4-5	10"	72"	6"	3 1/2	YELLOW				
460A579-22	460A579-22THV	460A579-22TNFV	460A579-22DNV	460A579-22DNLV	460A579-22DNFV	460A579-22DN	460A579-22M	1.148	96°	1 1/4-7	12"	90"	6"	2 1/2	YELLOW				
460A579-23	460A579-23THV	460A579-23TNFV	460A579-23DNV	460A579-23DNLV	460A579-23DNFV	460A579-23DN	460A579-23M	1.381	96°	1 1/2-6	12"	90"	6"	3 3/8	YELLOW				
460A579-24	460A579-24THV	460A579-24TNFV	460A579-24DNV	460A579-24DNLV	460A579-24DNFV	460A579-24DN	460A579-24M	1.613	96°	1 3/4-5	12"	90"	6"	3 1/2	YELLOW				

REV 12/12/22 ADDED -34 & -35 TO CHART (KS)
REV 01/31/19 CHANGED ALL A.S. TO FULLY GALVANIZED TK
REV 2-26-18 ADDED SHEET -29 TO CHART - JD
REV 1-9-17 ADDED SHEET 2 AND -25 AND -26 TO CHART
REV 12-16-16 ADDED -22,-23 AND -24 TO CHART
REV 12-8-16 ADDED 460A579-21
REV 9-29-15 -18 "L" WAS 34"
REV 4-30-15 ADDED 460A579-13
REV 9-6-13 -9 CL WAS 42°
REV 11-20-11 CHANGE "C" DN -1 FROM 8" TO 6", "C" DN -3,-4 & -5 FROM 12" TO 10" AND "L" DN -6 FROM 99° TO 89° AND "D" FROM 6" TO 7"

DWN: JAMIE D.
DATE: 08-16-11
CHK: FLOYD F.
SCALE: NTS

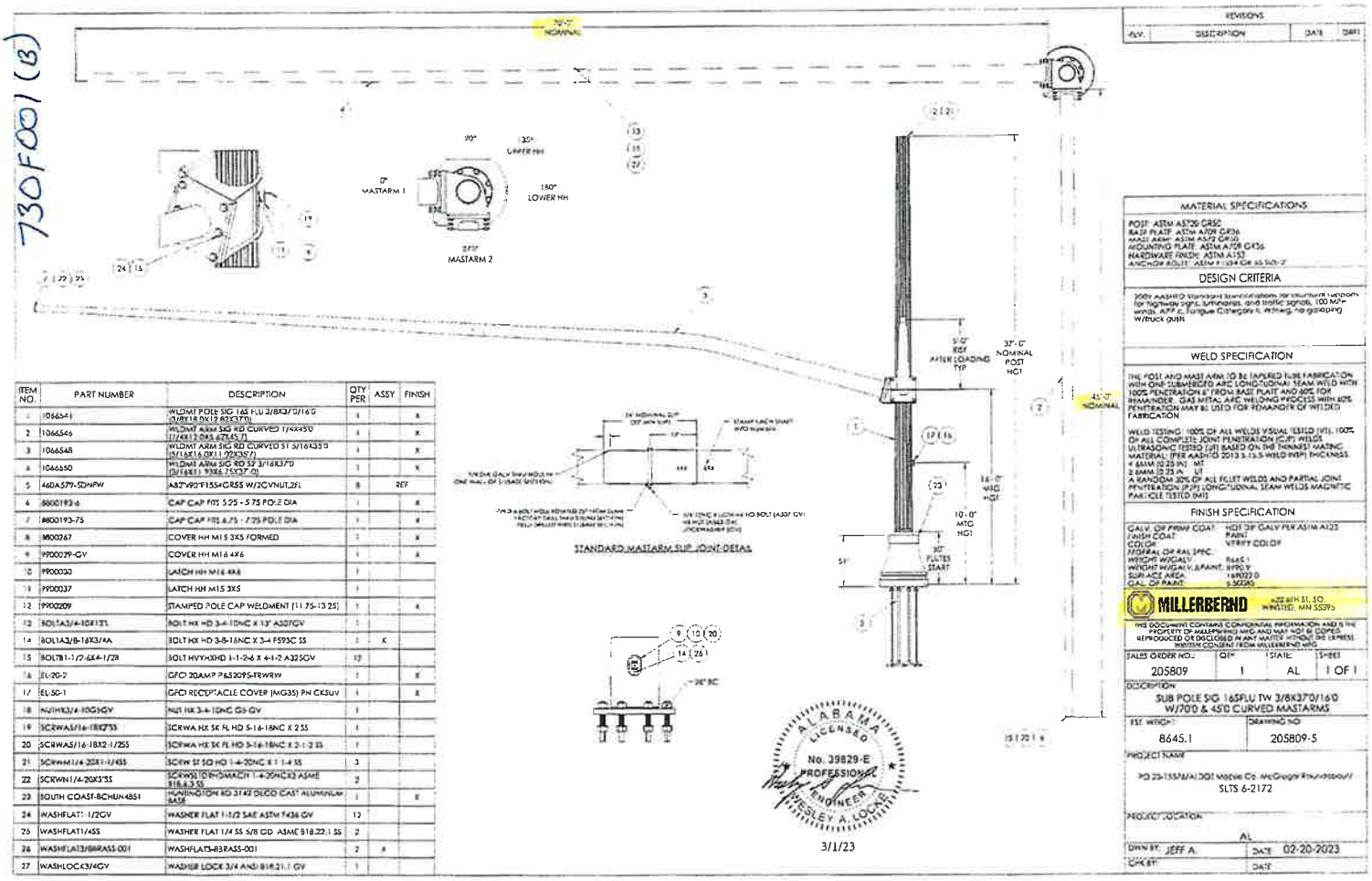
ANCHOR BOLTS

F1554 GRADE 55 FULLY GALV

Millerbernd MANUFACTURING CO. WINSTED, MN

SHEET 1 OF 2
460A579

730F001 (B)



3/1/23

ITEM NO.	PART NUMBER	DESCRIPTION	QTY PER	ASSY	FINISH
1	1066541	WLDMT POLE SIG 16S FLU 3/8X37'0/16'0 (5/8X18 0X12 8)X37'0)	1		X
2	1066546	WLDMT ARM SIG RD CURVED 11'4X45'0 (11'4X13 0X5 6)7'45'7)	1		X
3	1066548	WLDMT ARM SIG RD CURVED 51 3/16X53'0 (5'16X16 0X11 9)X53'7)	1		X
4	1066550	WLDMT ARM SIG RD 52 3/16X37'0 (5'16X11 9)X6 7)X37'0)	1		X
5	460A579-SDnPW	A82"x90°F155#GRSS W/2GVNUT,2FL	8	REF	
6	8800193-6	CAP CAP FITS 5.25 - 5.75 POLE DIA	1		X
7	8800193-75	CAP CAP FITS 6.75 - 7.25 POLE DIA	1		X
8	8800267	COVER HH M15 3X5 FORMED	1		X
9	9900029-GV	COVER HH M16 4X6	1		X
10	9900030	LATCH HH M16 4X6	1		
11	9900037	LATCH HH M15 3X5	1		
12	9900209	STAMPED POLE CAP WELDMENT [11.75-13.25]	1		X
13	BOLTA3/4-10X13"L	BOLT HX HD 3-4-10NC X 13" A307GV	1		
14	BOLT A3/8-16X3/4A	BOLT HX HD 3-8-16NC X 3-4 F593C SS	1	X	
15	BOLTB1-1/2-6X4-1/2R	BOLT HVYHXHD 1-1-2-6 X 4-1-2 A325GV	12		
16	EL-20-2	GFCI 20AMP P&S20PS-TRWRW	1		X
17	EL-SC-1	GFCI RECEPTACLE COVER (MG35) PN CKSUV	1		X
18	NUTHX3/4-10GSGV	NUT HX 3-4-10NC GS GV	1		
19	SCRWAS/16-18X2-1/2SS	SCRWA HX SK SL HD 5-16-18NC X 2 SS	1		
20	SCRWAS/16-18X2-1/2SS	SCRWA HX SK FL HD 5-16-18NC X 2-1-2 SS	1		
21	SCRWM1/4-20X1-1/4SS	SCRW ST SD HD 1-4-20NC X 1 1-4 SS	3		
22	SCRWN1/4-20X3"SS	SCRWSLDRHOMACH 1-4-20NCX3 ASME 818.6.3 SS	2		
23	SOUTH COAST-BCHUN4851	HUNTINGTON RD 3142 DLCD CAST ALUMINUM BASE	1		X
24	WASHFLAT1-1/2GV	WASHER FLAT 1-1/2 SAE ASTM F436 GV	12		
25	WASHFLAT1/4SS	WASHER FLAT 1/4 SS 5/8 OD ASME B18.22.1 SS	2		
26	WASHFLAT3/8BRASS-001	WASHFLAT3-8BRASS-001	2	X	
27	WASHLOCK3/4GV	WASHER LOCK 3/4 ANSI B18.21.1 GV	1		

REVISIONS			
ALV.	DESCRIPTION	DATE	DWN

MATERIAL SPECIFICATIONS

POST: ASTM A572 GR50
BASE PLATE: ASTM A709 GR36
MAST ARM: ASTM A572 GR50
MOUNTING PLATE: ASTM A709 GR36
HARDWARE FINISH: ASTM A153
ANCHOR BOLTS: ASTM F1554 GR 55 SCH 2

DESIGN CRITERIA

2001 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 100 MPH wind, ATF C, Fatigue Category II, Infinite, no galloping w/truck gusts

WELD SPECIFICATION

THE POST AND MAST ARM TO BE (APPLIED TUBE) FABRICATION WITH ONE SUBMERGED ARC LONGITUDINAL SEAM WELD WITH 100% PENETRATION (CJP) FROM BASE PLATE AND 80% FOR REMAINDER. GAS METAL ARC WELDING PROCESS WITH 80% PENETRATION MAY BE USED FOR REMAINDER OF WELDED FABRICATION.

WELD TESTING: 100% OF ALL WELDS VISUAL TESTED (VT). 100% OF ALL COMPLETE JOINT PENETRATION (CJP) WELDS ULTRASONIC TESTED (UT) BASED ON THE THINNEST MATING MATERIAL (PER AASHTO 2013 3.13.5 WELD WSP) THICKNESS < 6MM (0.25 IN): MT
≥ 6MM (0.25 IN): UT
A RANDOM 20% OF ALL FILLET WELDS AND PARTIAL JOINT PENETRATION (PJP) LONGITUDINAL SEAM WELDS MAGNETIC PARTICLE TESTED (MT)

FINISH SPECIFICATION

GALV. OF PRIM COAT: HOT DIP GALV PER ASTM A123
FINISH COAT: PAINT
COLOR: VERIT COLOR
MORRAL OR RAL SPEC:
WEIGHT W/GALV: 866.1
WEIGHT W/GALV.&PAINT: 899.9
SURFACE AREA: 1692.0
GAL. OF PAINT: 5.5026

MILLERBEND — 22 6TH ST. SO. WINSTED, MN 55395

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SALES ORDER NO.:	QTY:	STATE:	SHEET
205809	1	AL	1 OF 1

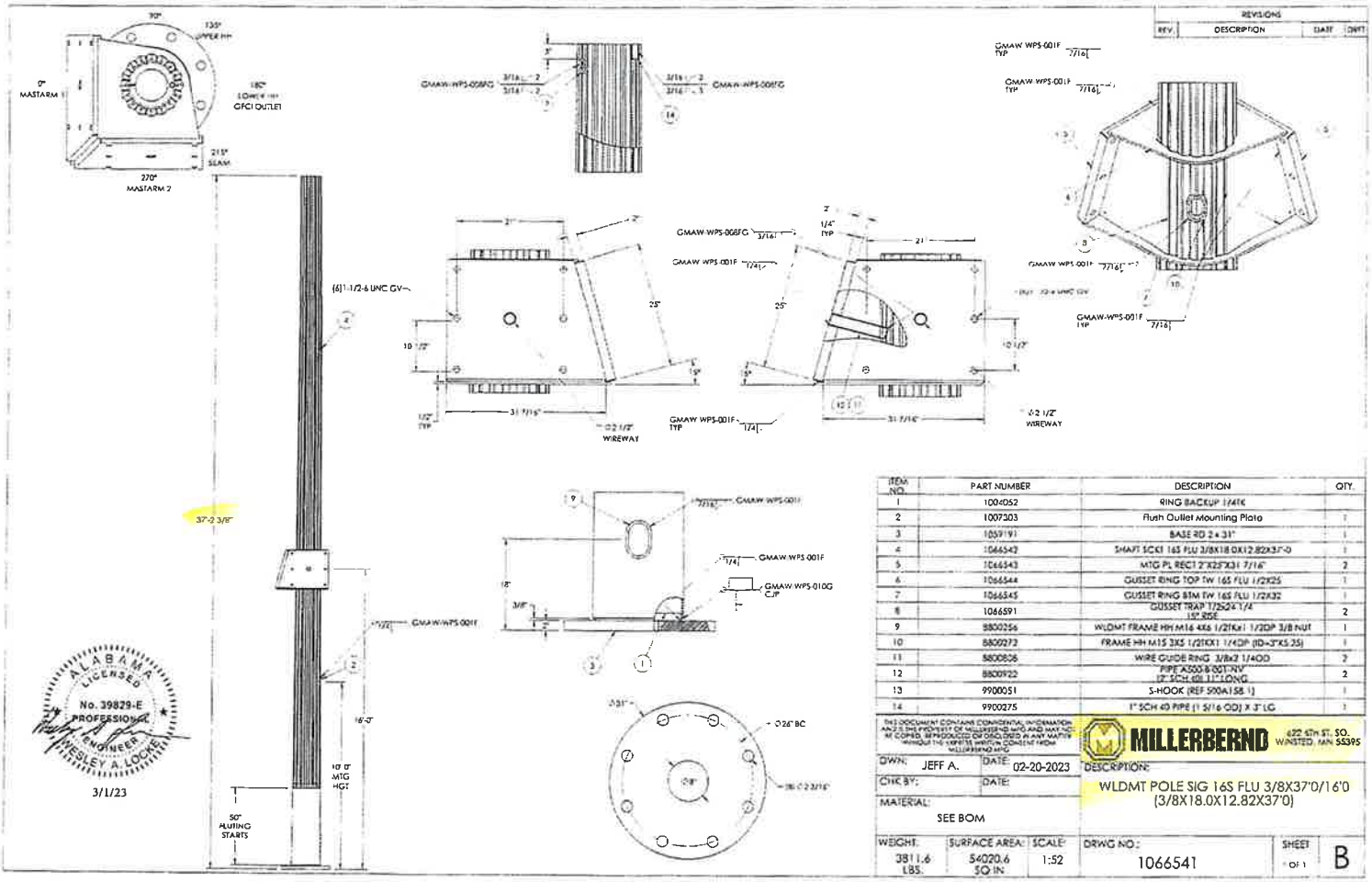
DESCRIPTION:
SUB POLE SIG 16SFLU TW 3/8X37'0/16'0
W/700 & 450 CURVED MASTARMS

EST. WEIGHT:	DRAWING NO:
8645.1	205809-5

PROJECT NAME:
PO 23-1557/AI 301 Mobile Co. McGregor Roundabout/
SLTS 6-2172

PROJECT LOCATION:
AL

DWN BY: JEFF A.	DATE: 02-20-2023
CHK BY:	DATE:



ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	1004052	RING BACKUP 1/4TK	
2	1007303	Flush Outlet Mounting Plate	1
3	1059191	BASE RD 2 x 31"	1
4	1066542	SHAFT SCKT 16S FLU 3/8X18.0X12.82X37'-0	1
5	1066543	MTG PL RECT 2"X25"X3/4 7/16"	2
6	1066544	GUSSET RING TOP TW 16S FLU 1/2X25	1
7	1066545	GUSSET RING BTM TW 16S FLU 1/2X32	1
8	1066591	GUSSET TRAP 12.25X4.1/4 15° RDS	2
9	9800256	WLDMT FRAME HH M16 4X6 1/2TKx1 1/2DP 3/8 NUT	1
10	9800272	FRAME HH M15 3X5 1/2TKX1 1/4DP (ID=3"X5.25)	1
11	9800806	WIRE GUIDE RING 3/8x2 1/4OD	2
12	9800922	PIPE A500 B 001 RW 12" SCH 40 11" LONG	2
13	9900051	S-HOOK (REF 500A158 1)	1
14	9900275	1" SCH 40 PIPE (1 5/16 OD) X 3" LG	1

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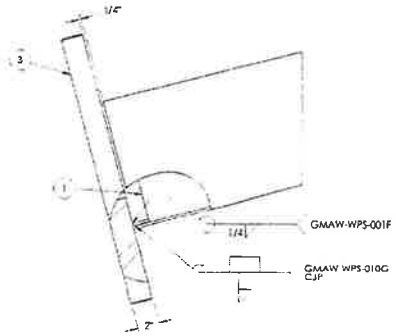
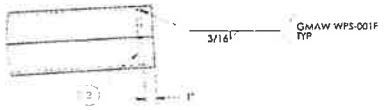
MILLERBERND 622 5TH ST. SO. WINSTED, MN 55395

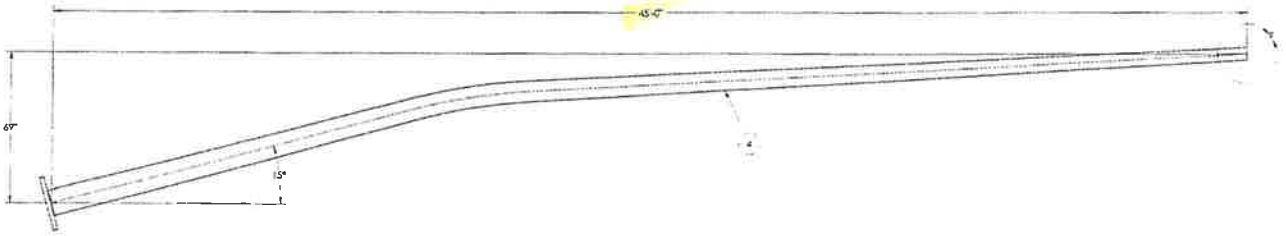
DWN: JEFF A.	DATE: 02-20-2023	DESCRIPTION: WLDMT POLE SIG 16S FLU 3/8X37'0/16'0 (3/8X18.0X12.82X37'0)	
CHK BY:	DATE:		
MATERIAL: SEE BOM			
WEIGHT: 3811.6 LBS.	SURFACE AREA: 54020.6 SQ IN	SCALE: 1:52	DRWG NO.: 1066541 SHEET 1 OF 1 B

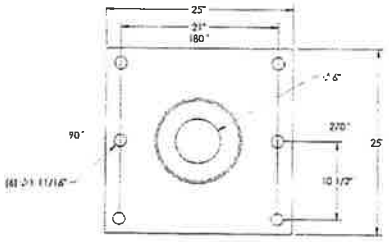
REVISIONS				
REV	CHNG #	DESCRIPTION	DATE	DRFT





DETAIL F
SCALE 1 : 8





0°
SEAM

ALABAMA LICENSED
No. 39829-E
PROFESSIONAL ENGINEER
WESLEY A. LOCKE

3/1/23

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	1003436	RING BACKUP RD 1/4"X 11 7/16"	1
2	1045886	BAR CABLE SUPPORT 3/8 X 5	1
3	1058316	MTG PL ARM SQ 8" X 25"	1
4	1066547	SHAFT CHMFR RD CURVED 1/4X12.0X5.62X45'7	1

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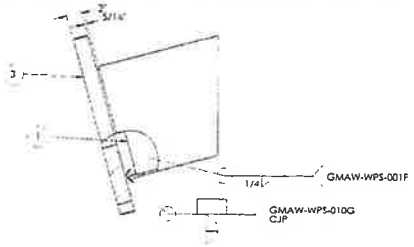
MILLERBEND 520 6TH ST. SO. WINSTED, MN 55395

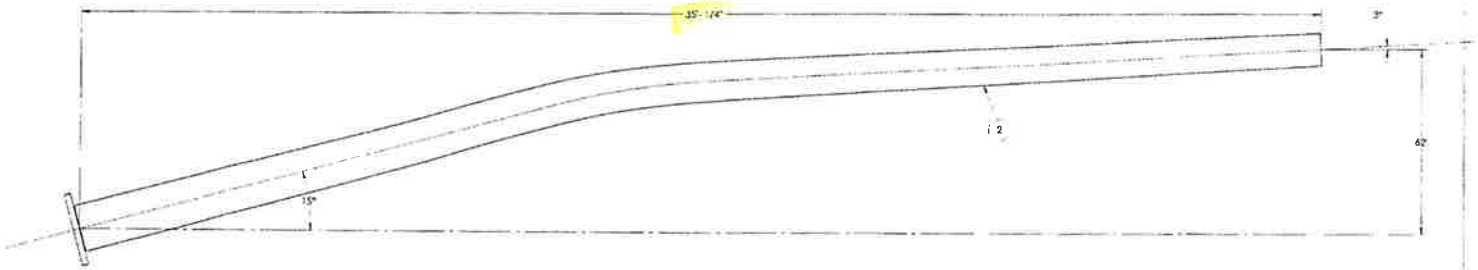
DWN: JEFF A.	DATE: 02-20-2023	DESCRIPTION: WLDMT ARM SIG RD CURVED 1/4X45'0 (1/4X12.0X5.62X45'7)
CHK BY:	DATE:	
MATERIAL: SEE BOM		
WEIGHT: 1376.7 LBS.	SURFACE AREA: 31015.7 SQ IN	SCALE: 1:96
DRWG NO.: 1066546	SHEET 1 OF 1	B

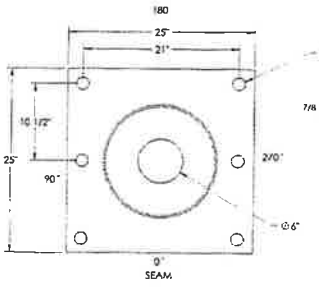


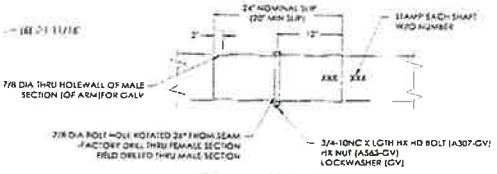
REVISIONS				
REV.	CHNG #	DESCRIPTION	DATE	DRFT

ALABAMA LICENSED No. 39829-E PROFESSIONAL ENGINEER WESLEY A. LOCKE

3/1/23







DETAIL: MASTARM SLIP JOINT

ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	1002292	RING BACKUP RD 1/4X15 5/16	1
2	1066549	SHAFT RD CHMFR S1 5/16X16.0X11.02X35-7"	1
3	1058316	MTG PL ARM SQ 2" X 25"	1

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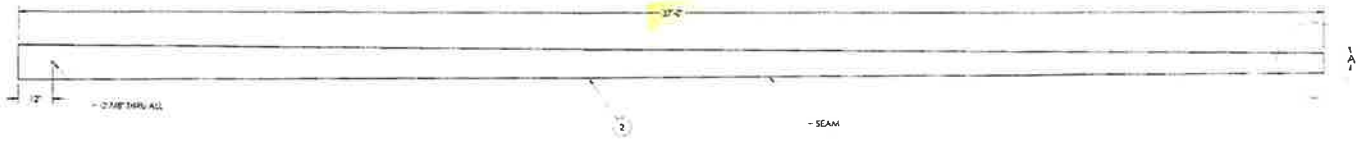
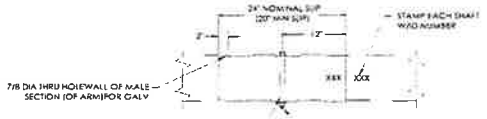
MILLERBERND 622 6TH ST. SO. WINSTED, MN 55395

DWN: JEFF A.	DATE: 02-20-2023	DESCRIPTION: WLDMT ARM SIG RD CURVED S1 5/16X35'0 (5/16X16.0X11.02X35'7)	
CHK BY:	DATE:		
MATERIAL: SEE BOM			
WEIGHT: 1907.6 LBS.	SURFACE AREA: 37080.0 SQ IN	SCALE: 1:96	DRWG NO.: 1066548 SHEET 1 OF 1 B

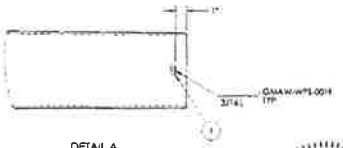
REVISIONS			
REV.	DESCRIPTION	DATE	DWN

APPROVED





DETAIL - MASTARM SLIP JOINT



DETAIL A
SCALE 1 : 8

ALABAMA LICENSED No. 39829-E PROFESSIONAL ENGINEER WESLEY A. LOCKE

3/1/23

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	1047437	BAR CABLE SUPPORT 3/8 X 6.25	1
2	1066592	SHAFT RD S2 3/16X11.93X6.75X37'-0	1

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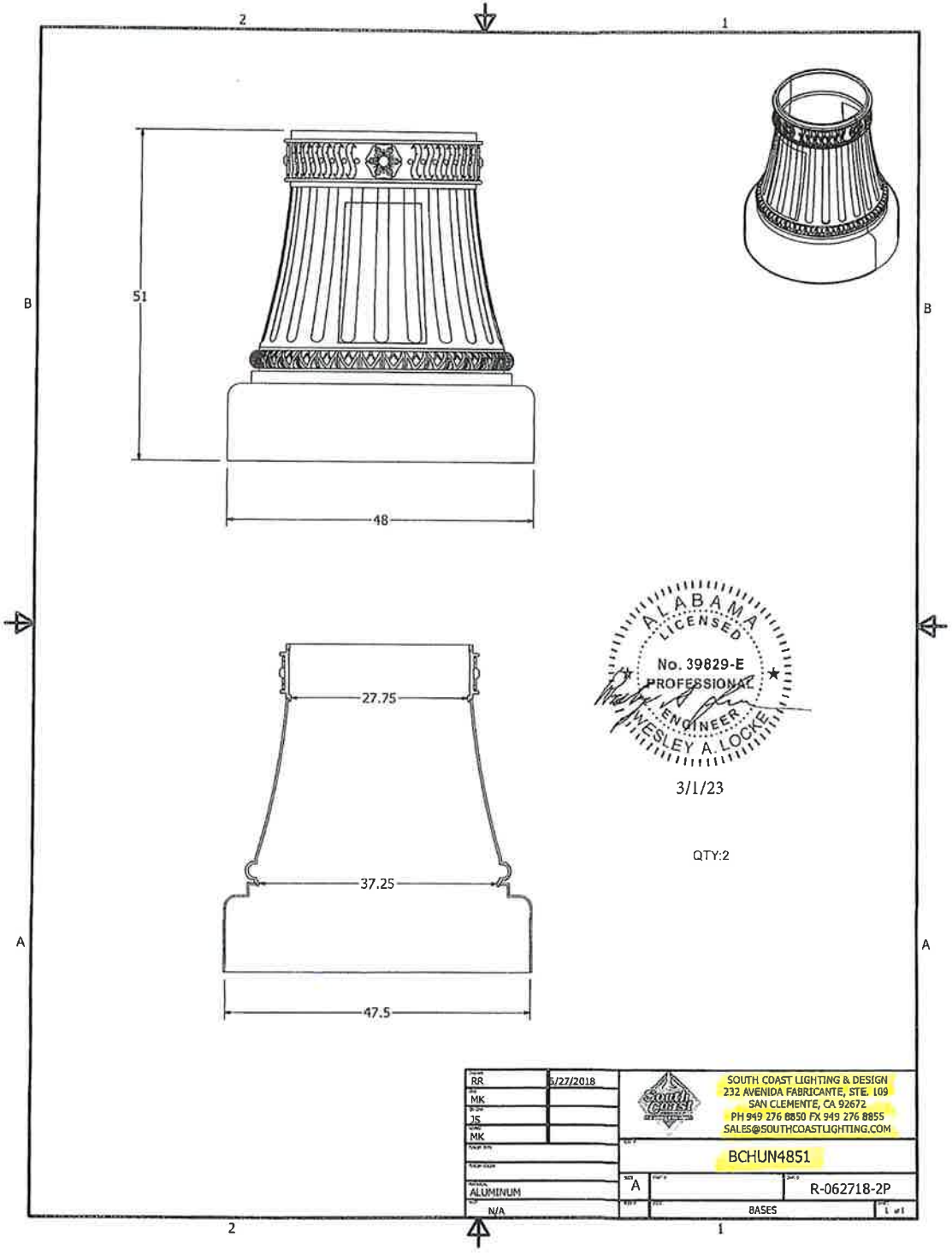
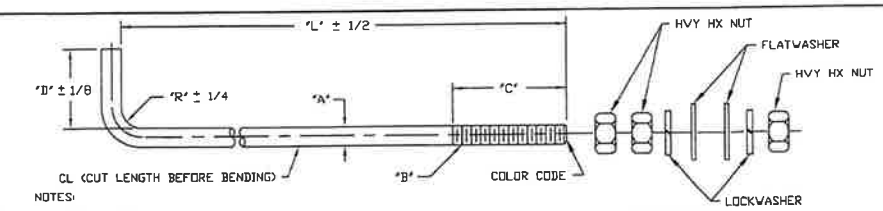
MILLERBERND 622 6TH ST. SO. WINSTED, MN 55395

DWN: JEFF A.	DATE: 02-20-2023	DESCRIPTION: WLDMT ARM SIG RD S2 3/16X37'0 (3/16X11.93X6.75X37'-0)	
CHK BY:	DATE:		
MATERIAL: SEE BOM			
WEIGHT: LBS.	SURFACE AREA: 25667.64 SQ IN	SCALE: 1:30	DRWG NO.: 1066550 SHEET OF 1 B


2
1
B
A
51
48
27.75
37.25
47.5
ALABAMA LICENSED
No. 39829-E
PROFESSIONAL
ENGINEER
WESLEY A. LOCKE
3/1/23
QTY:2
RR
MK
JS
MK
6/27/2018
ALUMINUM
N/A
SOUTH COAST LIGHTING & DESIGN
232 AVENIDA FABRICANTE, STE. 109
SAN CLEMENTE, CA 92672
PH 949 276 8850 FX 949 276 8855
SALES@SOUTHCOASTLIGHTING.COM
BCHUN4851
A
R-062718-2P
BASES



ALABAMA LICENSED No. 39829-E PROFESSIONAL ENGINEER WESLEY A. LOCKE

3/1/23

NOTES:

1. ANCHOR BOLT PER ASTM F1554 GRADE 55 S1 &/OR AASHTO M314-90 GRADE 55. YIELD STRENGTH = 55,000 PSI MIN YIELD TENSILE STRENGTH = 75,000-95,000 PSI
2. FULLY HOT DIP GALVANIZE PER ASTH A153.
3. THREAD TO BE CLASS 2A PER AMERICAN STD. B 1.1 .030 OVER SIZE AFTER GALVANIZING
4. ALL BOLTS ROLLED THREAD
5. GALVANIZED HEAVY HEX NUTS (A563GV) PER ASTH A563 GR DH (.030 OVER SIZE) OR (A194 2H EQUIVALENT)
6. NO WELDING IS ALLOWED ON ANCHOR BOLTS
7. GALVANIZED FLAT WASHERS PER ASTH F436
8. GALVANIZED LOCKWASHERS
9. THE END OF ANCHOR BOLT TO PROJECT FROM THE CONCRETE PAINTED PER COLOR CODE

PART NO BOLT (ONLY)	PART NO BOLT W/3 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/3 NUTS & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 1 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS, 2 LOCK & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS & & 2 FLAT WASHERS	PART NO BOLT W/2 NUTS	PART NO BOLT W/1 NUT	"A"	CL	"B" THD SIZE	"C" OFF MIN THD LG	"L"	"D"	"R"	COLOR CODE	QTY BOLTS	QTY NUTS	QTY LOCK WASHERS	QTY FLAT WASHERS
460A579-1	460A579-1TNV	460A579-1TNFV	460A579-1DNV	460A579-1DNLV	460A579-1DNFV	460A579-1DN	460A579-1N	.91	42"	1-8	6"	36"	4"	2 1/2	YELLOW				
460A579-2	460A579-2TNV	460A579-2TNFV	460A579-2DNV	460A579-2DNLV	460A579-2DNFV	460A579-2DN	460A579-2N	1.148	48"	1 1/4-7	8"	42"	6"	2 1/2	YELLOW				
460A579-3	460A579-3TNV	460A579-3TNFV	460A579-3DNV	460A579-3DNLV	460A579-3DNFV	460A579-3DN	460A579-3N	1.381	66"	1 1/2-6	10"	54"	6"	3 3/8	YELLOW				
460A579-4	460A579-4TNV	460A579-4TNFV	460A579-4DNV	460A579-4DNLV	460A579-4DNFV	460A579-4DN	460A579-4N	1.613	90"	1 3/4-5	10"	84"	6"	3 1/2	YELLOW				
460A579-5	460A579-5TNV	460A579-5TNFV	460A579-5DNV	460A579-5DNLV	460A579-5DNFV	460A579-5DN	460A579-5N	1.845	90"	2-4 1/2	10"	84"	6"	4"	YELLOW	41	82	41	82
460A579-6	460A579-6TNV	460A579-6TNFV	460A579-6DNV	460A579-6DNLV	460A579-6DNFV	460A579-6DN	460A579-6N	2.148	96"	2 1/4-4 1/2	12"	89"	7"	4 1/2	YELLOW				
460A579-7	460A579-7TNV	460A579-7TNFV	460A579-7DNV	460A579-7DNLV	460A579-7DNFV	460A579-7DN	460A579-7N	1.845	96"	2-4 1/2	10"	90"	6"	4"	YELLOW				
460A579-8	460A579-8TNV	460A579-8TNFV	460A579-8DNV	460A579-8DNLV	460A579-8DNFV	460A579-8DN	460A579-8N	1.148	48"	1 1/4-7	6"	36"	4"	2 1/2	YELLOW				
460A579-9	460A579-9TNV	460A579-9TNFV	460A579-9DNV	460A579-9DNLV	460A579-9DNFV	460A579-9DN	460A579-9N	1.148	51"	1 1/4-7	6"	42"	6"	2 1/2	YELLOW				
460A579-10	460A579-10TNV	460A579-10TNFV	460A579-10DNV	460A579-10DNLV	460A579-10DNFV	460A579-10DN	460A579-10N	1.381	66"	1 1/2-6	10"	60"	6"	3 3/8	YELLOW				
460A579-11	460A579-11TNV	460A579-11TNFV	460A579-11DNV	460A579-11DNLV	460A579-11DNFV	460A579-11DN	460A579-11N	1.148	48"	1 1/4-7	10"	42"	6"	2 1/2	YELLOW				
460A579-12	460A579-12TNV	460A579-12TNFV	460A579-12DNV	460A579-12DNLV	460A579-12DNFV	460A579-12DN	460A579-12N	1.381	66"	1 1/2-6	10"	54"	6"	3 3/8	YELLOW				
460A579-13	460A579-13TNV	460A579-13TNFV	460A579-13DNV	460A579-13DNLV	460A579-13DNFV	460A579-13DN	460A579-13N	.91	42"	1-8	6"	38"	4"	2 1/2	YELLOW				
460A579-14	460A579-14TNV	460A579-14TNFV	460A579-14DNV	460A579-14DNLV	460A579-14DNFV	460A579-14DN	460A579-14N	1.845	66"	2-4 1/2	10"	60"	6"	4"	YELLOW				
460A579-15	460A579-15TNV	460A579-15TNFV	460A579-15DNV	460A579-15DNLV	460A579-15DNFV	460A579-15DN	460A579-15N	1.148	54"	1 1/4-7	7"	48"	6"	2 1/2	YELLOW				
460A579-16	460A579-16TNV	460A579-16TNFV	460A579-16DNV	460A579-16DNLV	460A579-16DNFV	460A579-16DN	460A579-16N	.91	96"	1-8	6"	90"	4"	2 1/2	YELLOW				
460A579-17	460A579-17TNV	460A579-17TNFV	460A579-17DNV	460A579-17DNLV	460A579-17DNFV	460A579-17DN	460A579-17N	1.381	90"	1 1/2-6	10"	84"	6"	3 3/8	YELLOW				
460A579-18	460A579-18TNV	460A579-18TNFV	460A579-18DNV	460A579-18DNLV	460A579-18DNFV	460A579-18DN	460A579-18N	.91	46"	1-8	6"	42"	4"	2 1/2	YELLOW				
460A579-19	460A579-19TNV	460A579-19TNFV	460A579-19DNV	460A579-19DNLV	460A579-19DNFV	460A579-19DN	460A579-19N	1.381	80"	1 1/2-6	10"	72"	6"	3 3/8	YELLOW				
460A579-20	460A579-20TNV	460A579-20TNFV	460A579-20DNV	460A579-20DNLV	460A579-20DNFV	460A579-20DN	460A579-20N	1.148	90"	1 1/4-7	10"	84"	6"	2 1/2	YELLOW				
460A579-21	460A579-21TNV	460A579-21TNFV	460A579-21DNV	460A579-21DNLV	460A579-21DNFV	460A579-21DN	460A579-21N	1.613	80"	1 3/4-5	10"	72"	6"	3 1/2	YELLOW				
460A579-22	460A579-22TNV	460A579-22TNFV	460A579-22DNV	460A579-22DNLV	460A579-22DNFV	460A579-22DN	460A579-22N	1.148	96"	1 1/4-7	12"	90"	6"	2 1/2	YELLOW				
460A579-23	460A579-23TNV	460A579-23TNFV	460A579-23DNV	460A579-23DNLV	460A579-23DNFV	460A579-23DN	460A579-23N	1.381	96"	1 1/2-6	12"	90"	6"	3 3/8	YELLOW				
460A579-24	460A579-24TNV	460A579-24TNFV	460A579-24DNV	460A579-24DNLV	460A579-24DNFV	460A579-24DN	460A579-24N	1.613	96"	1 3/4-5	12"	90"	6"	3 1/2	YELLOW				

REV 12/12/22 ADDED -24 & -25 TO CHART CKD
REV 01/21/19 CHANGED ALL A.B. TO FULLY GALVANIZED TK
REV 2-16-18 ADDED SHEET -29 TO CHART - JD
REV 1-9-17 ADDED SHEET 2 AND -25 AND -26 TO CHART
REV 12-16-16 ADDED -22,-23 AND -24 TO CHART
REV 12-8-16 ADDED 460A579-21
REV 9-29-15 -16 "L" WAS 54"
REV 6-30-15 ADDED 460A579-13
REV 9-6-13 -9 CL WAS 40"
REV 11-28-11 CHANGE "C" DN -1 FROM 8" TO 6", "C" DN -2,-4 & -3 FROM 12" TO 10" AND "L" DN -4 FROM 90" TO 89" AND "D" FROM 6" TO 7"

DWN: JAMIE D.	ANCHOR BOLTS
DATE: 08-16-11	F1554 GRADE 55 FULLY GALV
CHK: FLOYD F.	Millerbernd MANUFACTURING CO. WINSTED, MN
SCALE: NTS	SHEET 1 OF 2 460A579

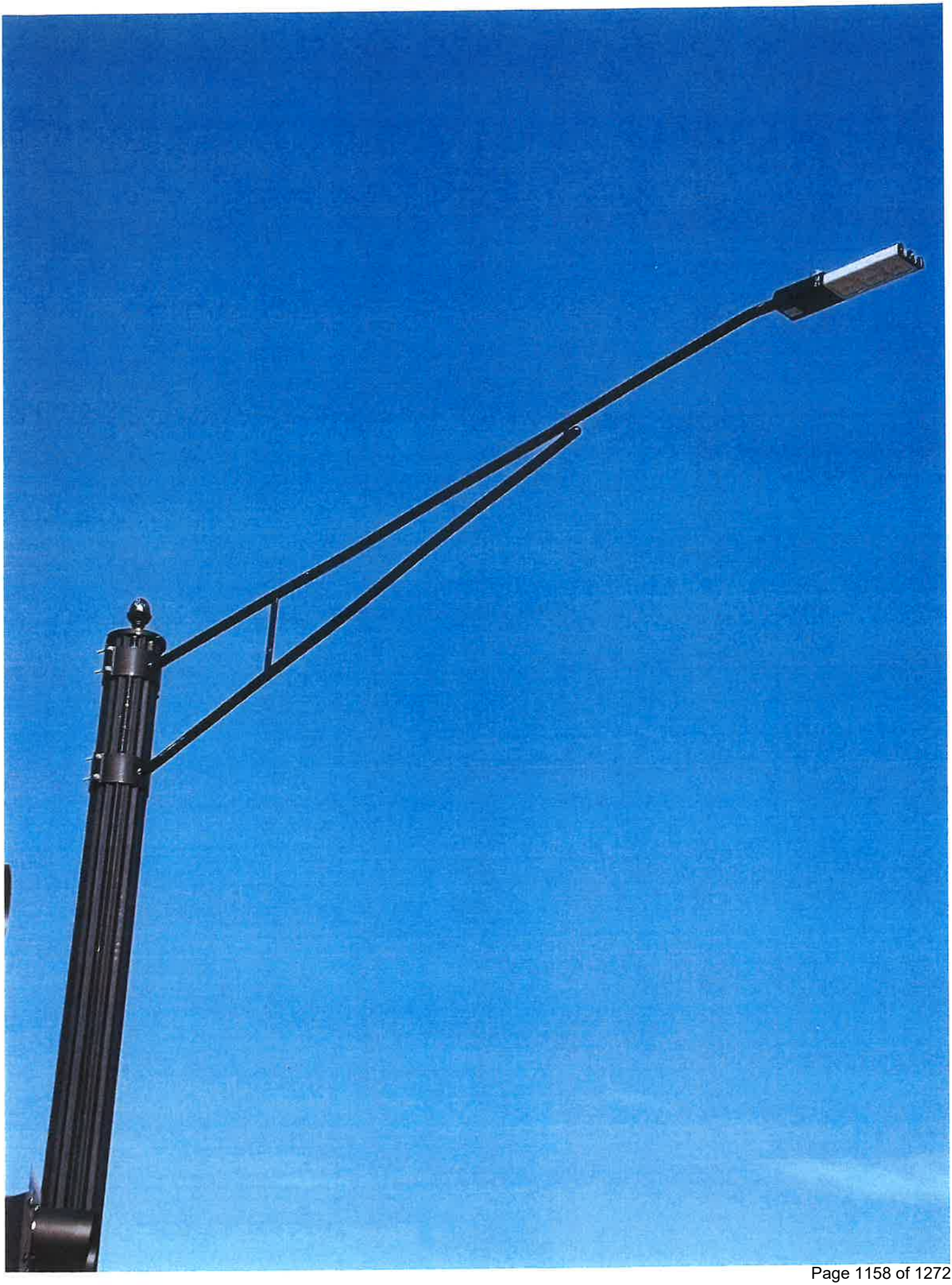

YIELD
25








YIELD
McGregor AVE
25







MOBILE
ALABAMA

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 emailed 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.

Please read the Terms and Conditions.

All bids are F.O.B. destination unless otherwise stated.

Please sign your bid.

Package/Bid Delivery Address (Request First Delivery):
Purchasing Department
205 Government St., RM S408
Mobile, AL 36644

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:
To approve issuance of purchase order to Traffic and Parking Control Co LLC Inc for six StatTrak traffic data collectors for Traffic Engineering.

Amount of Contract:
$18,778.86

Funding Source
General fund.

ATTACHMENTS:
1. 20260903 Traffic Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 8 September 2026 (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 Traffic and Parking Control Co, LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Traffic and Parking Control Co LLC Inc for six StatTrak traffic data collectors for Traffic Engineering.
General fund.

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $18,778.86

FUNDING SOURCE:

Budget Item: See Requisition 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, Sourcewell cooperative purchasing agreement, not on state contrac

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:

R E S O L U T I O N

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
12392	2026	(2060) TRAFFIC ENGINEERING	SIX STATTRAK TRAFFIC DATA COLLECTORS FOR TRAFFIC ENGINEERING (PRICE BELOW BID REQUIREMENT; SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	$18,778.86	(300453) TRAFFIC AND PARKING CONTROL CO., LLC

Adopted:

_____
City Clerk

Bill To	Requisition 00012392-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.3005.2060.3005.0000.0000.44020.
MOBILE, AL 36601	Review:
vendorinvoices@cityofmobile.org	Buyer: 910518227
	Status: Approved Page 1

Vendor
TRAFFIC AND PARKING CONTROL CO., LLC
PO BOX 736881

CHICAGO, IL 60673

Tel#8002360112
Fax 262 814 7000

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET

MOBILE, AL 36604
JOANNA.ARNETT@CITYOFMOBILE.GOV

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET

MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/31/26	300453				TRAFFIC ENGINEERING

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes			
	AS PER YOUR Q-26014430 AND THE SOURCEWELL CONTRACT #090122-ATS EXPIRES 11-07-2026			
001	STATTRAK DATA COLLECTOR, TRAFFIC STATS ON UP TO 4 LANES APPROACH OR RECEDING TRAFFIC P/N 4000877	6.00 EACH	3104.81000	18628.86
	1 1000.40.20.3005.2060.3005.0000.0000.44020.			18628.86
	Ship To TRAFFIC ENGINEERING 852 GAYLE STREET MOBILE, AL 36604			
	Deliver To TRAFFIC ENGINEERING 852 GAYLE STREET MOBILE, AL 36604			
002	FREIGHT	1.00 EACH	150.00000	150.00
	Vendor Item Inventory Item/Loc 14009			
	1 1000.40.20.3005.2060.3005.0000.0000.44020.			150.00

Bill To	Requisition 00012392-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No: 1000.40.20.3005.2060.3005.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
TRAFFIC AND PARKING CONTROL CO., LLC	TRAFFIC ENGINEERING
PO BOX 736881	852 GAYLE STREET
	MOBILE, AL 36604
CHICAGO, IL 60673	JOANNA.ARNETT@CITYOFMOBILE.GOV
Tel#8002360112 Fax 262 814 7000	
	Deliver To
	TRAFFIC ENGINEERING
	852 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/31/26	300453				TRAFFIC ENGINEERING

LN	Description / Account	Qty	Unit Price	Net Price

Ship To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Requisition Link

Requisition Total 18778.86

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.40.20.3005.2060.3005.0000.0000.44020.	18778.86	199759.09
TRAFFIC ENGINEERING EXP OPERATING SUPPLIES		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Rejected	06/29/26	SANDRA LEWIS	vendor in system does not matc
Rejected	07/23/26	SANDRA LEWIS	vendor in system does not matc
Rejected	07/23/26	SANDRA LEWIS	awaiting vendor to match contr
Approved	09/02/26	DONALD ROSE	Auto approved by: 910518227
Approved	09/02/26	SANDRA LEWIS	
Approved	09/02/26	STEVEN KRONINGER	Auto approved by: 910518227
Approved	09/02/26	MARYLYN BUSCHELL	Auto approved by: 910518227
Approved	09/02/26	JAMES NEESE	Auto approved by: 910518227
Approved	09/02/26	REBECCA CRUMPLER	Auto approved by: 910518227

Bill To	Requisition 00012392-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	1000.40.20.3005.2060.3005.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 3

Vendor	Ship To
TRAFFIC AND PARKING CONTROL CO., LLC	TRAFFIC ENGINEERING
PO BOX 736881	852 GAYLE STREET
	MOBILE, AL 36604
CHICAGO, IL 60673	JOANNA.ARNETT@CITYOFMOBILE.GOV
Tel#8002360112	
Fax 262 814 7000	
	Deliver To
	TRAFFIC ENGINEERING
	852 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/31/26	300453				TRAFFIC ENGINEERING

LN	Description / Account			Qty	Unit Price	Net Price
	Approved	09/02/26	ANNE FOLEY		Auto approved by: 910518227	
	Approved	09/02/26	JOHN PAINE		Auto approved by: 910518227	

Authorized By: _____ Date: _____
Signature

All Traffic Solutions

Law enforcement equipment

#090122-ATS
Maturity Date: 11/7/2026
Website: alltrafficsolutions.com/sourcewell

Sourcewell Awarded Contract

Products & Services | Documents | Contact Information

Products & Services

Sourcewell contract 090122-ATS gives access to the following types of goods and services:

- Radar speed signs
- Variable message signs
- Radar message signs
- Speed and message trailers
- Vehicle counter classifier
- Remote management software
- ALPR compatible trailers

Locate your local dealer or representative
(nongovernment site)

Need help getting a quote?

Our Sourcewell team can help you through the quoting process, answer contract questions, and clarify next steps.

Get help with a quote

Call 877-585-9706

Register for an account

Simply complete the online application, contact our dedicated team, or call 877-585-9706.

Search Suppliers & Contracts

General Contracts

IDIQ 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.

Sourcewell is a local unit of government under Minnesota state statute, and competitively solicits and awards contracts. Purchasing agencies are responsible for performing due diligence and ensuring compliance with applicable federal, state, and local laws, as well as specific funding requirements, in consultation with legal counsel.

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Solicitation Number: 090122

CONTRACT

This Contract is between Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and All Traffic Solutions, INC, 14201 Sullyfield Circle, Suite 300, Chantilly, VA 20151 (Supplier).

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to eligible federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. Sourcewell issued a public solicitation for Law Enforcement Equipment from which Supplier was awarded a contract.

Supplier desires to contract with Sourcewell to provide equipment, products, or services to Sourcewell and the entities that access Sourcewell's cooperative purchasing contracts (Participating Entities).

1. TERM OF CONTRACT

A. EFFECTIVE DATE. This Contract is effective upon the date of the final signature below.

B. EXPIRATION DATE AND EXTENSION. This Contract expires November 7, 2026, unless it is cancelled sooner pursuant to Article 22. This Contract may be extended one additional year upon the request of Sourcewell and written agreement by Supplier.

C. SURVIVAL OF TERMS. Notwithstanding any expiration or termination of this Contract, all payment obligations incurred prior to expiration or termination will survive, as will the following: Articles 11 through 14 survive the expiration or cancellation of this Contract. All other rights will cease upon expiration or termination of this Contract.

2. EQUIPMENT, PRODUCTS, OR SERVICES

A. EQUIPMENT, PRODUCTS, OR SERVICES. Supplier will provide the Equipment, Products, or Services as stated in its Proposal submitted under the Solicitation Number listed above.

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Supplier's Equipment, Products, or Services Proposal (Proposal) is attached and incorporated into this Contract.

All Equipment and Products provided under this Contract must be new and the current model. Supplier may offer close-out or refurbished Equipment or Products if they are clearly indicated in Supplier's product and pricing list. Unless agreed to by the Participating Entities in advance, Equipment or Products must be delivered as operational to the Participating Entity's site.

This Contract offers an indefinite quantity of sales, and while substantial volume is anticipated, sales and sales volume are not guaranteed.

B. WARRANTY. Supplier warrants that all Equipment, Products, and Services furnished are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Equipment, Products, and Services are suitable for and will perform in accordance with the ordinary use for which they are intended. Supplier's dealers and distributors must agree to assist the Participating Entity in reaching a resolution in any dispute over warranty terms with the manufacturer. Any manufacturer's warranty that extends beyond the expiration of the Supplier's warranty will be passed on to the Participating Entity.

C. DEALERS, DISTRIBUTORS, AND/OR RESELLERS. Upon Contract execution and throughout the Contract term, Supplier must provide to Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers relative to the Equipment, Products, and Services offered under this Contract, which will be incorporated into this Contract by reference. It is the Supplier's responsibility to ensure Sourcewell receives the most current information.

3. PRICING

All Equipment, Products, or Services under this Contract will be priced at or below the price stated in Supplier's Proposal.

When providing pricing quotes to Participating Entities, all pricing quoted must reflect a Participating Entity's total cost of acquisition. This means that the quoted cost is for delivered Equipment, Products, and Services that are operational for their intended purpose, and includes all costs to the Participating Entity's requested delivery location.

Regardless of the payment method chosen by the Participating Entity, the total cost associated with any purchase option of the Equipment, Products, or Services must always be disclosed in the pricing quote to the applicable Participating Entity at the time of purchase.

A. SHIPPING AND SHIPPING COSTS. All delivered Equipment and Products must be properly packaged. Damaged Equipment and Products may be rejected. If the damage is not readily apparent at the time of delivery, Supplier must permit the Equipment and Products to be

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returned within a reasonable time at no cost to Sourcewell or its Participating Entities. Participating Entities reserve the right to inspect the Equipment and Products at a reasonable time after delivery where circumstances or conditions prevent effective inspection of the Equipment and Products at the time of delivery. In the event of the delivery of nonconforming Equipment and Products, the Participating Entity will notify the Supplier as soon as possible and the Supplier will replace nonconforming Equipment and Products with conforming Equipment and Products that are acceptable to the Participating Entity.

Supplier must arrange for and pay for the return shipment on Equipment and Products that arrive in a defective or inoperable condition.

Sourcewell may declare the Supplier in breach of this Contract if the Supplier intentionally delivers substandard or inferior Equipment or Products.

B. SALES TAX. Each Participating Entity is responsible for supplying the Supplier with valid tax-exemption certification(s). When ordering, a Participating Entity must indicate if it is a tax-exempt entity.

C. HOT LIST PRICING. At any time during this Contract, Supplier may offer a specific selection of Equipment, Products, or Services at discounts greater than those listed in the Contract. When Supplier determines it will offer Hot List Pricing, it must be submitted electronically to Sourcewell in a line-item format. Equipment, Products, or Services may be added or removed from the Hot List at any time through a Sourcewell Price and Product Change Form as defined in Article 4 below.

Hot List program and pricing may also be used to discount and liquidate close-out and discontinued Equipment and Products as long as those close-out and discontinued items are clearly identified as such. Current ordering process and administrative fees apply. Hot List Pricing must be published and made available to all Participating Entities.

4. PRODUCT AND PRICING CHANGE REQUESTS

Supplier may request Equipment, Product, or Service changes, additions, or deletions at any time. All requests must be made in writing by submitting a signed Sourcewell Price and Product Change Request Form to the assigned Sourcewell Supplier Development Administrator. This approved form is available from the assigned Sourcewell Supplier Development Administrator. At a minimum, the request must:

- Identify the applicable Sourcewell contract number;
- Clearly specify the requested change;
- Provide sufficient detail to justify the requested change;

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- Individually list all Equipment, Products, or Services affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
- Include a complete restatement of pricing documentation in Microsoft Excel with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Equipment, Products, and Services offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Request Form will become an amendment to this Contract and will be incorporated by reference.

5. PARTICIPATION, CONTRACT ACCESS, AND PARTICIPATING ENTITY REQUIREMENTS

A. PARTICIPATION. Sourcewell's cooperative contracts are available and open to public and nonprofit entities across the United States and Canada; such as federal, state/province, municipal, K-12 and higher education, tribal government, and other public entities.

The benefits of this Contract should be available to all Participating Entities that can legally access the Equipment, Products, or Services under this Contract. A Participating Entity's authority to access this Contract is determined through its cooperative purchasing, interlocal, or joint powers laws. Any entity accessing benefits of this Contract will be considered a Service Member of Sourcewell during such time of access. Supplier understands that a Participating Entity's use of this Contract is at the Participating Entity's sole convenience and Participating Entities reserve the right to obtain like Equipment, Products, or Services from any other source.

Supplier is responsible for familiarizing its sales and service forces with Sourcewell contract use eligibility requirements and documentation and will encourage potential participating entities to join Sourcewell. Sourcewell reserves the right to add and remove Participating Entities to its roster during the term of this Contract.

B. PUBLIC FACILITIES. Supplier's employees may be required to perform work at government-owned facilities, including schools. Supplier's employees and agents must conduct themselves in a professional manner while on the premises, and in accordance with Participating Entity policies and procedures, and all applicable laws.

6. PARTICIPATING ENTITY USE AND PURCHASING

A. ORDERS AND PAYMENT. To access the contracted Equipment, Products, or Services under this Contract, a Participating Entity must clearly indicate to Supplier that it intends to access this Contract; however, order flow and procedure will be developed jointly between Sourcewell and Supplier. Typically, a Participating Entity will issue an order directly to Supplier or its authorized subsidiary, distributor, dealer, or reseller. If a Participating Entity issues a purchase order, it may use its own forms, but the purchase order should clearly note the applicable Sourcewell

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contract number. All Participating Entity orders under this Contract must be issued prior to expiration or cancellation of this Contract; however, Supplier performance, Participating Entity payment obligations, and any applicable warranty periods or other Supplier or Participating Entity obligations may extend beyond the term of this Contract.

Supplier's acceptable forms of payment are included in its attached Proposal. Participating Entities will be solely responsible for payment and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

B. ADDITIONAL TERMS AND CONDITIONS/PARTICIPATING ADDENDUM. Additional terms and conditions to a purchase order, or other required transaction documentation, may be negotiated between a Participating Entity and Supplier, such as job or industry-specific requirements, legal requirements (e.g., affirmative action or immigration status requirements), or specific local policy requirements. Some Participating Entities may require the use of a Participating Addendum, the terms of which will be negotiated directly between the Participating Entity and the Supplier or its authorized dealers, distributors, or resellers, as applicable. Any negotiated additional terms and conditions must never be less favorable to the Participating Entity than what is contained in this Contract.

C. SPECIALIZED SERVICE REQUIREMENTS. In the event that the Participating Entity requires service or specialized performance requirements not addressed in this Contract (such as e-commerce specifications, specialized delivery requirements, or other specifications and requirements), the Participating Entity and the Supplier may enter into a separate, standalone agreement, apart from this Contract. Sourcewell, including its agents and employees, will not be made a party to a claim for breach of such agreement.

D. TERMINATION OF ORDERS. Participating Entities may terminate an order, in whole or in part, immediately upon notice to Supplier in the event of any of the following events:

1. The Participating Entity fails to receive funding or appropriation from its governing body at levels sufficient to pay for the equipment, products, or services to be purchased; or
2. Federal, state, or provincial laws or regulations prohibit the purchase or change the Participating Entity's requirements.

E. GOVERNING LAW AND VENUE. The governing law and venue for any action related to a Participating Entity's order will be determined by the Participating Entity making the purchase.

7. CUSTOMER SERVICE

A. PRIMARY ACCOUNT REPRESENTATIVE. Supplier will assign an Account Representative to Sourcewell for this Contract and must provide prompt notice to Sourcewell if that person is changed. The Account Representative will be responsible for:

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- Maintenance and management of this Contract;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Business reviews to Sourcewell and Participating Entities, if applicable.

B. BUSINESS REVIEWS. Supplier must perform a minimum of one business review with Sourcewell per contract year. The business review will cover sales to Participating Entities, pricing and contract terms, administrative fees, sales data reports, performance issues, supply issues, customer issues, and any other necessary information.

8. REPORT ON CONTRACT SALES ACTIVITY AND ADMINISTRATIVE FEE PAYMENT

A. CONTRACT SALES ACTIVITY REPORT. Each calendar quarter, Supplier must provide a contract sales activity report (Report) to the Sourcewell Supplier Development Administrator assigned to this Contract. Reports are due no later than 45 days after the end of each calendar quarter. A Report must be provided regardless of the number or amount of sales during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;
- Sourcewell Assigned Entity/Participating Entity Number;
- Item Purchased Description;
- Item Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Purchase was invoiced/sale was recognized as revenue by Supplier.

B. ADMINISTRATIVE FEE. In consideration for the support and services provided by Sourcewell, the Supplier will pay an administrative fee to Sourcewell on all Equipment, Products, and Services provided to Participating Entities. The Administrative Fee must be included in, and not added to, the pricing. Supplier may not charge Participating Entities more than the contracted price to offset the Administrative Fee.

The Supplier will submit payment to Sourcewell for the percentage of administrative fee stated in the Proposal multiplied by the total sales of all Equipment, Products, and Services purchased

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by Participating Entities under this Contract during each calendar quarter. Payments should note the Supplier's name and Sourcewell-assigned contract number in the memo; and must be mailed to the address above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions. Payments must be received no later than 45 calendar days after the end of each calendar quarter.

Supplier agrees to cooperate with Sourcewell in auditing transactions under this Contract to ensure that the administrative fee is paid on all items purchased under this Contract.

In the event the Supplier is delinquent in any undisputed administrative fees, Sourcewell reserves the right to cancel this Contract and reject any proposal submitted by the Supplier in any subsequent solicitation. In the event this Contract is cancelled by either party prior to the Contract's expiration date, the administrative fee payment will be due no more than 30 days from the cancellation date.

9. AUTHORIZED REPRESENTATIVE

Sourcewell's Authorized Representative is its Chief Procurement Officer.

Supplier's Authorized Representative is the person named in the Supplier's Proposal. If Supplier's Authorized Representative changes at any time during this Contract, Supplier must promptly notify Sourcewell in writing.

10. AUDIT, ASSIGNMENT, AMENDMENTS, WAIVER, AND CONTRACT COMPLETE

A. AUDIT. Pursuant to Minnesota Statutes Section 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Contract are subject to examination by Sourcewell or the Minnesota State Auditor for a minimum of six years from the end of this Contract. This clause extends to Participating Entities as it relates to business conducted by that Participating Entity under this Contract.

B. ASSIGNMENT. Neither party may assign or otherwise transfer its rights or obligations under this Contract without the prior written consent of the other party and a fully executed assignment agreement. Such consent will not be unreasonably withheld. Any prohibited assignment will be invalid.

C. AMENDMENTS. Any amendment to this Contract must be in writing and will not be effective until it has been duly executed by the parties.

D. WAIVER. Failure by either party to take action or assert any right under this Contract will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right. Any such waiver must be in writing and signed by the parties.

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E. CONTRACT COMPLETE. This Contract represents the complete agreement between the parties. No other understanding regarding this Contract, whether written or oral, may be used to bind either party. For any conflict between the attached Proposal and the terms set out in Articles 1-22 of this Contract, the terms of Articles 1-22 will govern.

F. RELATIONSHIP OF THE PARTIES. The relationship of the parties is one of independent contractors, each free to exercise judgment and discretion with regard to the conduct of their respective businesses. This Contract does not create a partnership, joint venture, or any other relationship such as master-servant, or principal-agent.

11. INDEMNITY AND HOLD HARMLESS

Supplier must indemnify, defend, save, and hold Sourcewell and its Participating Entities, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell or its Participating Entities, arising out of any act or omission in the performance of this Contract by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in the Equipment, Products, or Services under this Contract to the extent the Equipment, Product, or Service has been used according to its specifications. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

12. GOVERNMENT DATA PRACTICES

Supplier and Sourcewell must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by or provided to Sourcewell under this Contract and as it applies to all data created, collected, received, maintained, or disseminated by the Supplier under this Contract.

13. INTELLECTUAL PROPERTY, PUBLICITY, MARKETING, AND ENDORSEMENT

A. INTELLECTUAL PROPERTY

1. *Grant of License.* During the term of this Contract:
   a. Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising and promotional materials for the purpose of marketing Sourcewell's relationship with Supplier.
   b. Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising and promotional materials for the purpose of marketing Supplier's relationship with Sourcewell.
2. *Limited Right of Sublicense*. The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers,

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resellers, marketing representatives, and agents (collectively "Permitted Sublicensees") in advertising and promotional materials for the purpose of marketing the Parties' relationship to Participating Entities. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this Article by any of their respective sublicensees.

3. *Use; Quality Control.*

a. Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

b. Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Upon written notice to the breaching party, the breaching party has 30 days of the date of the written notice to cure the breach or the license will be terminated.

4. *Termination*. Upon the termination of this Contract for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

B. PUBLICITY. Any publicity regarding the subject matter of this Contract must not be released without prior written approval from the Authorized Representatives. Publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Supplier individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

C. MARKETING. Any direct advertising, marketing, or offers with Participating Entities must be approved by Sourcewell. Send all approval requests to the Sourcewell Supplier Development Administrator assigned to this Contract.

D. ENDORSEMENT. The Supplier must not claim that Sourcewell endorses its Equipment, Products, or Services.

14. GOVERNING LAW, JURISDICTION, AND VENUE

The substantive and procedural laws of the State of Minnesota will govern this Contract. Venue for all legal proceedings arising out of this Contract, or its breach, must be in the appropriate state court in Todd County, Minnesota or federal court in Fergus Falls, Minnesota.

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15. FORCE MAJEURE

Neither party to this Contract will be held responsible for delay or default caused by acts of God or other conditions that are beyond that party's reasonable control. A party defaulting under this provision must provide the other party prompt written notice of the default.

16. SEVERABILITY

If any provision of this Contract is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Contract is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

17. PERFORMANCE, DEFAULT, AND REMEDIES

A. PERFORMANCE. During the term of this Contract, the parties will monitor performance and address unresolved contract issues as follows:

1. *Notification.* The parties must promptly notify each other of any known dispute and work in good faith to resolve such dispute within a reasonable period of time. If necessary, Sourcewell and the Supplier will jointly develop a short briefing document that describes the issue(s), relevant impact, and positions of both parties.
2. *Escalation.* If parties are unable to resolve the issue in a timely manner, as specified above, either Sourcewell or Supplier may escalate the resolution of the issue to a higher level of management. The Supplier will have 30 calendar days to cure an outstanding issue.
3. *Performance while Dispute is Pending*. Notwithstanding the existence of a dispute, the Supplier must continue without delay to carry out all of its responsibilities under the Contract that are not affected by the dispute. If the Supplier fails to continue without delay to perform its responsibilities under the Contract, in the accomplishment of all undisputed work, the Supplier will bear any additional costs incurred by Sourcewell and/or its Participating Entities as a result of such failure to proceed.

B. DEFAULT AND REMEDIES. Either of the following constitutes cause to declare this Contract, or any Participating Entity order under this Contract, in default:

1. Nonperformance of contractual requirements, or
2. A material breach of any term or condition of this Contract.

The party claiming default must provide written notice of the default, with 30 calendar days to cure the default. Time allowed for cure will not diminish or eliminate any liability for liquidated or other damages. If the default remains after the opportunity for cure, the non-defaulting party may:

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- Exercise any remedy provided by law or equity, or
- Terminate the Contract or any portion thereof, including any orders issued against the Contract.

18. INSURANCE

A. REQUIREMENTS. At its own expense, Supplier must maintain insurance policy(ies) in effect at all times during the performance of this Contract with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

1. *Workers' Compensation and Employer's Liability.*
Workers' Compensation: As required by any applicable law or regulation.
Employer's Liability Insurance: must be provided in amounts not less than listed below:
Minimum limits:
$500,000 each accident for bodily injury by accident
$500,000 policy limit for bodily injury by disease
$500,000 each employee for bodily injury by disease

2. *Commercial General Liability Insurance.* Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Contract.
Minimum Limits:
$1,000,000 each occurrence Bodily Injury and Property Damage
$1,000,000 Personal and Advertising Injury
$2,000,000 aggregate for products liability-completed operations
$2,000,000 general aggregate

3. *Commercial Automobile Liability Insurance.* During the term of this Contract, Supplier will maintain insurance covering all owned, hired, and non-owned automobiles in limits of liability not less than indicated below. The coverage must be subject to terms no less broad than ISO Business Auto Coverage Form CA 0001 (2010 edition or newer), or equivalent.
Minimum Limits:
$1,000,000 each accident, combined single limit

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4. *Umbrella Insurance*. During the term of this Contract, Supplier will maintain umbrella coverage over Employer's Liability, Commercial General Liability, and Commercial Automobile.

Minimum Limits:
$2,000,000

5. *Network Security and Privacy Liability Insurance*. During the term of this Contract, Supplier will maintain coverage for network security and privacy liability. The coverage may be endorsed on another form of liability coverage or written on a standalone policy. The insurance must cover claims which may arise from failure of Supplier's security resulting in, but not limited to, computer attacks, unauthorized access, disclosure of not public data – including but not limited to, confidential or private information, transmission of a computer virus, or denial of service.

Minimum limits:
$2,000,000 per occurrence
$2,000,000 annual aggregate

Failure of Supplier to maintain the required insurance will constitute a material breach entitling Sourcewell to immediately terminate this Contract for default.

B. CERTIFICATES OF INSURANCE. Prior to commencing under this Contract, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Contract. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or sent to the Sourcewell Supplier Development Administrator assigned to this Contract. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf.

Failure to request certificates of insurance by Sourcewell, or failure of Supplier to provide certificates of insurance, in no way limits or relieves Supplier of its duties and responsibilities in this Contract.

C. ADDITIONAL INSURED ENDORSEMENT AND PRIMARY AND NON-CONTRIBUTORY INSURANCE CLAUSE. Supplier agrees to list Sourcewell and its Participating Entities, including their officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

D. WAIVER OF SUBROGATION. Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Contract or other

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insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

E. UMBRELLA/EXCESS LIABILITY/SELF-INSURED RETENTION. The limits required by this Contract can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

19. COMPLIANCE

A. LAWS AND REGULATIONS. All Equipment, Products, or Services provided under this Contract must comply fully with applicable federal laws and regulations, and with the laws in the states and provinces in which the Equipment, Products, or Services are sold.

B. LICENSES. Supplier must maintain a valid and current status on all required federal, state/provincial, and local licenses, bonds, and permits required for the operation of the business that the Supplier conducts with Sourcewell and Participating Entities.

20. BANKRUPTCY, DEBARMENT, OR SUSPENSION CERTIFICATION

Supplier certifies and warrants that it is not in bankruptcy or that it has previously disclosed in writing certain information to Sourcewell related to bankruptcy actions. If at any time during this Contract Supplier declares bankruptcy, Supplier must immediately notify Sourcewell in writing.

Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Contract. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time.

21. PROVISIONS FOR NON-UNITED STATES FEDERAL ENTITY PROCUREMENTS UNDER UNITED STATES FEDERAL AWARDS OR OTHER AWARDS

Participating Entities that use United States federal grant or FEMA funds to purchase goods or services from this Contract may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Article, all

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references to “federal” should be interpreted to mean the United States federal government. The following list only applies when a Participating Entity accesses Supplier’s Equipment, Products, or Services with United States federal funds.

A. EQUAL EMPLOYMENT OPPORTUNITY. Except as otherwise provided under 41 C.F.R. § 60, all contracts that meet the definition of “federally assisted construction contract” in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. §60-1.4(b), in accordance with Executive Order 11246, “Equal Employment Opportunity” (30 FR 12319, 12935, 3 C.F.R. §, 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 C.F.R. § 60, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.” The equal opportunity clause is incorporated herein by reference.

B. DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148). When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland “Anti-Kickback” Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must be in compliance with all applicable Davis-Bacon Act provisions.

C. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708). Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of

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not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Contract. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

D. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT. If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all contracts by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

E. CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387). Contracts and subgrants of amounts in excess of $150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Contract will comply with applicable requirements as referenced above.

F. DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689). A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. §180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

G. BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352). Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any

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person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

H. RECORD RETENTION REQUIREMENTS. To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

I. ENERGY POLICY AND CONSERVATION ACT COMPLIANCE. To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

J. BUY AMERICAN PROVISIONS COMPLIANCE. To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

K. ACCESS TO RECORDS (2 C.F.R. § 200.336). Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Contract for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

L. PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322). A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

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M. FEDERAL SEAL(S), LOGOS, AND FLAGS. The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

N. NO OBLIGATION BY FEDERAL GOVERNMENT. The U.S. federal government is not a party to this Contract or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Contract or any purchase by an authorized user.

O. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS. The Contractor acknowledges that 31 U.S.C. 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Contract or any purchase by a Participating Entity.

P. FEDERAL DEBT. The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

Q. CONFLICTS OF INTEREST. The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

R. U.S. EXECUTIVE ORDER 13224. The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

S. PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT. To the extent applicable, Supplier certifies that during the term of this Contract it will comply with applicable requirements of 2 C.F.R. § 200.216.

T. DOMESTIC PREFERENCES FOR PROCUREMENTS. To the extent applicable, Supplier certifies that during the term of this Contract will comply with applicable requirements of 2 C.F.R. § 200.322.

22. CANCELLATION

Sourcewell or Supplier may cancel this Contract at any time, with or without cause, upon 60 days' written notice to the other party. However, Sourcewell may cancel this Contract immediately upon discovery of a material defect in any certification made in Supplier's

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Proposal. Cancellation of this Contract does not relieve either party of financial, product, or service obligations incurred or accrued prior to cancellation.

Sourcewell	All Traffic Solutions, INC
DocuSigned by: Jeremy Schwartz C0FD2A139D06489...	DocuSigned by: Michael Werksman 3AFEE2746ECB453...
By: _____	By: _____
Jeremy Schwartz	Michael Werksman
Title: Chief Procurement Officer	Title: Controller
Date: 11/2/2022 | 9:10 PM CDT	Date: 11/3/2022 | 10:18 AM CDT

Approved:

DocuSigned by: Chad Coauette 7E42B8F817A64CC...

By: _____

Chad Coauette

Title: Executive Director/CEO

Date: 11/3/2022 | 10:20 AM CDT

RFP 090122 - Law Enforcement Equipment

Vendor Details

Company Name:	All Traffic Solutions
Does your company conduct business under any other name? If yes, please state:	Virginia
Address:	14201 Sullyfield Cir #300 #300 Chantilly, Virginia 20151
Contact:	Kabir Uddin
Email:	kuddin@alltrafficsolutions.com
Phone:	571-521-3133
HST#:	25-1887906

Submission Details

Created On:	Thursday August 04, 2022 09:42:37
Submitted On:	Wednesday August 31, 2022 14:04:52
Submitted By:	Jodi Rowe
Email:	contracts@alltrafficsolutions.com
Transaction #:	7b8e31b0-b7ef-437c-b292-6538e81fdd09
Submitter's IP Address:	108.28.29.122

Specifications

Table 1: Proposer Identity & Authorized Representatives

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Line Item	Question	Response *	
1	Proposer Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	All Traffic Solutions, INC	*
2	Identify all subsidiary entities of the Proposer whose equipment, products, or services are included in the Proposal.	N/A. All Traffic Solutions, INC has no subsidiary entities.	*
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above.	N/A. All Traffic Solutions, INC has no subsidiary entities to give names for.	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	SAM Unique Entity ID: CU4MYN4JM2N7	*
5	Proposer Physical Address:	14201 Sullyfield Circle, Suite 300, Chantilly, VA 20151	*
6	Proposer website address (or addresses):	https://www.alltrafficsolutions.com/	*
7	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer and, in the event of award, will be expected to execute the resulting contract):	Name: Michael Werksman Title: Controller 14201 Sullyfield Circle, Suite 300 Chantilly, VA 20151 mwerksman@alltrafficsolutions.com Direct Phone: (571) 321-5440 Toll Free: (866) 366-6602, ext 304	*
8	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Kabir Uddin Procurement Development Specialist 14201 Sullyfield Circle, Suite 300, Chantilly, VA 20151 kuddin@alltrafficsolutions.com (571)521-3133	*
9	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Melissa Millis Sales Enablement Manager 14201 Sullyfield Circle, Suite 300, Chantilly, VA 20151 mmillis@alltrafficsolutions.com (571)321-5443 Carrie Fedders Vice President of Sales and Marketing 14201 Sullyfield Circle, Suite 300, Chantilly, VA 20151 cfedders@alltrafficsolutions.com (571)321-5446	

Table 2: Company Information and Financial Strength

Line Item	Question	Response *	
10	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested equipment, products or services.	Since its founding in 2000, All Traffic Solutions, INC has been an innovator in the traffic and safety space, specifically catering to the law enforcement community. The company is known for providing portable, durable, easy-to-use traffic safety solutions that it stands behind with integrity and excellent customer service. All Traffic Solutions products are made in the United States in compliance with the Buy American Act and Buy America Act— setting it apart from other similar companies from the very beginning.	

In 2003, the company developed the first portable radar speed sign that could be quickly and securely mounted to existing signposts. These signs show drivers how fast they're traveling, collect traffic data, and are effective tools to reduce speeding. The signs were popular among law enforcement agencies because they helped them address some of the most common challenges that they face every day—increasing traffic safety and resolving neighborhood speeding complaints.

To help law enforcement and first responders with other challenges they face, All Traffic Solutions, INC developed portable variable message boards in 2005. These electronic signs could be programmed to display custom text and share important information with the public in a highly visible way. This new All Traffic Solutions product—called InstAlert—was the first sign of its kind that could fold in half to comfortably fit in the trunk of a police cruiser. InstAlert was also the first variable message sign that could be mounted in a variety of ways— on a portable post, vehicle hitch, pole, or trailer. At the time, other variable message signs could only be mounted on trailers. These innovations made InstAlert easy for police and first responders to transport and use wherever they needed to quickly share information such as changes to traffic patterns or safety alerts. InstAlert signs quickly became popular among law enforcement and first responders, as well as municipalities, corporate campuses, and colleges and universities.

All Traffic Solutions found that many of their customers, especially law enforcement agencies, were operating with limited time and resources. The company recognized a need to provide solutions that were not only effective but also efficient and easy to use. In 2006, All Traffic Solutions became the first company to offer its variable message signs with Bluetooth connectivity. This allowed customers to change messages displayed on InstAlert signs wirelessly from the safety of their vehicles. In the same year, the company also created the first online remote management platform for radar speed signs. This innovation saved customers time by letting them access the data their signs collect online. They no longer had to travel to locations where signs were deployed to retrieve data.

Continuing to listen to and prioritize the needs of its customers, All Traffic Solutions developed the first comprehensive online management platform for its radar speed and message signs in 2010. This technology quickly gained popularity because it made the signs easier to use and saved customers time. Soon, over one-third of all products sold were subscribed to All Traffic Solutions' remote management services. In 2013, All Traffic Solutions was awarded US Patent 8,417,442 for this industry-leading innovation. In 2016, the platform, formerly known as SmartApps, became known as TraffiCloud®. With this name change came a new, more user-friendly interface that was developed through feedback from law enforcement agencies. This revolutionary online platform allows customers to monitor their signs, change signs' settings, update message displays, and access the data collected by the signs from anywhere with an internet connection. This technology still continues to evolve today, always improving to help customers save even more time, effort, and resources.

Over the years, All Traffic Solutions has solidified its place as an industry leader by consistently providing exceptional quality, extraordinary customer service, and unmatched ease of use. All Traffic Solutions has earned a reputation of over-delivering on promises with a sense of urgency and exceeding customer expectations. Integrity, honesty, transparency, and respect are integral in all interactions that All Traffic Solutions employees have with each other, with partners, and with customers. Those core values have helped the company achieve the innovations and success it enjoys today. All Traffic Solutions continues to develop new products and improve upon existing ones to better serve the ever-changing needs of its customers.

The company proudly stands behind its products with US-based tech support, complimentary one-on-one product trainings, and the best warranty plans on the market, so customers get the most out of their purchase for years to come. As a company, All Traffic Solutions understands that when police departments secure budgets to purchase tools, the equipment needs to stand the test of time. It needs to be durable enough to stand all weather conditions and possible tampering that may occur on the roadside. All Traffic Solutions products are built to last for a decade or more of year-round use, even through inclement weather conditions. All Traffic Solutions has had the pleasure of doing business with many law enforcement agencies for 10 or more years. Charlotte Mecklenburg Police Department of North Carolina has been a valued customer since 2013. All Traffic Solutions has also been of continuous service to The City of Springfield, Massachusetts Police Department since 2011. All Traffic Solutions products are not quick fixes for traffic safety problems— they are long-lasting solutions that make communities safer and make customers' jobs easier. All Traffic Solutions stays engaged when things get tough, supporting its employees and its community at large.

11	What are your company's expectations in the event of an award?	All Traffic Solutions, INC works with thousands of law enforcement agencies and most ask us if we are on a relevant contract, such as Sourcewell. This is so they may purchase our products and services easily, and therefore our main goal with this contract is to fulfill the needs of Sourcewell participating entities and help them procure our products in the most efficient way possible. With materials already created, we expect to begin marketing the fact that we are on the Sourcewell contract immediately by sending an announcement email to our current state and local government and education customers with a landing page. There will be a separate email to inform our current Law Enforcement customers. We will also immediately add the Sourcewell logo to our "Purchase Options" webpage, which lists the National Cooperatives and Contracts, State Contracts, and Approved Product Lists that we are actively awarded. We expect our Account Development Representatives to share the news of our Sourcewell award with relevant parties that contact or are contacted by us (i.e. interested buyers in state and local government or education, especially those in Law Enforcement). A big part of achieving the best cooperative outcome is elevating products and service with more feedback. In the interactions with Sourcewell participating entities through this contract, All Traffic Solutions, INC looks forward to continuing to evolve our solutions to meet law enforcement's changing needs. This is reflected in our continuous year over year growth in contract sales in the last three years, which then directly lends to product development, releases, and updates for our customers. All Traffic Solutions, INC knows that contracts offer Sourcewell participating entities an easier buying experience that is typically at a better price. With that in mind, we expect to be able to offer a more efficient buying experience and a more competitive price to an increasing number of our buyers (participating entities and those who choose to become participating entities). Overall, based on our actions as a result of the Sourcewell award, we expect a mutually beneficial outcome for Sourcewell, Sourcewell participating entities, and All Traffic Solutions, INC.	*
12	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response.	The Controller, Mike Werksman, for All Traffic Solutions, INC has attached a letter demonstrating our financial strength.	*
13	What is your US market share for the solutions that you are proposing?	IBIS World, a comprehensive industry and market research database firm, published a market report October 2021. They reported the variable message sign, as it pertains to transportation displays, has a market size of $628 million. According to our 2021 end of year sales, which was about $19 million, All Traffic Solution, INc's US market share is about 3% and actively growing.	*
14	What is your Canadian market share for the solutions that you are proposing?	Our market share currently in Canada is less than 0.01%, but is in development. We have partnered with the Virginia Economic Development Program, which helps businesses like ours penetrate international markets and we have invested in market research for Canada. We are owned by Logix ITS, based in Quebec, Canada who is now an official distributor of our products in Canada. We are forecasting $750,000 in Canadian sales within the next 12 months.	*
15	Has your business ever petitioned for bankruptcy protection? If so, explain in detail.	No, All Traffic Solutions, INC has never petitioned for bankruptcy protection.	*

16	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer whichever question (either a) or b) just below) best applies to your organization. a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	B) All Traffic Solutions, INC is a manufacturer. All Sales and Manufacturing (Production) activities are held within company constraints, through employed individuals by the Corporation itself. The manufacturing facility is maintained and operated by the Corporation in State College, Pennsylvania. All Traffic Solutions, INC operates Sales and Manufacturing all under All Traffic Solutions, INC management. The production team is responsible for the assessment, purchase, quality control, and negotiation of contracts of raw materials from designated suppliers. The production team then uses machine and materials setup to turn the raw materials into tangible finished products. Our Sales team responds to any requests via phone, web, email, or in person for quotes and helps with the creation of purchase orders for the production team. Which the production team then executes and ships out to the customer. Our Finance team issues relative invoices and processes transactions directly with our customers. The Account Management team stays in direct contact with the customer if any technical support is needed and brings in the Technical Support team to help if necessary. If the customer has purchased software like TraffiCloud, our Software Trainer provides in person training as well as written and video resources for reference. All Traffic Solutions, INC deos offer products from Genetec and Houston Radars. Genetec and Houston Radar products are mainly used as component materials in All Traffic Solutions, INC's manufacturing process of final products. For example, we use an automatic license plate reader camera system in our speed trailer for our radar signs, but we also sell the automatic license plate reader camera system as a product by itself. However, we do offer certain Items directly from Genetec and Houston Radar if a customer needs it. Genetec provides automatic license plate recognition products. Houston Radar provides us with traffic counters and classifications devices. The dealer network for All Traffic Solutions, INC is company owned for any products distributed from Genetec or Houston Radar. Training certificates are required to distribute Genetec products and they are attached. A written authorization from Houston Radar for authorization to distribute is also attached. The attachments can be found on page 100 of the document attached in "additional documents" section.	*
17	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	As of May, 2018, All Traffic Solutions, INC holds a Certificate of Conformance from Retlif Testing Laboratories as it pertains to FCC Part 15, Subpart B. FCC Part 15 provides the guidelines under which unintentional, intentional, or incidental radiators may be operated without an individual license. Our radar signs are equipped with a modem in order to communicate on cellular signals. This certification is to ensure that our devices can safely operate in non-commercial areas without a license and does not interfere with other electronic devices. All Traffic Solutions, INC uses radars in each of our speed radar signs. As of June, 2022, All Traffic Solutions, INC is certified by Washington Laboratories, LTD to be in compliance with National Highway Traffic Safety Administration's speed-measuring device specifications. As of 2009, All Traffic Solutions has been compliant to the Manual on Uniform Traffic Control Devices (MUTCD) specifications on "Changeable Message Signs". The specifications from MUTCD ensure strict compliance to many product characteristics such as; character and line specifications, brightness and color specifications, build and manufacture specifications, and more. The attachments can be found on page 104 of the document attached in "additional documents" section. All Traffic Solutions, INC does not use any third parties or subcontractors for its operations.	*
18	Provide all "Suspension or Debarment" information that has applied to your organization during the past ten years.	None. All Traffic Solutions has not had any instances of debarment or suspension.	*

Table 3: Industry Recognition & Marketplace Success

Line Item	Question	Response *	
19	Describe any relevant industry awards or recognition that your company has received in the past five years	All Traffic Solutions, INC received Northern Virginia Technology Council's Honors (NVTC Tech 100) in 2018, 2019, and 2020. This honor is given by the NVTC to 100 "roster of cutting-edge companies, executives, innovators, NextGen leaders and rising stars who are driving tech innovation, leading economic growth, and making a positive impact in the region." (NVTCC Web Publishing). We have always strived for innovation that is meaningful and impacts our customers in a positive way. From the first portable pole-mountable speed display to the first universally-connected traffic calming signs; ease of use coupled with high quality performance is always a constant principle.	*
20	What percentage of your sales are to the governmental sector in the past three years	About 69% of our sales in the past 3 years (January 1, 2019- December 31, 2021) have been to state and local government agencies, with an additional 3% to Federal government agencies. More specifically, we've seen about 45% of our sales in the past 3 years to municipal law enforcement agencies.	*
21	What percentage of your sales are to the education sector in the past three years	About 4% of our sales in the past 3 years (January 1, 2019- December 31, 2021) have been to educational institutions, both at the K-12 and Higher Education levels. This is an industry that we just began targeting in the past 3 years, as well. By the end of 2019, the education sales volume was about $861 thousand. Due to the novel Coronavirus pandemic, the general education sector was forced to readjust to distance teaching while gatherings became scarce. As a result, 2020 year end education sales volume was about $476 thousand, but we are well on our way to recovering in this industry as our 2021 end of year education sales volume almost tripled to $1.28 million. In 2022, our current education sales volume stands at $727 million, and we are devoted to expanding into the education industry in the months and years to come.	*
22	List any state, provincial, or cooperative purchasing contracts that you hold. What is the annual sales volume for each of these contracts over the past three years?	Co-Star: 012-133: Volume between 1/1/2019 - 12/31/2021 = $935,220.50 North Carolina Sheriff's Association: 22-06-0426: Volume between 1/1/2019 - 12/31/2021 = $81,112.98 NJStart: 17-FLEET-00776: Volume between 1/1/2019 - 12/31/2021 = $1,432,881.78 Purchasing Cooperative of America (PCA: OD-318-20): Volume between 1/1/2019 - 12/31/2021 = $38,503.23 TEXAS-BuyBoard: 608-20: Volume between 1/1/2019 - 12/31/2021 = $990,093.13 Utah state contract number(DAS): PD2832 Volume between 1/1/2019 - 12/31/2021 = $204,109.56 Virginia Sheriffs' Association Heavy Equipment Procurement Program: 21-02-0803 Volume between 1/1/2019 - 12/31/2021 = $265,262.60	*
23	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	We hold GSA contract: GS-07F-6092R Volume between 1/1/2019 - 12/31/2021 = $1,436,122.28	*

Table 4: References/Testimonials

Line Item 24. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
South Portland Police Department, Maine	Officer Rocco Navarro	207-799-5517	*
Miramar Police Department, Florida	Officer Jose Rosales	(954) 602-4058, 9546024141	*
Willingboro Township Police Department, New Jersey	Captain Ian Bucs	(609) 877-2200 ext 1612	*

Table 5: Top Five Government or Education Customers

Line Item 25. Provide a list of your top five government, education, or non-profit customers (entity name is optional), including entity type, the state or province the entity is located in, scope of the project(s), size of transaction(s), and dollar volumes from the past three years.

Entity Name	Entity Type *	State / Province *	Scope of Work *	Size of Transactions *	Dollar Volume Past Three Years *	
Essex County Sheriff's Office, NJ	Government	New Jersey - NJ	Large Radar (SpeedAlert24 and 48) and variable (InstAlert24) message signs on trailers (ATS 5). The scope of this work regarding this RFP is relevant to traffic safety management.	December, 2020 : 10 units of SpeedAlert24 with 10 ATS 5 trailer units January 2020: 4 units of SpeedAlert24 with 4 ATS 5 trailer units March 2019: A SpeedAlert48 with an ATS 5 trailer March 2019: Two units of InstAlert24 with 2 ATS 5 trailer units	$256,024.50	*
Providence Police Department, RI	Government	Rhode Island - RI	Large Radar Speed Messaging Signs & Variable Message Sign (InstAlert24) with ATS 5 trailers. Lidar is also included in the transaction. Subscription to TrafficCloud, our platform for data and sign management, is included. The scope of this work regarding this RFP is relevant to traffic safety management.	June 2020: One unit of InstAlert 24 variable message sign with one unit of ATS 5 trailer. March 2020: One unit of Lidar. December 2019: five units of ATS 5 speed sign trailers. March 2019: One SpeedAlert 24 with one unit of ATS 5 trailer.	$194,834.99	*
Town of Ramapo Police Department, NY	Government	New York - NY	Large Radar Speed Messaging Signs (SpeedAlert24) with ATS 5 trailers. Subscription to TrafficCloud, our platform for data and sign management, is within the scope of the transaction. The scope of this work regarding this RFP is relevant to traffic safety management.	September 2019: four units of SpeedAlert24 Radar Speed signs with eight units of ATS 5 trailers.	$209,434.80	*
Town of Wareham Police Department, Massachusetts	Government	Massachusetts - MA	Manufactured and delivered SpeedAlert24 radar speed signs with 5 ATS 5 trailers. Subscription to TrafficCloud, our platform for remote data and sign management, is within the scope of the transaction. The scope of this work regarding this RFP is relevant to traffic safety management.	February 2019: TraffiCloud renewal February 2020: TraffiCloud renewal January 2021: TraffiCloud renewal April 2021: Ordered 4 large Radar Speed Signs (SpeedAlert24) alongside 5 ATS 5 trailers, with solar option.	$167,140.00	*
City of Milwaukee Police Department, WI	Government	Wisconsin - WI	Large Radar Speed Messaging Signs (SpeedAlert24) with ATS 5 trailers. Shield18, our smaller radar speed sign, is a part of this transaction. Subscription to TrafficCloud, our platform for data and sign management, is within the scope of the transaction. The scope of this work regarding this RFP is relevant to traffic safety management.	December 2020: Seven SpeedAlert24 Radar Speed Signs with seven ATS 5 trailers. April 2020: One Instalert24 Messaging Sign. November 2019: One Shield15 Small Radar Speed Sign	$171,020.72	*

Table 6: Ability to Sell and Deliver Service

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable.

Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	We have a total 20 full time professionals dedicated to the Sales force with all of them being direct employees of All Traffic Solutions, INC. We have 8 territory representatives based in Hershey, PA, Dallas, TX, Phoenix, AZ, Lake Mary, FL, Elburn, IL, Charlotte,NC, Cambridge, MA, and Puyallup, WA. They provide efficient and reliable services across all 50 states, all U.S. Territories, and Canada. We also have 4 Sales Development Representatives who provide additional coverage for all sales activities. Our 3 Account Managers oversee existing customer accounts alongside managing our software subscriptions and services. We also have one Inside Sales Manager who reinforces sales activities and pursues communications with prospects who we have not been able to get into contact with in the recent past. Our inside sales representative also handles Canadian customers and contacts. Sales is led by our Vice President of Sales and Marketing and supported by our Sales Enablement team of 3.	*
27	Dealer network or other distribution methods.	We primarily sell directly through our company	*
28	Service force.	All Traffic Solutions, INC directly employs 8 full time Technical Support professionals who are all based in the United States. 5 employees are responsible for Technical Support, while we also have 3 other staff for repairs and maintenance. Our Technical Support team is led by the Director of Customer Success & Technology. In addition to providing technical support to customers, the Director of Customer Success & Technology is constantly improving and maintaining the quality of support proactively. The Director of Customer Success & Technology tracks technical support case metrics such as number of cases and time it takes to respond to cases, to ensure a smooth experience for our customers. We also employ 4 Technical Support Specialists who actively respond to all Technical Support phone calls and emails within two hours or less from time of support requested to ensure our customers' receive the help they need. We also have a full time employee who is a Software Trainer, servicing our customers through various methods. The Software trainer actively creates video and written content in addition to conducting real time training for all software users. Our Technical Support employees are integrated via customer relationship management system, and provide visibility to all customer service requests for our Sales and Production teams. This system also tracks and communicates key information between teams, such as; stage of a support case, time to respond to a support request, contact information, parts numbers for repairs or additions, and much more. For any repairs or maintenance, a customer can reach out via phone, email, or website to our Technical Support team. Technical Support responds to the customer to receive details and creates a case in our database. If repairs are necessary and the product has a valid warranty, a return merchandise authorization process is conducted and shipping labels along with packages are sent to the customer free of charge. Once the product in need of service is received at our Production facility in State College, PA, our Repair and Maintenance team performs diagnostics and notifies the customer of any repairs needed. Once the customer is notified and gives their approval, the Repair and Maintenance team performs necessary services on the product. After testing the product for any defects, it is shipped back to the customer. Technical Support and Account Management maintains constant communication with the customer to ensure satisfaction with the product after the repairs or services have been performed. All Traffic Solutions, INC provides electronic and hard copy training manuals on our products to customers for reference at any time.	*

29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	All Traffic Solutions has a detailed and defined distribution process that allows us to manufacture and deliver our products nationwide and to Canada, with a 2-4 week delivery timeline. To start the process a Sourcewell participating entity may reach out to All Traffic Solutions via phone, email, or website. Then they will be directed to the All Traffic Solutions Territory Manager that serves their geographic area to help get the best configurations for their signs, mounting, power, and software for their needs and generate a quote for that configuration and send it to the Sourcell participating entity. The sales order is only placed when a participating entity returns a signed quote to the Territory Manager. Once the signed quote is returned, the sales order is then communicated to our Director of Order Management (Production Director) and her team for review and processing. The order is then processed into our accounting application in our customer relationship management system. The production team then tracks the lifecycle of manufacturing the product. Once the product is shipped, all stakeholders are notified by our Director of Order management. Each product is tested with the specific purchased functionality per the customer's sales order prior to packing and shipping. All Traffic Solutions, INC tracks orders that have required fulfillment dates in our customer relationship management system in order to assure that all deliveries are made by the dates they are needed. All orders directed to All Traffic Solutions, INC are fulfilled by All Traffic Solutions, INC.	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Our Service Level Agreement response time is within two hours if the service request is within business hours. If customer service requests are outside of business hours, we respond the next business day in the order that the call is received. Our support hours are from 8am to 6pm eastern time, Monday through Friday. Any Sourcewell participating entity will be able to place customer support requests via email, website, or a phone call. Incoming service requests create notifications for our Sales Representatives in addition to notifications for our service team, to expedite any service requests, provide context, and a point of familiarity for Sourcewell participating entities. The respective Sourcewell participating entity is also automatically notified that their service request is received and a Technical Support Specialist is working on it. Technical Support will stay in constant contact with the Sourcewell participating entity for the lifetime of the case, providing updates. We also have remote diagnostics capabilities with customers who have signs equipped with TraffiCloud remote management capabilities. The Director of Customer Success & Technology oversees the customer service team and tracks monthly and quarterly performance indicators such as case lifetime and response time in order to grow and develop to better serve our customers. He also ensures that all customer support inquiries are responded to within two hours, as these metrics are readily available in our customer relations management system.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in the United States.	We are willing and able to provide products to all 50 states from our production facility in State College, PA. We execute delivery timelines within industry standards, currently having a 2-4 week timeline between placement of a purchase order and delivery of the product. Our production team consists of 7 manufacturers and one shipping employee. We are willing to service all Sourcewell participating entities in the United States.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	We are willing and able to provide our products and customer service to all Sourcewell participating entities in Canada. We have been very able to produce in our State College, PA and deliver directly to Canadian customers. Within the past three years we have seen consistent business with law enforcement agencies in Canada such as Regina Police Service of Saskatchewan, Saskatoon Police Department of Saskatchewan, Saanich Police Department of British Columbia, and more. We also are owned by Logix ITS, based in Quebec, Canada who is now an official distributor of our products in Canada. We are forecasting $750,000 in Canadian sales within the next 12 months.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed contract.	All Traffic Solutions, INC is willing and able to serve all geographic areas in the United States and Canada.	*
34	Identify any Sourcewell participating entity sectors (i.e., government, education, not-for-profit) that you will NOT be fully serving through the proposed contract. Explain in detail. For example, does your company have only a regional presence, or do other cooperative purchasing contracts limit your ability to promote another contract?	All Traffic Solutions, INC is willing and able to serve all participating entity sectors. We are not limited by any contract or regional obstacles to service any industry who needs our products or services.	*
35	Define any specific contract requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	All Traffic Solutions, INC will not apply any specific contract requirements or restrictions on participating entities in Hawaii, Alaska, or any of the U.S. Territories. We have customers from the past 3 years (January 1, 2019 - December 31, 2021) in Hawaii, Alaska, and Puerto Rico.	*

Table 7: Marketing Plan

Line Item	Question	Response *	
36	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Describe your marketing strategy for promoting this contract opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response. Our Marketing and Sales Enablement Teams collaborate to contextualize the contract information as it pertains to all end users, for both internal and external users. Through internal training, marketing materials creation and updates, and other written forms of communication, we share critical information with Sales, Production, and Finance. Examples of critical information shared are contract legal language and technicalities, critical dates, prices affected, and product bundle updates. This enables our Sales Team and Marketing Team to collaborate on most efficient campaigns to maximize relative information exposure. Our customer relationship management database has hundreds of thousands of relative contacts to whom we communicate with consent. This allows our outreach to be implemented with relevance as we can segment our contacts in a multifaceted manner for Sales and Marketing outreach. In addition to creating and updating marketing materials, such as, our Cooperative Purchasing Options guide and webpage that includes all important information for our contracts, we also plan and execute marketing campaigns to promote any new contracts. In the case of Sourcewell, we would launch a multi-channel campaign via email, social media, our website, and trade shows. Email Marketing - We have a strong email channel for pipeline generation due to our database, our personnel talent and our fast-paced environment. We will identify the best target personas in our database that will benefit from purchasing our products leveraging Sourcewell. We will send multiple emails announcing the contract, sharing additional information on how they can leverage the contract, and offer them to connect with a representative for any additional help. ATS website - We have a strong web presence, especially with law enforcement and other public safety agencies. Through brand awareness, referrals, organic search, paid advertising and return customers we get an average of 10,000+ visitors per month. We will ensure that our Sourcewell contract information is included in our Cooperative Purchasing webpage, which is one of top 10 most visited page on our website, and any other relevant web pages and blogs, such as our Law Enforcement Solutions webpage, Higher Educations Solutions webpage, and our Cooperative Purchasing blog. Trade shows - we exhibit at around 50 conferences per year in the US and most are law enforcement events. We will display any Sourcewell flags/banners or other materials provided by Sourcewell at our booth as soon as we receive them and also integrate the logo and contract number when we create new product trade show banners for 2023. We will also update our print collateral to include our Sourcewell contract information. Social Media - we will announce our Sourcewell contract and share any relevant content we create, such as, a press release, landing pages and blogs via LinkedIn, Facebook and Twitter.	*
37	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	We use time sorted data, from yearly to daily, of performance metrics such as contract sales growth. We are capable of tracking interest and prospects which come in through our marketing efforts, and adjust our approach according to the results. For example, we have historically offered various webinars to law enforcement and education entities via email marketing to inform our customers of pertinent topics. Another example is industry or geography specific marketing, to ensure contextualization of information provided to our customers. Our customer relationship management database metadata hygiene is constantly monitored to produce quality reports usable by any ATS member. One example is our use of the NeverBounce application to ensure our emails are valid and relative, given the high turnover rate for email addresses per user. In addition to using Salesforce as our customer relationship management (CRM) system to track overall marketing performance, access customer activity data, and ensure data accuracy and hygiene, we use other various digital tools/technology to enhance our marketing effectiveness. Most of these tools provide key metrics and other metadata as they relate to each tool's function(s), which allows us to further optimize our performance for different activities. The technology tools and an overview of how we use them along with the data they provide are below. HubSpot's Content Management System (CMS) - we create, share, manage and track all marketing email campaigns, web form submissions and chatbox communication, and social media channels through HubSpot. As one of the top marketing tools in the market, this robust platform provides massive amounts of data in relation to user activity and key performance indicator metrics (KPIs) for each channel and activity mentioned above. Our Marketing team utilizes this data to continuously make improvements to our campaigns,	

activities and our prospects' experience. Further, this tool allows us to easily perform A/B tests and use marketing automation to do more with the content we have, learn from test results to incorporate the findings for new content creation and ultimately improve our prospects' and customers' experience. Lastly, HubSpot is integrated with Salesforce, our customer relationship management system, which gives our Sales Team easy access to prospect and customer activity within Salesforce, and allows the Marketing Team to track performance of each lead generated up to the closing of a sale. This allows Marketing and other teams to know how much revenue each campaign helps generate.

Wordpress, Yoast Search Engine Optimization (SEO), Google Analytics, Google Search Console, SEMRush digital tools - we use these different tools to enhance our AllTrafficSolutions.com website.

Wordpress and Yoast SEO - we use this website Content Management System (CMS) to make all website updates. We have a plug-in, Yoast SEO, that checks the content of each page to ensure we are following search engine optimization best practices before publishing a page. For example, it asks for your targeted primary keyword on the page and scans the content on the page and its meta description to ensure you are including the keyword the recommended number of times and in the right places. *

Google Analytics - we use this tool to track all of our website traffic volume by medium (ie. organic search, direct traffic, email, paid advertising, social media, referral etc.), source (ie. google, bing, Facebook, email campaign etc.), campaign, device type and more. This gives us visibility into how visitors are getting to our site to ensure we are focusing in the right places and to identify areas of improvement. Furthermore, this tool also gives key web traffic metrics like pageviews, average page time-on-site, and the bounce rate for all webpages on our site. This is helpful to know which pages get the most visits, whether visitors are finding the information they are looking for, and if the traffic to each page is increasing or decreasing overtime in order to make improvements accordingly.

Google Search Console and SEMRush - we use these tools to track and improve our search engine optimization efforts. Google Search Console is used to access information about how each of our pages are ranking through Google's search engine by providing the keywords we are ranking for, their positions, and the number of clicks we are getting for each webpage. We use this information to track organic traffic performance. SEMRush provides similar web traffic information but also has other tools to make it easier to improve our organic search rankings. For example, it has a 'Keyword Magic tool' that allows us to find keywords that are relevant for new webpages and gives us the number of times they are being searched and a score of how easy or difficult they are to rank for them so we can strategically decide what keywords we want to go after for our web pages and blogs.

Other technology and associated data - we are constantly testing new tools that can help us reach our goals. For example, we have tested Hotjar, a tool that gives you visual information of the areas on your web pages that users are clicking on the most, which can help with improving the user experience. We also plan on integrating an automated scheduling tool into our marketing campaigns so that those who want to schedule a demo can do so in a couple of clicks – eliminating the need to connect with a representative to lock in a time. Additionally, we do paid advertising through Google, Microsoft and Facebook. Their paid advertising platforms also give us access to a lot of data in relation to the different campaigns we run. We use that data to continuously improve our paid advertising efforts.

38	In your view, what is Sourcewell's role in promoting contracts arising out of this RFP? How will you integrate a Sourcewell-awarded contract into your sales process?	In our view, Sourcewell's role in promoting contracts from this RFP is to provide a well organized platform which increases access to vetted information and of higher quality to their entities. We are dedicated to providing pertinent information of value to our customers so they can make their best decisions, which is why we believe Sourcewell is a fitting entity for All Traffic Solutions, INC to apply to a contract with. If any marketing content, such as logos, flags, or banners, are provided, they will be used by our Marketing and Sales teams to promote the contract. If All Traffic Solutions, INC is awarded this contract with Sourcewell, it will ensure a systematic and synergistic internal process to ensure that Sourcewell participating entities, Sourcewell, and All Traffic Solutions, INC has a flawless experience. The Sales Enablement Team vets any pricing information from the contract and communicates with the Vice President of Sales and Director of Production. The Director of Production then implements any price and production changes for quotes through our customer relationship management system. This ensures that everyone has access to the same pricing information at All Traffic Solutions, INC. Sales Enable creates reference and training materials which are approved by the Vice President of Sales. Training materials such as FAQ documents, contract use summary, price guides, and contact information are saved as separate files to an electronic Sourcewell folder which is accessible by every team. Training sessions are conducted virtually by our Sales Enablement team for our Sales and Marketing teams where they are walked through the contract material and resources. The Sales Enablement team is also available to answer any questions outside of the training sessions. Targeted lists of contacts are created for outreach. Territory specific contact reports are organized according to geography, customer or not, industry, and time are given to each respective Territory Sales Representatives and their Sales Development representatives. These reports are used by our Sales Team for direct outreach and email communications to inform our customers of contract information and usability. Our Sales Team also organizes informational sessions virtually or face to face to inform customers or interested partise. This effort by the Sales Team is aided by the collateral created by the Marketing Team, such as informational brochures, webpages, landing pages, and webinars. Marketing updates our Cooperative Purchasing webpage, adds the Sourcewell approved logo, and conducts press releases. The performance of these activities are measured by technological applications such as Google Analytics and SEMRush, which allows Marketing to make continuous improvements to marketing materials relative to this contract. Based on the contract information, Marketing identifies the personas who will benefit the most from leveraging this contract from the database to send communications to. The email campaigns communicate pertinent information about the contract and offer to connect any Sourcewell participating entity to a Sales Representative. As we continue to attend trade shows, Marketing updates any print material, such as banners and brochures, to reflect the contract information. The Marketing Team also updated social media sources like Facebook, Twitter, and LinkedIn with any relative blog posts, landing pages, press releases and other forms of media. The multifaceted approach by Sales and Marketing gives maximum coverage to all relative prospects. Any interested party is offered a quote by our Sales Representatives, from our updated database pricing list. Quotes can be requested on our website, via email, phone, or in person. The quote itself tracks information which is identifiable by Finance, Sales, and Production as a contract order. If the quote is confirmed, a purchase order is communicated from Sales to Production. The Production Director reviews the purchase order and authorizes it for manufacture. The customer is provided updates from our production team throughout the lifecycle of the manufacturing. After testing the product, it is shipped to the customer. Technical Support and Account Management communicate with the customer after the product is received to ensure training and support. The Production Director keeps track of all contract sales in forms of reports in order to fulfill contract reporting requirements and correct administrative fee payments.	*
39	Are your products or services available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	All Traffic Solutions products and services are not currently available through an e-procurement ordering process. All orders are taken through our Territory Managers, Account Managers and Customer Success Representatives. We find that this helps customers get the most custom products and services possible in the most efficient way. Oftentimes without talking through sign, mounting, power and data collection or display features, customers may not have all the information they need to know exactly what fits their needs best or how to configure it at the lowest possible cost. All Traffic Solutions, INC operates its Sales and Production teams under company ownership. We pride ourselves in providing fast response times through our Territory Sales Representatives, who are aided by Sales Development Representatives. All Traffic Solutions, INC also has a transparent automated process in place to ensure that we are being responsive to customer requests for information and quotes.	*

Table 8: Value-Added Attributes

Line Item	Question	Response *	

40	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Our training is always free and included with any purchase. Training is not required but is heavily recommended and offered repeatedly by our Software Trainer or Customer Success Representative. Customers are walked through hardware product usage and set-up by our Territory Managers or Technical Support Specialists. We also provide comprehensive user manuals for reference to every product, and customers are always encouraged to reach out if they need any assistance. We have a dedicated Software Trainer who is directly employed by All Traffic Solutions, INC and provides extensive training to all TraffiCloud users. TraffiCloud is our cloud-based remote traffic management system. Our 1-hour training sessions are designed to assist our customers with efficiently managing their signs. Our customers have said that this training program, along with TraffiCloud itself, will help them quickly respond to neighborhood speed complaints, calm traffic in areas with known speeding issues, direct traffic during scheduled and unplanned events, and review traffic data for enforcement and planning. So training gives them the resources to remotely configure their signs for on demand or scheduled display settings. It also allows them remote immediate access to GPS coordinates & tamper and battery notifications for peace of mind. Our Software Trainer is also actively collecting feedback and creating youtube videos on our products for ease of use by our customers. Account managers track customers who have not received training and work with them to set up an appointment. Account managers reach out consistently and repeatedly to ensure a response. There is no additional cost to TraffiCloud training, nor remote hardware training. All Traffic Solutions, INC also provides electronic and hard copy training manuals on products. An example of our training video can be found at this link: https://www.youtube.com/playlist?list=PLDylNZ1aX59RFwaSsljEEiSr4PZIbi--B	*
41	Describe any technological advances that your proposed products or services offer.	At All Traffic Solutions, INC we approach traffic calming solutions with ingenuity and integrity. Law enforcement is a major portion of our current and historical customer base, and our services and products developed with them in mind. All Traffic Solutions holds US Patent 8,417,442 for our industry-leading SmartApps™ technology, which delivers unique cloud-based management features and functionality. We were the first company to use connected sensors to collect and transmit traffic data to a centralized database, allowing users to generate up-to-the-minute reports over the Internet. This allowed increased access to better data for law enforcement departments, small or large. We also changed the game with TraffiCloud, our secure, web-based traffic management solution that lets users take control of their resources, equipment and data from anywhere, using any mobile device—for smarter decision making, better outcomes and increased return on investments. We have recently introduced an efficient line of solar products which reduces costs, increases availability, and usability for all customers. All Traffic Solutions, INC understand traffic safety management requires a multifaceted approach, in which law enforcement departments interact directly with civilians and often lead multi-department cooperation efforts. Our hardware products, such as speed radar signs, help police departments save on resources and provide more accurate data directly to their constituents. Once our hardware is coupled with our remote management technology, TraffiCloud can offer insights and usability beyond day to day traffic management. Access to secure and accurate traffic data from TraffiCloud can be used to implement and track key metrics of traffic safety programs, while also sharing the data and resources between departments to justify safety measures, acquire budgets, and apply for funding and grants. All Traffic Solutions, INC provides a holistic turnkey solution for traffic management which law enforcement can use to implement short-term solutions in addition to planning for the best day-to-day and future outcome for traffic safety management.	*
42	Describe any “green” initiatives that relate to your company or to your products or services, and include a list of the certifying agency for each.	All Traffic Solutions, INC is not certified by agencies for “green” initiatives. However, All Traffic Solutions implements several “green” practices in awareness for our environment. All Traffic Solutions, INC operates minimally with printing and prioritizes paperless communications and documentations. As a result, we also order very little office products. Many of our positions in Sales and Sales Operations are flexible to be remote. All Traffic Solutions, INC remains flexible with remote employees which decreases travel cost and emissions.	*
43	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the equipment or products included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	All Traffic Solutions, INC offers solar power as an option for every single sign we sell. We have recently launched an integrated solar line of speed and message signs, which improves battery capacity and mobility for each sign. This helps our law enforcement customers to use our products with greater flexibility and ease as the sign does not need to be uninstalled or moved to be charged, saving time and resources. This also helps all of our product users save on electricity and ultimately leaves a smaller carbon footprint. All Traffic Solutions, INC does not hold third-party issued eco-labels, ratings or certifications.	*
44	Describe any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation of certification (as applicable) in the document upload section of your response.	All Traffic Solutions, INC does not hold certifications for WMBE, SBE, or Veteran Owned Business.	*

45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	All Traffic Solutions, INC has been providing holistic and turnkey solutions to traffic management and safety technology. We provide traffic signage hardware alongside a cloud-based management platform for access to key traffic safety data. We are here to provide solutions that are affordable and built-to-last. Our Cloud-Based technology allows for effective communication between the end user and their audience. Our law enforcement customers find it exceedingly helpful that they can communicate complex traffic data in an understandable way for everyone to see, while saving on vital resources that would have been used to gather the same amount and quality of data. The data collected can also be used for future budget justifications, grant applications, and identifying key risk areas. This is easy to do with TraffiCloud, as data can be shared easily between municipal departments or any authorized users. All Traffic Solutions, INC is an industry leader who provides a traffic safety management economy to manage and get the most out of all traffic safety products our customers use.	*

Table 9: Warranty

Describe in detail your manufacturer warranty program, including conditions and requirements to qualify, claims procedure, and overall structure. You may upload representative samples of your warranty materials (if applicable) in the document upload section of your response in addition to responding to the questions below.

Line Item	Question	Response *	
46	Do your warranties cover all products, parts, and labor?	Yes, our warranties cover all products, parts, and labor. We cover shipping on warranty issues as well. We cover manufacturing defects for up to 3 years. We also provide a premium warranty program known as Premier Care. It provides a warranty for the duration of the product lifetime if the product is subscribed to TraffiCloud.	*
47	Do your warranties impose usage restrictions or other limitations that adversely affect coverage?	No, our warranties do not impose usage restrictions or other limitations that adversely affect coverage. We do not cover accidental damage or acts of god. We cover all manufacturing defects.	*
48	Do your warranties cover the expense of technicians' travel time and mileage to perform warranty repairs?	We do all repairs at our repair center, and products are sent in to us via prepaid shipping labels. We do not typically send technicians on site. We do rely on some help from the customer for diagnostics, unless the product they own is serviceable remotely. Our warranty covers any shipping expenses.	*
49	Are there any geographic regions of the United States or Canada (as applicable) for which you cannot provide a certified technician to perform warranty repairs? How will Sourcewell participating entities in these regions be provided service for warranty repair?	We do not typically provide technicians on site as there are remote and ship-in solutions available for customers. Our Customer service department communicates with return merchandise authorization (RMA) through our database and direct contact. The product needing service is checked for warranty. Upon verification of a warranty, return box and labels are sent to the customer for shipment to our facility free of charge. Products are then received. diagnosed, and repaired by our repair and maintenance team. The product then is shipped to the customer for no charge, contingent on warranty.	*
50	Will you cover warranty service for items made by other manufacturers that are part of your proposal, or are these warranties issues typically passed on to the original equipment manufacturer?	ATS honors our warranty on all provided third party manufactured products up to one year.	*
51	What are your proposed exchange and return programs and policies?	We do not provide returns or exchanges without prior approval of the VP of Sales and Controller. There is typically a restocking fee applied if there are any returns or exchanges approved. There is no set percentage for the restocking fee.	*
52	Describe any service contract options for the items included in your proposal.	Premier Care is an option provided in addition to the standard warranty service. If a product is subscribed to Traffic cloud, they are eligible to upgrade to a perpetual warranty over the lifetime of the product. A document is attached detailing the PremierCare plan with the warranty attachments. This warranty option also allows for discounts on various repairs if they should fall outside of the warranty.	*

Table 10: Payment Terms and Financing Options

Line Item	Question	Response *	
53	Describe your payment terms and accepted payment methods.	NET30 (payment is due in 30 days after invoice date) Invoicing occurs upon shipment (FOB Seller's Loading Dock) Accepted payment methods: Check, ACH (Electronic), Wire, and Credit Card	*
54	Describe any leasing or financing options available for use by educational or governmental entities.	We do not lease nor provide financing options for our products and service offerings.	*
55	Describe any standard transaction documents that you propose to use in connection with an awarded contract (order forms, terms and conditions, service level agreements, etc.). Upload a sample of each (as applicable) in the document upload section of your response.	We require a purchase order or signed quote, and sales tax exemption form (or statement that organization is not sales tax exempt). A sample quote is attached.	*
56	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	We accept varying forms of credit card transactions, as long as the transaction can be processed as VISA, MasterCard, or American Express.	*

Table 11: Pricing and Delivery

Provide detailed pricing information in the questions that follow below. Keep in mind that reasonable price and product adjustments can be made during the term of an awarded Contract as described in the RFP, the template Contract, and the Sourcewell Price and Product Change Request Form.

Line Item	Question	Response *	
57	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	All Traffic Solutions provides a line-item discount pricing model for all hardware and software. The excel file attached provides the item number, item description, the list MSRP price, freight charges, discounts applied, and the Sourcewell discounted price	*
58	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	A discount rate of 10.5% is applied to all line-items after a freight charge has been added to the line-item price.	*
59	Describe any quantity or volume discounts or rebate programs that you offer.	All Traffic Solutions, INC provides volume discounts on orders with 10 or more units. All Traffic Solutions, INC also offers a trade in program. We do offer trade in credits should the end user decide to trade in old equipment, either from a competing manufacturer or All Traffic Solutions, INC. The credit is provided on a case by case basis to make it easier for our customers to be flexible with their transactions.	*
60	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or “nonstandard options”. For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	All Traffic Solutions, INC proposes to provide quotes on a case by case basis for “nonstandard items” and “sourced” products.	*
61	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	All elements of the total cost of acquisition are included in the pricing submitted with this response. Training is free and encouraged actively by our Sales, Technical Support, and Account Management teams. Freight is also included in the discounted Sourcewell price provided.	*
62	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Any freight and shipping charges are included in the final discount price provided to Sourcewell.	*
63	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	We use Fedex freight to ship to Alaska, Hawaii, and Canada. The discounted price offered to Sourcewell in this contract includes freight and shipping charges for Alaska, Hawaii, and Canada.	*
64	Describe any unique distribution and/or delivery methods or options offered in your proposal.	All Traffic Solutions, INC continues to cater to the sense of urgency needed by our law enforcement customers. We can offer a standard product delivery time of 2-4 weeks within the United States and Canada with the current delivery process. All Traffic Solutions, INC is the only company that provides a “white-glove” delivery service for radar speed and message trailers. Majority of our speed and message trailers are delivered by our “white-glove” delivery service. Upon delivery, a driver contracted by All Traffic Solutions unloads the trailer. At that time, the delivery driver provides a brief overview of the products ordered to help our customers feel comfortable operating their new equipment.	*

Table 12: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
65	c. better than the Proposer typically offers to GPOs, cooperative procurement organizations, or state purchasing departments.	Our standard discount is 8% and for This Sourcewell Contract we are offering 10.5 percent.

Table 13: Audit and Administrative Fee

Line Item	Question	Response *	
66	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed Contract with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing, that the Vendor reports all sales under the Contract each quarter, and that the Vendor remits the proper administrative fee to Sourcewell. Provide sufficient detail to support your ability to report quarterly sales to Sourcewell as described in the Contract template.	All Traffic Solutions, INC has an internal audit process between Sales, Production, and Sales enablement teams to ensure accuracy and punctuality of contract activities. When the contract is awarded, our sales enablement team communicates the prices and items approved by the contract to our Production Team. The production director updates all relevant pricing in our customer relationship management system. The contract price updates in our database are then verified by the Sales Enablement teams. After prices have been matched between our customer relationship management system and the awarded contract document, the Sales Enablement team sends out communications about usability and resources available to help promote the contract accurately. The communication is sent to Sales and Marketing teams. This process is verified by our VP of Sales for accuracy and transparency. Our Production Director maintains quarterly reports of all contract related sales orders. Anyone inputting a sales order into our customer relations management system uses the same sales order template which requires a field to be filled out for contracts used in the sales. In the sample quote attached, it can be seen in the top left corner of the first page. We are also able to track contract opportunities at different stages. This report is verified by Sales Enablement to reflect up-to-date information. Our Controller and Finance Team use the same database to keep track of all invoices and purchase orders needed to verify contract sales volume reports. Finance works with Production and Sales enablement to remit the administrative fee payments to contracts' account receivable. The Sales Enablement team also keeps track of any contract and reporting requirements, deadlines, and contacts to stay proactive and meet all contractual obligations. This is done through implementation of online calendars, resource folders, information and training sessions, and a well-kept customer relations management system.	*
67	If you are awarded a contract, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the contract.	We create reports for each contract we are on to show the number of opportunities that have converted to sales orders for each. This not only helps with compliance but also measuring the success of being on the contract. We also like to look at the number of opportunities created, even if they have not come through as purchase orders yet. In these reports we will be interested in the number of opportunities, the dollar amount, number of total accounts, number of new accounts, and the sub-industries represented. Within these reports we will be looking at year-over-year numbers to see if our customers are using the Sourcewell contract more over time. The reports generated are modifiable to analyze daily, weekly, monthly, and quarterly metrics. These reports are also usable by Marketing to gain insights into activities such as email campaigns, social media presence, and website optimization. We will also get qualitative information from our Sales Representatives on ease of use, Sourcewell brand recognition, and acceptance by prospects and clients. Marketing is also involved in running informational campaigns and reporting metrics which reflect performance such as number of new contacts through outreach. These campaigns are run through email, our website, social media, and trade shows.	*

68	Identify a proposed administrative fee that you will pay to Sourcewell for facilitating, managing, and promoting the Sourcewell Contract in the event that you are awarded a Contract. This fee is typically calculated as a percentage of Vendor's sales under the Contract or as a per-unit fee; it is not a line-item addition to the Member's cost of goods. (See the RFP and template Contract for additional details.)	To offer a competitive administrative fee to Sourcewell for facilitating, managing, and promoting the contract, we reviewed the average administrative fee paid to our existing contracts. Our current awarded contracts require a quarterly administrative fee that is a percentage of contract relative sales. The only exception is the PA COSTARS contract, which is a flat yearly fee. Our average administrative fee rate is 1.11%. We would like to offer Sourcewell a quarterly administrative fee of 2% on all sales orders from this contract.	*

Table 14A: Depth and Breadth of Offered Equipment Products and Services

Line Item	Question	Response *	
69	Provide a detailed description of the equipment, products, and services that you are offering in your proposal.	Shield: All Traffic Solutions offers Shield radar speed signs in two sizes— the Shield 12 and the Shield 15. These signs display drivers' speeds as they approach the sign, and can flash an optional strobe light at drivers traveling above the posted speed limit. This catches drivers' attention and warns them to slow down. Making drivers more aware of their speed in this way has shown to be an effective way to reduce speeding. These signs also collect speed and traffic volume data. This data helps law enforcement agencies identify speeding problem areas and prioritize where to deploy officers for speed enforcement. Shield signs are most commonly used by law enforcement to resolve neighborhood speeding complaints, which they receive very regularly. Shield signs are lightweight and easy to install on roadside signposts. This makes them very portable and easy to move around to address speeding in different areas as needed. Shield signs are extremely durable, and have aced radar accuracy, power recovery, autonomous battery operation, and crash resistance tests. They're shatterproof, graffiti-resistant, and can withstand 150-mph winds and inclement weather such as ice, snow, and heavy rain. They can last for a decade or more of use. Shield signs also come with flexible power options. They can come battery-powered, or with integrated solar power. Integrated solar eliminates the need to remove batteries from the sign for recharging, making the sign even easier to set up, maintain, and move around if needed. InstAlert: InstAlert variable message signs are thoughtfully engineered to be the most portable, durable, and easy-to-use variable message sign on the market. These electronic signs can be programmed to display up to six different screens of custom text and/or graphics. Because they are large and bright, they are effective tools for quickly and easily sharing information with the public. Since they can be programmed to display whatever type of message the user wants, they are extremely versatile and are used in a wide range of situations. InstAlert is popular not only among law enforcement but also emergency management agencies, colleges and universities, municipalities, parks, public works departments, and more. They are commonly used to notify people of changing traffic patterns, to share safety alerts, and to promote events. The sign comes in two sizes, the InstAlert 18 and the InstAlert 24. The InstAlert 24 is the only variable message sign on the market that folds in half. This makes it very easy to transport since it can fit in the trunk of a car. InstAlert is also lightweight compared to other variable message signs and has versatile mounting options. One person can easily mount the sign on a portable post, pole, trailer, or vehicle hitch in just a couple of minutes. Once the sign is set up, there is the option to program messages online through TraffiCloud®. This saves customers time because they don't have to be anywhere near the sign to change the message display. InstAlert signs are built to last for a decade or more of use. They are shatterproof, graffiti-resistant, and able to withstand high winds and inclement weather. InstAlert is offered with flexible power options including lithium battery, AC power, or solar power. The InstAlert 18 is also available with integrated solar power. SpeedAlert: SpeedAlert radar message signs combine the features of a variable message sign with those of a radar speed sign, making them incredibly versatile. They display the speed of approaching vehicles along with speed-dependent messaging. Speed-dependent messages are custom messages that are triggered by drivers traveling at different speeds. If a driver is traveling over the speed limit, the sign can display a message warning the driver to slow down. If a driver is traveling at or below the speed limit, the sign can display a message thanking them for driving safely. The sign also has flashing red and blue strobe lights that can be programmed to flash at speeding drivers, grabbing their attention fast. Aside from these speed-dependent messages, SpeedAlert can also be used as a regular message sign to display any other type of custom message.	

In addition to messaging features, SpeedAlert also collects speed and volume data. The combination of radar feedback, variable messaging, and data collection make it the ultimate multipurpose traffic safety tool for law enforcement. It can be used to do anything from directing traffic, to conducting traffic studies, to resolving speeding complaints. The fact that SpeedAlert can perform these tasks gives law enforcement agencies more bandwidth to focus on their many other responsibilities.

Trailers: All Traffic Solutions offers two models of trailers to mount radar speed and message signs on. The ATS 3 trailer is compatible with the company's smaller signs, including the Shield 12 and Shield 15 radar speed signs, the SpeedAlert 18 radar message sign, and the instAlert 18 variable message sign. On the ATS 3 trailer, the sign is mounted on a pole that can be rotated 360 degrees to point the sign in any desired direction. This lower-profile trailer is ideal for calming traffic in areas where the speed limit is under 45 mph and resolving neighborhood speeding complaints. *

The ATS 5 trailer better accommodates All Traffic Solutions' larger signs, such as the InstAlert 24 and the SpeedAlert 24. Because it is compatible with larger signs, it is perfect for reducing speeding and sharing messages on roads with speed limits up to 55 mph. This trailer can come equipped with a red and blue strobe bar that flashes at speeding drivers. It can also come equipped with an automatic license plate recognition (ALPR) camera, or with a socket built in so customers can easily attach a camera of their own choosing.

ATS trailers are thoughtfully engineered to be easy to use, transport, and deploy. No special equipment is needed to transport them— they can be towed by any size vehicle with a standard 2" receiver hitch. Most All Traffic Solutions trailers are still in use after 10 or 15 years of year-round use. The continuous weld steel frame and marine-grade powder coat finish withstands heavy rain, snow, ice, and extreme temperatures without rusting.

StatTrak: The StatTrak vehicle counter classifier is a low-profile tool that collects traffic data. It is a small box-shaped device that can easily be attached to an existing signpost. StatTrak records over 99% accurate vehicle counts as well as basic vehicle classification (small, medium, and large). The device can gather data from two incoming and two outgoing lanes when mounted on a median. When mounted roadside, it can record data from one incoming and one outgoing lane, or two incoming lanes.

This data is valuable to law enforcement because it collects data without influencing drivers' behavior. It tells them how fast drivers usually travel in particular areas, which helps them decide where to add additional speed enforcement such as an officer in the field or a radar speed sign. This data also provides insight into traffic patterns, which helps municipalities in the planning process of road construction projects.

StatTrak is capable of recording and storing data on 100,000 individual vehicles, which is downloadable in two minutes. The internal battery of the StatTrak has a run time of two weeks, but unlimited run time is possible with the solar option, even during cloudy and wintry conditions. StatTrak is compatible and recommended with TraffiCloud so that data can be accessed online, but data can also be received locally if necessary.

TraffiCloud®: All Traffic Solutions' patented TraffiCloud® remote management software is available as an annual subscription service. TraffiCloud saves customers a lot of time by allowing them to access and monitor their All Traffic Solutions devices from anywhere on a central online platform. They no longer have to travel to locations where signs are deployed to check on them, download data, or change settings. TraffiCloud has a user-friendly visual interface that lets the user see their entire traffic safety program at a glance.

Data collected by Shield radar speed signs, SpeedAlert radar message signs, and the StatTrak counter classifier is automatically uploaded to TraffiCloud®, so subscribers can view the data in real time. TraffiCloud also compiles the data into reports that display the data in easy-to-read charts, tables, and graphs. These reports are extremely valuable to law enforcement. They show where speed enforcement needs to be prioritized, and they can be easily shared with community members to clear speeding complaints and prove that a particular speeding problem has been solved. Customers can download these reports whenever they like, or they can set them up to be automatically delivered to their email inbox on a regular basis.

TraffiCloud users can also set text (SMS) or email alerts to automatically notify them of low battery levels, tampering, or high-speed violators. If a SpeedAlert or InstAlert sign is tampered with, the sign will also automatically capture an image that can be

		immediately viewed through TraffiCloud® for awareness. Since tampering and theft are major concerns for law enforcement, TraffiCloud also tracks the location of a customer's All Traffic Solutions signs. As long as the signs are powered on, their real-time location and status is shown on an interactive map. Furthermore, TraffiCloud makes using message signs incredibly easy. Customers can create custom messages in TraffiCloud, or choose from an existing library of options. They can then send the message out to display on only one sign, or on multiple signs simultaneously. TraffiCloud even allows users to schedule messages in advance for specific days and times.	
70	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	All Traffic Solutions, INC seeks to provide products and services described above under the scope provided in solicitation details, which states, “Traffic safety enforcement equipment, devices, and instruments,” as a type of solution stipulated. In addition, we provide software as a service which ties in all traffic safety equipment provided, along with training, services, and warranties (reference to section B.1.e. of the RFP).	*

Table 14B: Depth and Breadth of Offered Equipment Products and Services

Indicate below if the listed types or classes of equipment, products, and services are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	Category or Type	Offered *	Comments	
71	Law Enforcement duty gear	○ Yes ◉ No	N/A	*
72	Traffic safety enforcement equipment, devices, and instruments	◉ Yes ○ No	We provide Speed and Message signs and trailers. We also provide count and classification devices. We also provide software for remote access, data organization/reporting, and traffic safety signage management ecosystem.	*
73	Crime scene management and evidence collection equipment and supplies	○ Yes ◉ No	N/A	*
74	Tactical and EOD equipment (with the exception of those items excluded in subsections 2. or 3. of RFP)	○ Yes ◉ No	N/A	*
75	Services related to the offering of the solutions in subsections above, such as training, installation, testing, maintenance, warranty programs, and technical support	◉ Yes ○ No	We provide TraffCloud as a service to Remotely manage and optimize usage of traffic equipment and data in one place – from anywhere – with our patented, cloud-based traffic management platform. Training to the use of this software is free and heavily recommended when acquired.	*

Table 15: Exceptions to Terms, Conditions, or Specifications Form

Line Item 76. **NOTICE**: To identify any exception, or to request any modification, to the Sourcewell template Contract terms, conditions, or specifications, a Proposer must submit the exception or requested modification on the **Exceptions to Terms, Conditions, or Specifications Form** immediately below. The contract section, the specific text addressed by the exception or requested modification, and the proposed modification must be identified in detail. Proposer's exceptions and proposed modifications are subject to review and approval of Sourcewell and will not automatically be included in the contract.

Contract Section	Term, Condition, or Specification	Exception or Proposed Modification

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as “Marketing Plan.”

- Pricing - Sourcewell Pricing - 2022 MW to CF v4 (1).xlsx - Monday August 29, 2022 11:56:09
- Financial Strength and Stability - Financial Strength Letter.pdf - Tuesday August 16, 2022 15:03:13
- Marketing Plan/Samples - Compiled with Table of Contents.pdf - Tuesday August 30, 2022 14:20:43
- WMBE/MBE/SBE or Related Certificates (optional)
- Warranty Information - Complete Warranty Information.pdf - Tuesday August 30, 2022 12:56:21
- Standard Transaction Document Samples - Sample Quote.pdf - Monday August 29, 2022 11:28:20
- Upload Additional Document - Compiled Binder for Products and Certification and Distributor Authirization.pdf - Tuesday August 30, 2022 14:21:23

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT AND ASSURANCE OF COMPLIANCE

I certify that I am the authorized representative of the Proposer submitting the foregoing Proposal with the legal authority to bind the Proposer to this Affidavit and Assurance of Compliance:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for contract award.

3. The Proposer, including any person assisting with the creation of this Proposal, has arrived at this Proposal independently and the Proposal has been created without colluding with any other person, company, or parties that have or will submit a proposal under this solicitation; and the Proposal has in all respects been created fairly without any fraud or dishonesty. The Proposer has not directly or indirectly entered into any agreement or arrangement with any person or business in an effort to influence any part of this solicitation or operations of a resulting contract; and the Proposer has not taken any action in restraint of free trade or competitiveness in connection with this solicitation. Additionally, if Proposer has worked with a consultant on the Proposal, the consultant (an individual or a company) has not assisted any other entity that has submitted or will submit a proposal for this solicitation.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest exists when a vendor has an unfair competitive advantage or the vendor’s objectivity in performing the contract is, or might be, impaired.

5. The contents of the Proposal have not been communicated by the Proposer or its employees or agents to any person not an employee or legally authorized agent of the Proposer and will not be communicated to any such persons prior to Due Date of this solicitation.

6. If awarded a contract, the Proposer will provide to Sourcewell Participating Entities the equipment, products, and services in accordance with the terms, conditions, and scope of a resulting contract.

7. The Proposer possesses, or will possess before delivering any equipment, products, or services, all applicable licenses or certifications necessary to deliver such equipment, products, or services under any resulting contract.

8. The Proposer agrees to deliver equipment, products, and services through valid contracts, purchase orders, or means that are acceptable to Sourcewell Members. Unless otherwise agreed to, the Proposer must provide only new and first-quality products and related services to Sourcewell Members under an awarded Contract.

9. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

10. The Proposer understands that Sourcewell will reject RFP proposals that are marked "confidential" (or "nonpublic," etc.), either substantially or in their entirety. Under Minnesota Statutes Section 13.591, subdivision 4, all proposals are considered nonpublic data until the evaluation is complete and a Contract is awarded. At that point, proposals become public data. Minnesota Statutes Section 13.37 permits only certain narrowly defined data to be considered a "trade secret," and thus nonpublic data under Minnesota's Data Practices Act.

11. Proposer its employees, agents, and subcontractors are not:
    1. Included on the “Specially Designated Nationals and Blocked Persons” list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;

    2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or

    3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated

by the State of Minnesota; the United States federal government or the Canadian government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Michael Werksman, Controller, All Traffic Solutions, INC

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the contractual obligations contemplated in the bid.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_5_Law_Enforcement_Equipment_RFP_090122 Wed August 24 2022 02:56 PM	☑	1
Addendum_4_Law_Enforcement_Equipment_RFP_090122 Wed August 17 2022 04:20 PM	☑	2
Addendum_3_Law_Enforcement_Equipment_RFP_090122 Tue August 16 2022 09:33 AM	☑	1
Addendum_2_Law_Enforcement_Equipment_RFP_090122 Wed August 10 2022 07:59 AM	☑	1
Addendum_1_Law_Enforcement_Equipment_RFP_090122 Mon July 18 2022 04:34 PM	☑	2

Docusign Envelope ID: B5ECC25F-52CE-8C22-823D-4E737D490291

AMENDMENT #1
TO
CONTRACT 090122-ATS

THIS AMENDMENT, effective upon the date of the last signature below, is by and between **Sourcewell** and **All Traffic Solutions, LLC** (Supplier).

Sourcewell awarded a Contract (090122-ATS) to Supplier to provide law enforcement equipment to Participating Entities through Sourcewell's Cooperative Purchasing Program (Contract).

As of August 25, 2025, Traffic and Parking Control Co., LLC (TAPCO) formally acquired all interests of Logix US Bidco LLC. As a result, each company updated its legal corporate suffix in its state of incorporation, All Traffic Solutions, Inc. is now All Traffic Solutions, LLC and the parties wish to amend the Contract to reflect that.

NOW, THEREFORE, the parties amend the Contract as follows:

"Table 1: Proposer Identity and Authorized Representatives" is modified as follows:

Line Item	Question	Clarification/Update
1	Propose Legal Name (one legal entity only): (In the event of award, will execute the resulting contract as "Supplier")	All Traffic Solutions, LLC
3	Identify all applicable assumed names or DBA names of the Proposer or Proposer's subsidiaries in Line 1 or Line 2 above	Traffic and Parking Control Co., LLC (TAPCO) Traffic Logix, LLC
5	Physical Address	5100 W. Brown Deer RD., Brown Deer, Wisconsin 53223, USA
7	Authorized Representative	Amanda Schulz, Vice President of Sales amanda.schulz@tapconet.com 262-649-5230
9	Other Contact	Remove: Melissa Millis

Except as amended by this Amendment, the Contract remains in full force and effect.

Docusign Envelope ID: B5ECC25F-52CE-8C22-823D-4E737D490291

Sou

Signed by:
Jeremy Schwartz
C0FD2A139D06489...

By:

Jeremy Schwartz
Chief Operating and Procurement Officer

Date: 7/30/2026 | 11:32 AM CDT

All

Signed by:
Amanda Schulz
B82F3D20082442F...

By:

Amanda Schulz
Vice President of Sales

Date: 7/30/2026 | 4:19 PM CDT

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 23, 2025

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, 2026**. 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.

Attention Counties and Municipalities:

Please be advised, this letter authorizes the purchase of materials or equipment 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 the materials or equipment. See Section 39-2-2(m)(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,

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to Burwell Material Handling LLC Inc for two 2026 Bobcat G25E-7 5,000 lb forklifts for Regions Mobile Arena.

Amount of Contract:
$72,519.54

Funding Source
Capital - Mobile Arena Furniture Fixtures and Equipment

ATTACHMENTS:
1. 20260903 Burwell Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 8 September 2026 (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 Burwell Material Handling LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Burwell Material Handling LLC Inc for two 2026 Bobcat G25E-7 5,000 lb forklifts for Regions Mobile Arena.
Capital - Mobile Arena Furniture Fixtures and Equipment

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $72,519.54

FUNDING SOURCE:

Budget Item: See Requisition 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 at price below 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:

_____

_____

R E S O L U T I O N

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
12260	2026	(3030) REAL ESTATE-ASSET MANAGEMENT	TWO 2026 BOBCAT G25E-7 5,000 LB FORKLIFTS FOR REGIONS MOBILE ARENA (SOURCEWELL COOPERATIVE PURCHASING AGREEMENT, AT PRICE BELOW STATE CONTRACT)	$72,519.54	(299723) BURWELL MATERIAL HANDLING LLC

Adopted:

_____

City Clerk

Bill To	Requisition 00012260-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Released Page 1

Vendor
BURWELL MATERIAL HANDLING LLC
150 E 4TH PLACE SUITE 900

SIOUX FALLS, SD 57104

Ship To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE

MOBILE, AL 36602

Deliver To
REAL ESTATE ASSET MANAGEMENT
205 GOVERNMENT STREET
5TH FLR S TOWER ROOM 547
MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/08/26	299723				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
001	FORKLIFT 5000LB CAPACITY 4 FULL PNEUMATIC TIRES, WITH SIDE SHIFT, PROPANE POWERED. VENDOR TO PROVIDE BOBCAT MH GOVERNMENT G25E-7 FORKLIFT. AS PER YOUR QUOTE #DC=00362 DATED 8-4-2026 AND SOURCEWELL CONTRACT 053024-DIV	2.00 EACH	36259.77000	72519.54
1	2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			72519.54

Ship To
CIVIC CENTER EXPO HALL
401 CIVIC CENTER DRIVE
MOBILE, AL 36602

Deliver To
REAL ESTATE ASSET MANAGEMENT
205 GOVERNMENT STREET
5TH FLR S TOWER ROOM 547
MOBILE, AL 36644

Requisition Link

Requisition Total 72519.54

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E F201-001 .CAPEQUIPMT. .	72519.54	8701547.43

***** General Ledger Summary Section *****

Bill To	Requisition 00012260-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 9105paij
vendorinvoices@cityofmobile.org	Status: Released Page 2

Vendor	Ship To
BURWELL MATERIAL HANDLING LLC	CIVIC CENTER EXPO HALL
150 E 4TH PLACE SUITE 900	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
SIOUX FALLS, SD 57104	
	Deliver To
	REAL ESTATE ASSET MANAGEMENT
	205 GOVERNMENT STREET
	5TH FLR S TOWER ROOM 547
	MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
05/08/26	299723				REAL ESTATE ASSET MANAGEMEN

Account		Amount	Remaining Budget
Account		Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.0000.47010.		72519.54	199759.09
CAPITAL IMPROVEMENTS FUND EXP	EQUIPMENT (GREATER $5000)		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
CCancelled	09/03/26	JOHN PAINE	GL Allocation changed
Approved	05/08/26	CARLEEN STOUT	approved!
Approved	05/08/26	CHAD HOLM	Auto approved by: 910518486
Approved	05/11/26	BRENDA RHODES	
Approved	05/11/26	TIFFANY HOLLINS	Auto approved by: 910511034
Forward	08/27/26	PATRICIA KENNEDY-JONES	Automatic Forward to 9105paij
Queued	09/03/26	CARLEEN STOUT	Automatic Forward to 9105paij
Queued	09/03/26	CHAD HOLM	Automatic Forward to 9105paij
Pending		BRENDA RHODES	Automatic Forward to 9105paij
Pending		TIFFANY HOLLINS	Automatic Forward to 9105paij
Pending		DONALD ROSE	Automatic Forward to 9105paij
Pending		SANDRA LEWIS	Automatic Forward to 9105paij
Pending		STEVEN KRONINGER	Automatic Forward to 9105paij
Pending		MARYLYN BUSCHELL	Automatic Forward to 9105paij
Pending		JAMES NEESE	Automatic Forward to 9105paij
Pending		REBECCA CRUMPLER	Automatic Forward to 9105paij
Pending		ANNE FOLEY	Automatic Forward to 9105paij
Pending		JOHN PAINE	Automatic Forward to 9105paij

Authorized By: _____ Date: _____
Signature

Bobcat Company - Material Handling

Forklifts

#053024-DIV
Maturity Date: 7/23/2028
Website: bobcat.com/sourcewell

Sourcewell Awarded Contract

Products & Services | Documents | Contact Information

Products & Services

Sourcewell contract 053024-DIV gives access to the following types of goods and services:

- Industrial, warehouse, and material handling forklifts
- Forklifts range 3,000lbs to 55,000 lbs.
- Engines Options LPG, diesel, and dual-fuel
- Electric options 3-wheel and 4-wheel sit-down
- Narrow aisle, reach trucks, order pickers
- 26V, 48V and 80V electrics forklifts
- Air pneumatic, solid rubber, cushion, and non-marking tires
- Lithium ion and lead-acid battery options
- Guardian Stability System (GSS)

Locate your local dealer or representative

Need help getting a quote?

Our Sourcewell team can help you through the quoting process, answer contract questions, and clarify next steps.

Get help with a quote

Call 877-585-9706

Register for an account

Simply complete the online application, contact our dedicated team, or call 877-585-9706.

Search Suppliers & Contracts

General Contracts

IDIQ 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.

Sourcewell is a local unit of government under Minnesota state statute, and competitively solicits and awards contracts. Purchasing agencies are responsible for performing due diligence and ensuring compliance with applicable federal, state, and local laws, as well as specific funding requirements, in consultation with legal counsel.

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Dealer Locator

Search for a Bobcat equipment dealership in your area.

Partner with a local Bobcat dealer for exceptional sales, service, and support throughout the ownership of your equipment. Whether you're growing your business or taking care of your land, a local dealer can be your trusted partner. Together, you'll be able to accomplish more.

Location*

Auto Detect

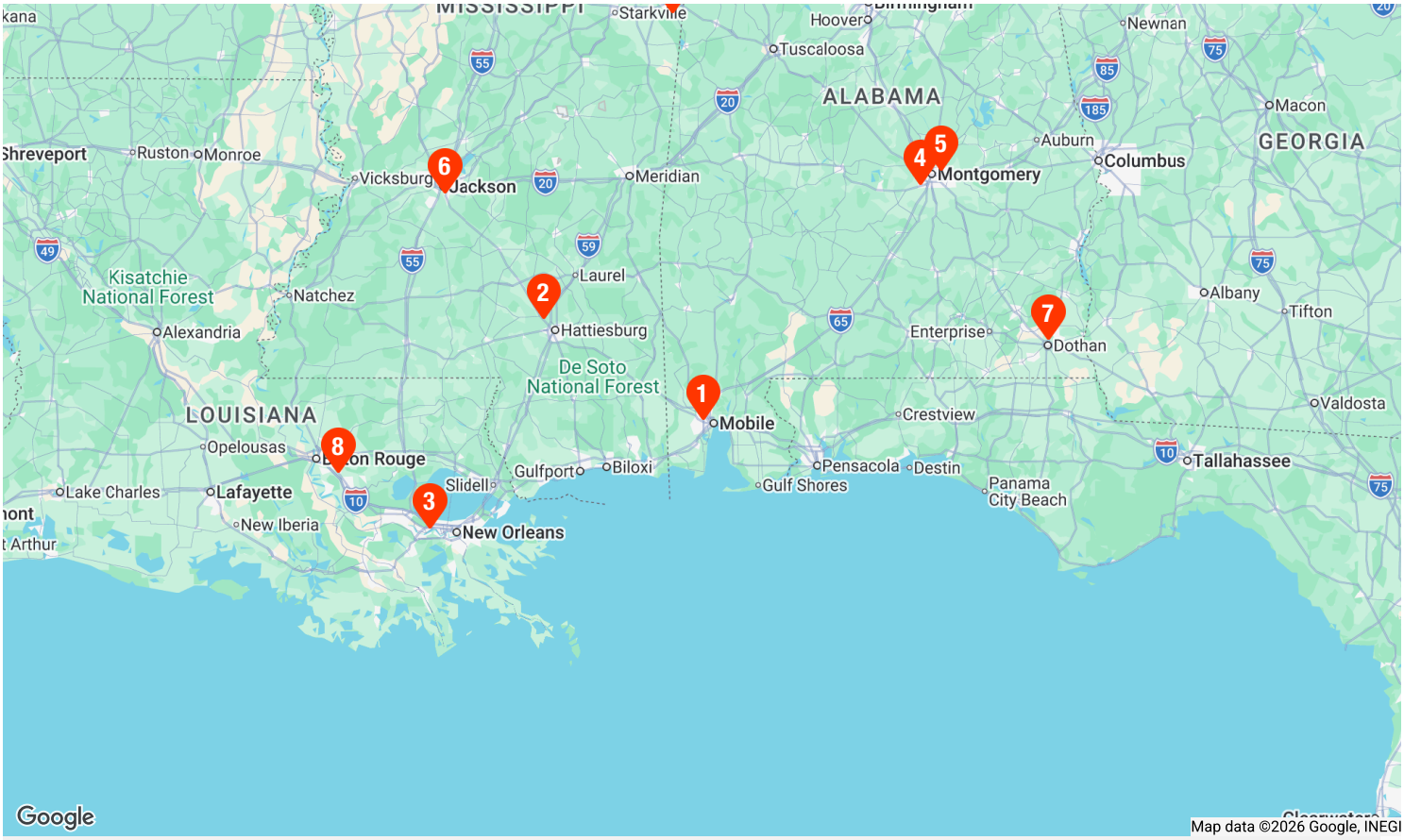
Mobile, AL, USA

Product*

IC Pneumatic Tire

Search

Product Type: IC Pneumatic Tire



9 Results

Units Miles

1 **BURWELL MATERIAL HANDLING, LLC**

1111 W I-65 Service Road North, Mobile, AL, 36618, US

14.8 mi / 10 mins

Call | Get Directions

2 **Burke Handling Systems**

7418 Us 49 North, Hattisburg, MS, 39402, US

170.2 mi / 1 hour 41 mins

Call | Get Directions

3 **BURWELL MATERIAL HANDLING, LLC**

10299 Airline Hwy., St. Rose, LA, 70087, US

252.6 mi / 2 hours 23 mins

Call | Get Directions

4 **Koam Maintenance**

4520 Selma Hwy., Montgomery, AL, 36108, US

267.7 mi / 2 hours 23 mins

Call | Get Directions

5 **BTL America**

2776 Gunther Park Drive East, Montgomery, AL, 36109, US

284.8 mi / 2 hours 34 mins

Call | Get Directions

6 **Burke Handling Systems**

431 Hwy 49 South, Jackson, MS, 39218, US

295.0 mi / 3 hours 0 mins

Call | Get Directions

7 **BURWELL MATERIAL HANDLING, LLC**

107 Commerical Lane, Dothan, AL, 36303, US

313.4 mi / 3 hours 12 mins

Call | Get Directions

8 **BURWELL MATERIAL HANDLING, LLC**

15151 Airline Highway, Baton Rouge, LA, 70879, US

317.2 mi / 2 hours 58 mins

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 23, 2025

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.

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Attention Counties and Municipalities:

Please be advised, this letter authorizes the purchase of materials or equipment 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 the materials or equipment. See Section 39-2-2(m)(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,

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to Kamo Manufacturing Co Inc flooring cleaning equipment for Regions Mobile Arena.

Amount of Contract:
$99,595.00

Funding Source
Capital - Mobile Arena Furniture Fixtures and Equipment

ATTACHMENTS:
1. 20260903 Kamo Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 8 September 2026 (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 Kamo Manufacturing Co Inc

PURPOSE & SCOPE OF PROJECT:
To approve issuance of purchase order to Kamo Manufacturing Co Inc flooring cleaning equipment for Regions Mobile Arena.
Capital - Mobile Arena Furniture Fixtures and Equipment

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $99,595.00

FUNDING SOURCE:

Budget Item: See Requisition 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: TIPS 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:

_____

_____

R E S O L U T I O N

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
15599	2026	(3030) REAL ESTATE-ASSET MANAGEMENT	FLOOR CLEANING EQUIPMENT FOR REGIONS MOBILE ARENA (TIPS COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	$99,595.00	(300460) KAMO MANUFACTURING CO INC

Adopted:

_____

City Clerk

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 1

Vendor	Ship To
KAMO MANUFACTURING CO INC	CIVIC CENTER EXPO HALL
1326 REYNOLDS ST	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
AUGUSTA, GA 30901	SAM.MATHENY@VOLKERT.COM
Tel#706 724 1488 Fax 706 722 1606	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes			
	PLEASE CONTACT SAM MATHENY @ 864-245-1917 BEFORE DELIVERED.			
	AS PER YOUR QUOTE Q031657 AND THE TIPS CONTRACT 260103 WITH AFFLINK AND KAMO MFG CO INC AS A RESELLER EXPIRES 03-31-2029			
001	40VERSA05 AUTOSCRUBBER INTELLIGENT DESIGN 40" VERSA RIDER 250AH AGM INCLUDES BATTERY AND CHARGER	1.00 EACH	35650.00000	35650.00
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			35650.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
002	140000003 AUTOSCRUBBER X-SCRUB MAX 20" WALK-BEHIND FLOOR	2.00 EACH	4800.00000	9600.00

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 2

Vendor	Ship To
KAMO MANUFACTURING CO INC	CIVIC CENTER EXPO HALL
1326 REYNOLDS ST	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
AUGUSTA, GA 30901	SAM.MATHENY@VOLKERT.COM
Tel#706 724 1488 Fax 706 722 1606	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	SCRUBBER, TRACTION DRIVE INCLUDES BATTERY AND CHARGER			
1	2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			9600.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
003	11931 KAMO LOW SPEED FLOOR MACHINE 20" 175 RPM 1.5HP HEAVY DUTY INCLUDES PAD DRIVER *ALWAYS ASSEMBLE BEFORE DELIVERY"	1.00 EACH	990.00000	990.00
1	2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			990.00

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved Page 3

Vendor	Ship To
KAMO MANUFACTURING CO INC 1326 REYNOLDS ST AUGUSTA, GA 30901 Tel#706 724 1488 Fax 706 722 1606	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 SAM.MATHENY@VOLKERT.COM Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
004	310000002 VACUUM UPRIGHT IDM DUAL MOTOR HEPA WITH TOOLS 18/3 50FT CORD W/ PIGTAIL	4.00 EACH	599.00000	2396.00
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			2396.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
005	CK 3030WAV TORNADO CK 3030 WIDE	2.00	3100.00000	6200.00

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved Page 4

Vendor	Ship To
KAMO MANUFACTURING CO INC 1326 REYNOLDS ST AUGUSTA, GA 30901 Tel#706 724 1488 Fax 706 722 1606	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 SAM.MATHENY@VOLKERT.COM Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	AREA CARPET VACUUM, 30" CLEANING PATH	EACH		
1	2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			6200.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
006	CHAMP23DMFMS VAC CHAMP WET/DRY 23 GAL POLY TANK DUAL MOTOR W/FRONT MOUNT SQUEEGEE WITH FOOT RELEASE W/HOSE, WAND & TOOLS INCLUDED	2.00 EACH	890.00000	1780.00
1	2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			1780.00

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved Page 5

Vendor	Ship To
KAMO MANUFACTURING CO INC 1326 REYNOLDS ST AUGUSTA, GA 30901 Tel#706 724 1488 Fax 706 722 1606	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 SAM.MATHENY@VOLKERT.COM Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
007	2000RC CR2 COMPLETE RESTROOM RESTORATION MACHINE *INCLUDES ALL TOOLS*	1.00 EACH	6275.00000	6275.00
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			6275.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
008	00-5806-5 KOBLENZ BACKPACK	4.00	399.00000	1596.00

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 6

Vendor	Ship To
KAMO MANUFACTURING CO INC	CIVIC CENTER EXPO HALL
1326 REYNOLDS ST	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
AUGUSTA, GA 30901	SAM.MATHENY@VOLKERT.COM
Tel#706 724 1488 Fax 706 722 1606	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	VACUUM 6QT BP-1600	EACH		
1	2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			1596.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
009	TO MARATHON1200 TORNADO MARATHON	1.00	3500.00000	3500.00
	1200 CARPET EXTRACTOR.	EACH		
1	2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			3500.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.47010. Review: Buyer: 910518227 Status: Approved Page 7

Vendor	Ship To
KAMO MANUFACTURING CO INC 1326 REYNOLDS ST AUGUSTA, GA 30901 Tel#706 724 1488 Fax 706 722 1606	CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 SAM.MATHENY@VOLKERT.COM Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
010	TO 98132 MARATHON 350 CARPET EXTRACTOR	2.00 EACH	599.00000	1198.00
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			1198.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
011	610000005 X-SWEEP 61 RIDER SWEEPER	1.00 EACH	22000.00000	22000.00
	1 2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			22000.00

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 8

Vendor	Ship To
KAMO MANUFACTURING CO INC	CIVIC CENTER EXPO HALL
1326 REYNOLDS ST	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
AUGUSTA, GA 30901	SAM.MATHENY@VOLKERT.COM
Tel#706 724 1488 Fax 706 722 1606	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
012	TO 98786 TORNADO WINDSHEAR 3200 BLOWER AIR DRYER 98774	3.00 EACH	300.00000	900.00
	1 2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			900.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602 Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
013	JX7-700 ONYX BURNISHER JX7-700 27" W/708CC ENGINE	1.00 EACH	5510.00000	5510.00

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 9

Vendor	Ship To
KAMO MANUFACTURING CO INC	CIVIC CENTER EXPO HALL
1326 REYNOLDS ST	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
AUGUSTA, GA 30901	SAM.MATHENY@VOLKERT.COM
Tel#706 724 1488 Fax 706 722 1606	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
1	2000.80.00.0000.0000.0000.0000.0000.47010. E F201-001 .CAPEQUIPMT. .			5510.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
014	KA 11509360 KARCHER HD MID CLASS CAGE PRESSURE WASHER	1.00 EACH	2000.00000	2000.00
1	2000.80.00.0000.0000.0000.0000.0000.47020. E F201-001 .CAPMATERLS. .			2000.00
	Ship To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			
	Deliver To CIVIC CENTER EXPO HALL 401 CIVIC CENTER DRIVE MOBILE, AL 36602			

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 10

Vendor	Ship To
KAMO MANUFACTURING CO INC	CIVIC CENTER EXPO HALL
1326 REYNOLDS ST	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
AUGUSTA, GA 30901	SAM.MATHENY@VOLKERT.COM
Tel#706 724 1488 Fax 706 722 1606	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account	Qty	Unit Price	Net Price
Requisition Link				
	Requisition Total			99595.00

***** Project Ledger Summary Section *****

Account			Amount	Remaining Budget
E F201-001	.CAPEQUIPMT.	.	85235.00	8701547.43
E F201-001	.CAPMATERLS.	.	14360.00	8701547.43

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.0000.47010.		
	85235.00	199759.09
CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (GREATER $5000)		
2000.80.00.0000.0000.0000.0000.0000.47020.		
	14360.00	199759.09
CAPITAL IMPROVEMENTS FUND EXP EQUIPMENT (LESS THAN $5000)		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	07/20/26	CARLEEN STOUT	approved!
Approved	07/20/26	CHAD HOLM	Auto approved by: 910518486
Approved	07/20/26	BRENDA RHODES	
Approved	07/20/26	TIFFANY HOLLINS	Auto approved by: 910511034
Forward	08/27/26	PATRICIA KENNEDY-JONES	Automatic Forward to 9105paij
Unknown	09/03/26	SANDRA LEWIS	
Approved	09/03/26	DONALD ROSE	Auto approved by: 910518227
Approved	09/03/26	SANDRA LEWIS	
Approved	09/03/26	STEVEN KRONINGER	Auto approved by: 910518227
Approved	09/03/26	MARYLYN BUSCHELL	Auto approved by: 910518227
Approved	09/03/26	JAMES NEESE	Auto approved by: 910518227
Approved	09/03/26	REBECCA CRUMPLER	Auto approved by: 910518227

Bill To	Requisition 00015599-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.47010.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 11

Vendor	Ship To
KAMO MANUFACTURING CO INC	CIVIC CENTER EXPO HALL
1326 REYNOLDS ST	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602
AUGUSTA, GA 30901	SAM.MATHENY@VOLKERT.COM
Tel#706 724 1488	
Fax 706 722 1606	
	Deliver To
	CIVIC CENTER EXPO HALL
	401 CIVIC CENTER DRIVE
	MOBILE, AL 36602

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
07/20/26	300460				REAL ESTATE ASSET MANAGEMEN

LN	Description / Account			Qty	Unit Price	Net Price
	Approved	09/03/26	ANNE FOLEY		Auto approved by: 910518227	
	Approved	09/03/26	JOHN PAINE		Auto approved by: 910518227	

Authorized By: _____ Date: _____
Signature

A

VENDOR

AFFLINK LLC

Resellers | Marketing

Overview

Print Profile

Address
1400 AFFLINK PLACE
Tuscaloosa, AL 35406, USA

Website
www.afflink.com

Service/ Products Description
As the Home of the Independent, AFFLINK ... see more

Non-Automated PO Instructions

PO Process

EMAIL PO DIRECTLY TO AFFLINK RESELLER REPRESENTATIVE

PO MUST REFERENCE VENDOR'S TIPS CONTRACT NUMBER

Contacts

Choose Contracts (2)
260103 - Janitorial and Sanitation Supplies and Services

Primary
Contact: **Shalandria White**
Title: **Director of Operations**
Phone: **(205) 344-4104**
Email: **swhite@afflink.com**

Secondary
Contact: **Teresa Alston**
Title: **Strategic Account Coordinator**
Phone: **(205) 344-4224**
Email: **talston@afflink.com**

States served

AL , AK , AZ , AR , CA , CO , CT , DE , DC , FL , GA , HI , ID , IL , IN , IA , KS , KY , LA , ME , MD , MA , MI , MN , MS , MO , MT , NE , NV , NH , NJ , NM , NY , NC , ND , OH , OK , OR , PA , PR , RI , SC , SD , TN , TX , UT , VT , VI , VA , WA , WI , WV , WY

Disadvantaged/minority/woman business enterprise: **No**

Historically underutilized business (hub): **No**

Due Diligence

260103

Janitorial and Sanitation Supplies and Services
End Date: **03/31/2029**
Contract: 260103
EDGAR COMPLIANCE: **YES** View Doc

Contract Documents
Bid Request
Bid Advertisement
Bid Responders
If additional documentation is needed, email bids@tips-usa.com

Vendor Documents
Vendor Contract

260401

Food Service Equipment, Chemicals, Supplies, and Services
End Date: **06/30/2029**
Contract: 260401
EDGAR COMPLIANCE: **YES** View Doc

Contract Documents | Vendor Documents

Bid Request

Bid Advertisement

Bid Responders

If additional documentation is needed, email bids@tips-usa.com

Vendor Contract

Address

The Interlocal Purchasing System

4845 US Highway 271 N

Pittsburg, TX 75686

Email

tips@tips-usa.com

info@tipsconstruction.com

FAQ

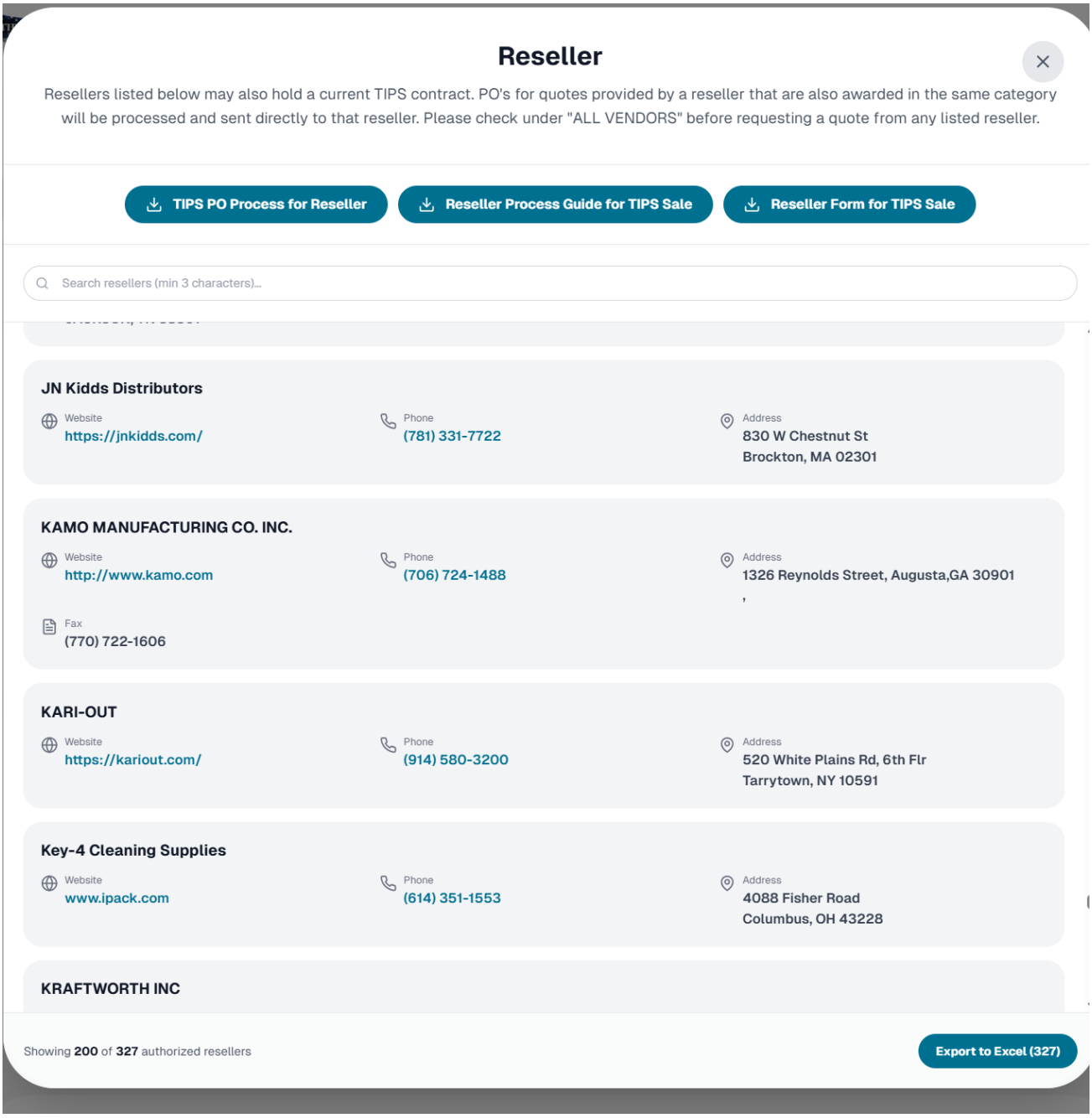
What is TIPS?

How does my organization benefit from using a purchasing cooperative like TIPS?

How are TIPS contracts awarded?

Copyright 2005-2026 The Interlocal Purchasing System

Lead agency Region 8 ESC


Reseller
Resellers listed below may also hold a current TIPS contract. PO's for quotes provided by a reseller that are also awarded in the same category will be processed and sent directly to that reseller. Please check under "ALL VENDORS" before requesting a quote from any listed reseller.
TIPS PO Process for Reseller
Reseller Process Guide for TIPS Sale
Reseller Form for TIPS Sale
Search resellers (min 3 characters)...
JN Kidds Distributors
Website
https://jnkidds.com/
Phone
(781) 331-7722
Address
830 W Chestnut St
Brockton, MA 02301
KAMO MANUFACTURING CO. INC.
Website
http://www.kamo.com
Phone
(706) 724-1488
Address
1326 Reynolds Street, Augusta,GA 30901
,
Fax
(770) 722-1606
KARI-OUT
Website
https://kariout.com/
Phone
(914) 580-3200
Address
520 White Plains Rd, 6th Flr
Tarrytown, NY 10591
Key-4 Cleaning Supplies
Website
www.ipack.com
Phone
(614) 351-1553
Address
4088 Fisher Road
Columbus, OH 43228
KRAFTWORTH INC
Showing 200 of 327 authorized resellers
Export to Excel (327)

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 23, 2025

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 The Interlocal Purchasing System ("TIPS"), 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 a Texas Region Education Service Center pursuant to the competitive bid laws in the State of Texas.

Based on the Department's review, the competitive bid process used by TIPS is approved for use through **December 31, 2026**. 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 TIPS, 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 TIPS, its awarding authorities, or its awarded vendors are allowing Alabama governmental entities to make unauthorized purchases or other unlawful business transactions, TIPS's competitive bid process approval will subject to immediate revocation by the Department.

Attention Counties and Municipalities:

Please be advised, this letter authorizes the purchase of materials or equipment 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 the materials or equipment. See Section 39-2-2(m)(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,

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
John Paine, Purchasing Agent

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
To approve issuance of purchase order to Graybar Electric Co Inc for ten 12-foot decorative street light poles with top mounts and LED fixtures for Traffic Engineering.

Amount of Contract:
$40,672.60

Funding Source
Capital - North McGregor Reconstruction Roundabout to Springhill Avenue

ATTACHMENTS:
1. 20260629 Graybar2 Agenda Package POs

REVIEWERS:
Donald Rose
James Barber

AGENDA ITEM SUMMARY SHEET

Print Page | Reset

Agenda of: 8 September 2026 (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 ten 12-foot decorative street light poles with top mounts and LED fixtures for Traffic Engineering.
Capital - North McGregor Reconstruction Roundabout to Springhill Avenue

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: $40,672.60

FUNDING SOURCE:

Budget Item: See Requisition 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: Omnia 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:

R E S O L U T I O N

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
16360	2026	(2060) TRAFFIC ENGINEERING	TEN 12FT DECORATIVE STREET LIGHT POLES WITH TOP MOUNTS AND LED FIXTURES FOR TRAFFIC ENGINEERING (OMNIA COOPERATIVE PURCHASING AGREEMENT, NOT ON STATE CONTRACT)	$40,672.60	(75199) GRAYBAR ELECTRIC CO INC

Adopted:

_____

City Clerk

Bill To	Requisition 00016360-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 1

Vendor	Ship To
GRAYBAR ELECTRIC CO INC	ELECTRICAL
4359 HALLS MILL RD	854 GAYLE STREET
	MOBILE, AL 36604
MOBILE, AL 36691	DLOVE@CITYOFMOBILE.GOV
Tel#251-706-5605	Delivery Reference
Fax 251-666-6293	DIANNA LOVE
	Deliver To
	TRAFFIC ENGINEERING
	852 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/03/26	075199				TRAFFIC ENGINEERING

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes			
	AS PER YOUR QUOTE 2002833472 AND THE OMNIA PARTNERS MASTER AGREEMENT EV2370 EXPIRES 01-31-2029			
001	GP137-12-TNA34/ GFCI-TOP-0/BT GP137-12/TNA34/GFCI-TOP-0/BT ***Item Note:*** 12' decorative pole with Shephard arm Vendor Item	10.00 EACH	2033.63000	20336.30
	1 2000.80.00.0000.0000.0000.0000.0000.44020. E C1028 .OPERSUPPLS. .			20336.30
	Ship To ELECTRICAL 854 GAYLE STREET MOBILE, AL 36604 Delivery Reference DIANNA LOVE Deliver To TRAFFIC ENGINEERING 852 GAYLE STREET MOBILE, AL 36604			
002	12' decorative pole with Shephard arm CP148/BH9D-2/ SHORT FIX CAP8"/	10.00 EACH	2033.63000	20336.30

Bill To	Requisition 00016360-00 FY 2026
ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Acct No: 2000.80.00.0000.0000.0000.0000.0000.44020. Review: Buyer: 910518227 Status: Approved Page 2

Vendor	Ship To
GRAYBAR ELECTRIC CO INC 4359 HALLS MILL RD MOBILE, AL 36691 Tel#251-706-5605 Fax 251-666-6293	ELECTRICAL 854 GAYLE STREET MOBILE, AL 36604 DLOVE@CITYOFMOBILE.GOV Delivery Reference DIANNA LOVE Deliver To TRAFFIC ENGINEERING 852 GAYLE STREET MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/03/26	075199				TRAFFIC ENGINEERING

LN	Description / Account	Qty	Unit Price	Net Price
	AD70PC CP148/BH9D-2/SHORT FIX CAP8"/AD70PC-CL/20/ G3LED65-D-T5-40K/BT LED fixture Vendor Item			
1	2000.80.00.0000.0000.0000.0000.0000.44020. E C1028 .OPERSUPPLS. .			20336.30

Ship To
ELECTRICAL
854 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
DIANNA LOVE

Deliver To
TRAFFIC ENGINEERING
852 GAYLE STREET
MOBILE, AL 36604

Requisition Link

Requisition Total 40672.60

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E C1028 .OPERSUPPLS. .	40672.60	1271924.04

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
2000.80.00.0000.0000.0000.0000.0000.44020.	40672.60	199759.09

Bill To	Requisition 00016360-00 FY 2026
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	2000.80.00.0000.0000.0000.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 910518227
vendorinvoices@cityofmobile.org	Status: Approved Page 3

Vendor	Ship To
GRAYBAR ELECTRIC CO INC	ELECTRICAL
4359 HALLS MILL RD	854 GAYLE STREET
	MOBILE, AL 36604
MOBILE, AL 36691	DLOVE@CITYOFMOBILE.GOV
Tel#251-706-5605	Delivery Reference
Fax 251-666-6293	DIANNA LOVE
	Deliver To
	TRAFFIC ENGINEERING
	852 GAYLE STREET
	MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
08/03/26	075199				TRAFFIC ENGINEERING

Account				Amount	Remaining Budget
CAPITAL IMPROVEMENTS FUND EXP		OPERATING SUPPLIES			

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	08/04/26	JOHN FORRESTER	
Approved	08/04/26	NICHOLAS AMBERGER	Auto approved by: 910513653
Approved	08/04/26	BRENDA RHODES	
Approved	08/04/26	TIFFANY HOLLINS	Auto approved by: 910511034
Forward	08/27/26	PATRICIA KENNEDY-JONES	Automatic Forward to 9105paij
Approved	09/03/26	DONALD ROSE	Auto approved by: 910518227
Approved	09/03/26	SANDRA LEWIS	
Approved	09/03/26	STEVEN KRONINGER	Auto approved by: 910518227
Approved	09/03/26	MARYLYN BUSCHELL	Auto approved by: 910518227
Approved	09/03/26	JAMES NEESE	Auto approved by: 910518227
Approved	09/03/26	REBECCA CRUMPLER	Auto approved by: 910518227
Approved	09/03/26	ANNE FOLEY	Auto approved by: 910518227
Approved	09/03/26	JOHN PAINE	Auto approved by: 910518227

Authorized By: _____ Date: _____
Signature

OMNIA PARTNERS

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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.


Graybar | OMNIA

Serving State & Local Government, Education, Special Districts, and Non-Profits

- **Electrical, Lighting, Data Communications and Security Products and Related Products, Services and Solutions**
  City of Kansas City, MO | EV2370

VIEW CONTRACT DOCUMENTATION

CONTACT US

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

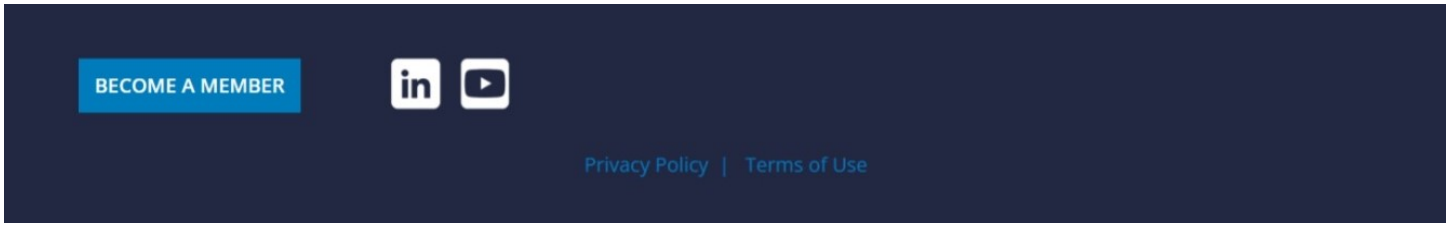
SOLUTIONS
Contract Offerings
OPUS
Data & Spend Analytics
Industry Experts

ABOUT US
RESOURCES
CAREERS

OMNIA® PARTNERS

5001 Aspen Grove Drive
Franklin, TN 37067

info@omniapartners.com
(866) 875-3299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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 23, 2025

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. With the exception of the contracts referenced below, 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, 2026**. 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. **Please note, "dynamic pricing" contracts, including but not limited to, awarded Contracts MA3457 and R-TC-17006, are specifically excluded from this approval.**

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.

Attention Counties and Municipalities:

Please be advised, this letter authorizes the purchase of materials or equipment 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 the materials or equipment. See Section 39-2-2(m)(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,

Rachel Laurie Riddle
CHIEF EXAMINER

RLR/lbm

CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
Tracy Baxter, Executive Secretary

Sponsored by:
William Jackson, Police Chief

Purpose and Scope of Project:
Captain Matthew James will be attending the FBI National Academy in Quantico, Virginia from September 27, 2026, through December 11, 2026.

Amount of Contract:
$3,650.00

Funding Source

ATTACHMENTS:
1. 09-977

REVIEWERS:
Tracy Baxter
Donna Bryars
Cherlina Monteiro
James Barber

R E S O L U T I O N

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 and directed to execute and attest, respectively, for and on behalf of the City of Mobile, a stipend of $3,650.00, to be trusted to Captain Matthew James of the Mobile Police Department, for expenses accrued while attending said training at the FBI National Academy from September 27, 2026 to December 11, 2026.

Adopted:

_____
City Clerk

.

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
James Roberts, Sr Dir-Neighborhood Dev

Sponsored by:
Spiro Cheriogotis, Mayor

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:
1. Taylor Landing Resolution 9-2-26

REVIEWERS:
Shakeena Cox
James Roberts
James Barber

R E S O L U T I O N

Sponsored By: Mayor Spiro Cheriogotis

WHEREAS, the City Council has found and determined that it is wise, expedient, and necessary to facilitate neighborhood revitalization through the acquisition, construction and rehabilitation of residential, mixed-use, commercial, and public projects; and,

WHEREAS, in addition, the City Council and the Mayor of the City of Mobile have identified a public need for affordable housing as identified under Code of Alabama Section 11-96A, *et. seq*., as amended; and,

WHEREAS, the expenditure of funds for affordable housing will serve a valid and sufficient public purpose; and,

WHEREAS, the Taylor Landing project that is to be funded through Community Development Block Grant-Disaster Recovery funds, Alabama Housing Finance Authority Bond funds, and private mortgage funds has a $1,950,000.00 financing gap caused by the Mobile Housing Authority's abstention to participate with Project Based Vouchers; and,

WHEREAS, it is determined by the City Council and the Mayor that the Taylor Landing development is of the utmost importance and of the highest priority to reverse the decline of the neighborhood caused, in part, by years of neglect by the Mobile Housing Authority with the neighboring Oaklawn Homes, commonly referred to as 1010 Baltimore Street; and,

WHEREAS, the City Council finds the City's participation in certain affordable housing developments, and in this case, the Taylor Landing development is required and justified because without assistance the private sector would not develop this property and the participation is performed under its police powers to promote the health and well-being of its people; and,

WHEREAS, the City is performing its governmental functions in providing such assistance to the development due to the promotion of the public peace, health, safety, and morals, as well as the expenditure of money for the benefit of all its citizens as a whole, to such an extent as to fully warrant and justify the appropriation of City funding and support contemplated herein;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that $1,950,000 from Fiscal Year 2026-2027 CDBG Census Tract Restricted Capital Funds be made available to be encumbered for this project on October 1, 2026 immediately upon the implementation of the City of Mobile Fiscal Year 2026-2027 budget;

BE IT FURTHER RESOLVED that the Mayor, or his designee, is authorized to act on behalf of the City of Mobile in providing a firm letter of commitment to the developer and Alabama Housing Finance Authority and all other actions needed to firmly secure the other funding sources for the development. The Mayor, or his designee, is further authorized to execute Developer Agreements, Administrative Agreements, Loan Agreements, and associated security documents on behalf of the City as required to efficiently effectuate the development.

Adopted:

_____

Lisa C. Lambert, City Clerk

R E S O L U T I O N

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 resolution 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 resolution.

Adopted:

_____

City Clerk

NOTICE OF HEARING TO CONSIDER ADOPTION OF THE 2026-2027 GENERAL FUND AND CAPITAL IMPROVEMENT FUND BUDGETS

Pursuant to Resolution of the Mobile, Alabama City Council adopted on August 25, 2026, a public hearing will be held on September 8, 2026 at 10:30 a.m., to consider adoption of the 2026-2027 General Fund and Capital Improvement Fund budgets for the City of Mobile, Alabama. The public hearing will be held in the auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. Public comments will be allowed.

RESOLUTION

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the 2026-2027 General Fund and Capital Improvements Fund budgets are adopted.

Adopted:

_____

City Clerk



CAPITAL CONTRACT SUMMARY SHEET

AGENDA ITEM SUMMARY SHEET

Agenda of: September 8, 2026

Submitted by:
Jennifer Greene, Dir of Programs & Project Mgmt

Sponsored by:
Spiro Cheriogotis, INACTIVE

Purpose and Scope of Project:
The Office of Grants Management is requesting authorization to apply for the Federal Transit Administration's Fiscal Year 2026 Competitive Funding Opportunity: Grants for Buses and Bus Facilities Program. The City is seeking funding to purchase five trolley-style buses for Second Line Transit's fixed-route network, replacing existing large-class vehicles as part of the route consolidation underway with the City's transit partner, Via Transportation. Funding comes from the Federal Transit Administration. The federal grant request is for the amount up to $1,360,000.00 and a local City match of up to $320,000.00. The deadline to submit the application is September 21, 2026.

Amount of Contract:
Up to $1,360,000.00; up to $320,000 match

Funding Source
N/A

ATTACHMENTS:
1. Resolution FTA 20260903
2. Cover Letter FTA 20260903

REVIEWERS:
Jennifer Greene
Donna Bryars
Cherlina Monteiro
James Barber

2026

R E S O L U T I O N

Sponsored by: Mayor Spiro N. Cheriogotis

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor is authorized to apply, accept and receive from the Federal Transit Administration, grant assistance up to the amount of $1,360,000.00 under the Fiscal Year 2026 Competitive Funding Opportunity: Grants for Buses and Bus Facilities Program, to fund the acquisition of five new trolley-style buses for the City's fixed-route transit network.

BE IT FURTHER RESOLVED that the Mayor or his designee be authorized to accept said grant if offered and to sign any agreements or other documents in connection with the grant application and to provide information required by the Federal Transit Administration. Any agreements for grant assistance, together with the exhibits, shall be filed with the City Clerk after award and execution.

BE IT FURTHER RESOLVED that the Council shall appropriate matching funds to be transferred from the General Fund to the Transit Fund up to the amount of $320,000.00 in the event this grant is awarded in full.

Adopted:

_____
City Clerk

September 2, 2026

Dear Councilmembers:

The Office of Grants Management is requesting authorization to apply for the Federal Transit Administration's Fiscal Year 2026 Competitive Funding Opportunity: Grants for Buses and Bus Facilities Program. The City is seeking funding to purchase five trolley-style buses for Second Line Transit's fixed-route network, replacing existing large-class vehicles as part of the route consolidation underway with the City's transit partner, Via Transportation.

Funding comes from the Federal Transit Administration. The federal grant request is for the amount up to $1,360,000.00 and a local City match of up to $320,000.00. The deadline to submit the application is September 21, 2026.

We look forward to continued communication on this important project. Please call Jennifer Greene with questions at 251-208-7199 or email at jennifer.greene@cityofmobile.org.

Respectfully,

Jennifer Greene
Director, Programs and Project Management
Department of Engineering and Infrastructure