

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: December 7, 2015****CASE NUMBER**

6020 / 1870 / 3149

APPLICANT NAME

McDowell Knight Roedder & Sledge, LLC

LOCATION501 & 581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4 ± North of the
Bankhead Tunnel)**VARIANCE REQUEST****APPEAL:** Administrative Appeal of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant contends that coal is not a hazardous material, and therefore should not require Planning Approval.**ZONING ORDINANCE
REQUIREMENT****APPEAL:** Staff has determined that coal is considered a “hazardous material” and that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval.**ZONING**

I-2, Heavy Industry District

AREA OF PROPERTY

37.2 ± Acres

**CITY COUNCIL
DISTRICT**

District 2

ANALYSIS

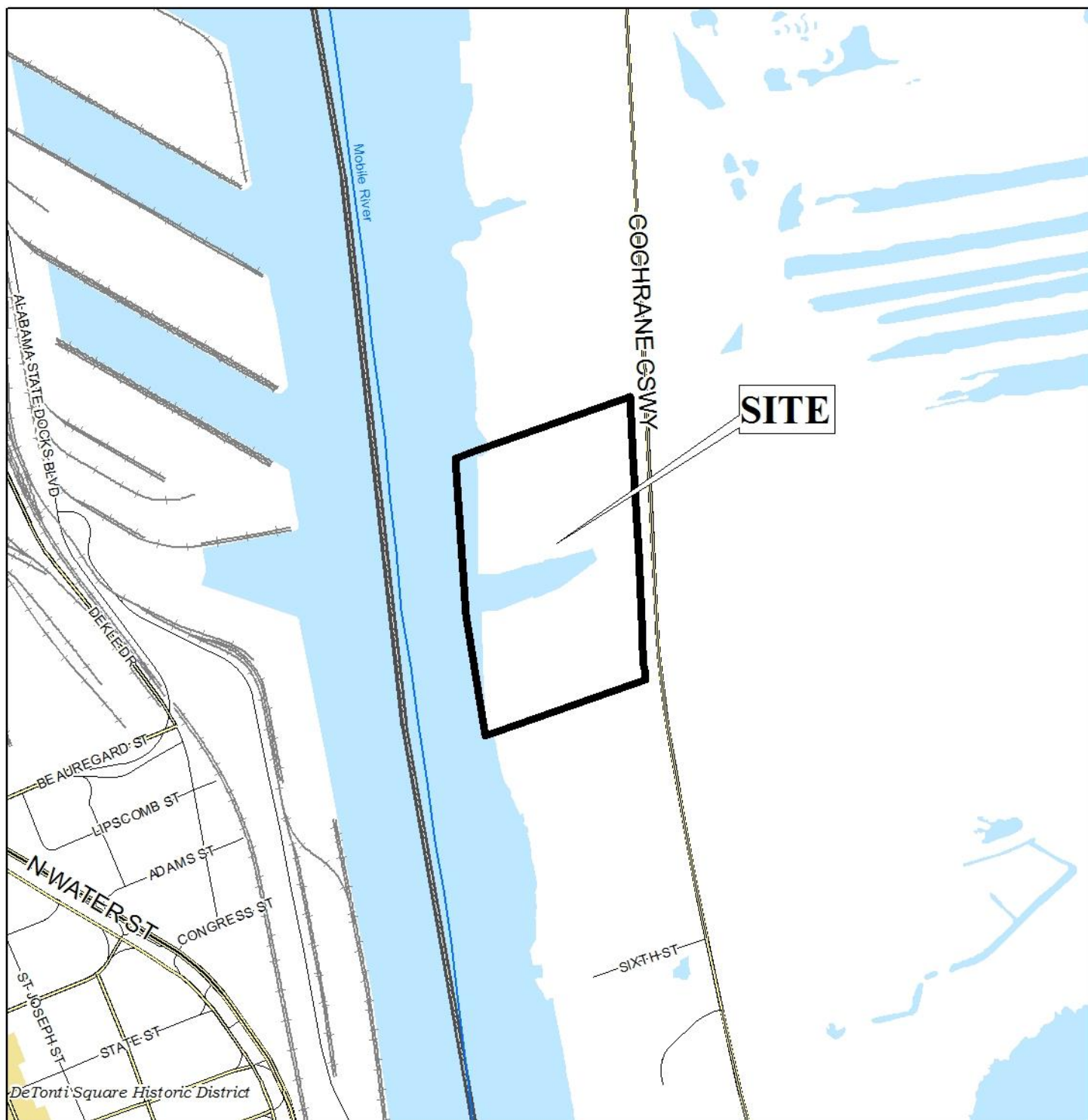
The applicant submitted an Administrative Appeal in 2015 of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant contends that coal is not a hazardous material, and therefore should not require Planning Approval.

A request for Planning Approval to allow coal handling was heard by the Planning Commission for this location, and was approved by the Planning Commission at its November 19, 2015 meeting. An appeal was filed against the Planning Approval decision to the City Council, which denied the appeal. An appeal of the City Council decision was then filed in Mobile County Circuit Court.

On April 5, 2019, the Circuit Court granted a summary judgement in favor of the defendants (City of Mobile, et al).

Due to the Court decision, the Applicant has WITHDRAWN the Administrative Appeal.

LOCATOR MAP



APPLICATION NUMBER 6020 DATE August 5, 2019

APPLICANT McDowell Knight Roedder & Sledge, LLC

REQUEST Administrative Appeal

