



Agenda Item # 2 - EXTENSION

BOA-SE-002598-2023

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2600 Burden Lane

Applicant / Agent:

McDowell Knight / Stephen Harvey

Property Owner:

Greenmound, LLC

Current Zoning:

I-1, Light Industry District

Future Land Use:

Light Industry & Parks and Open Space

Case Number(s):

6537/6205

Unified Development Code (UDC) Requirement:

- Special Exception to allow the expansion of railroad facilities in an I-1, Light Industry District

Board Consideration:

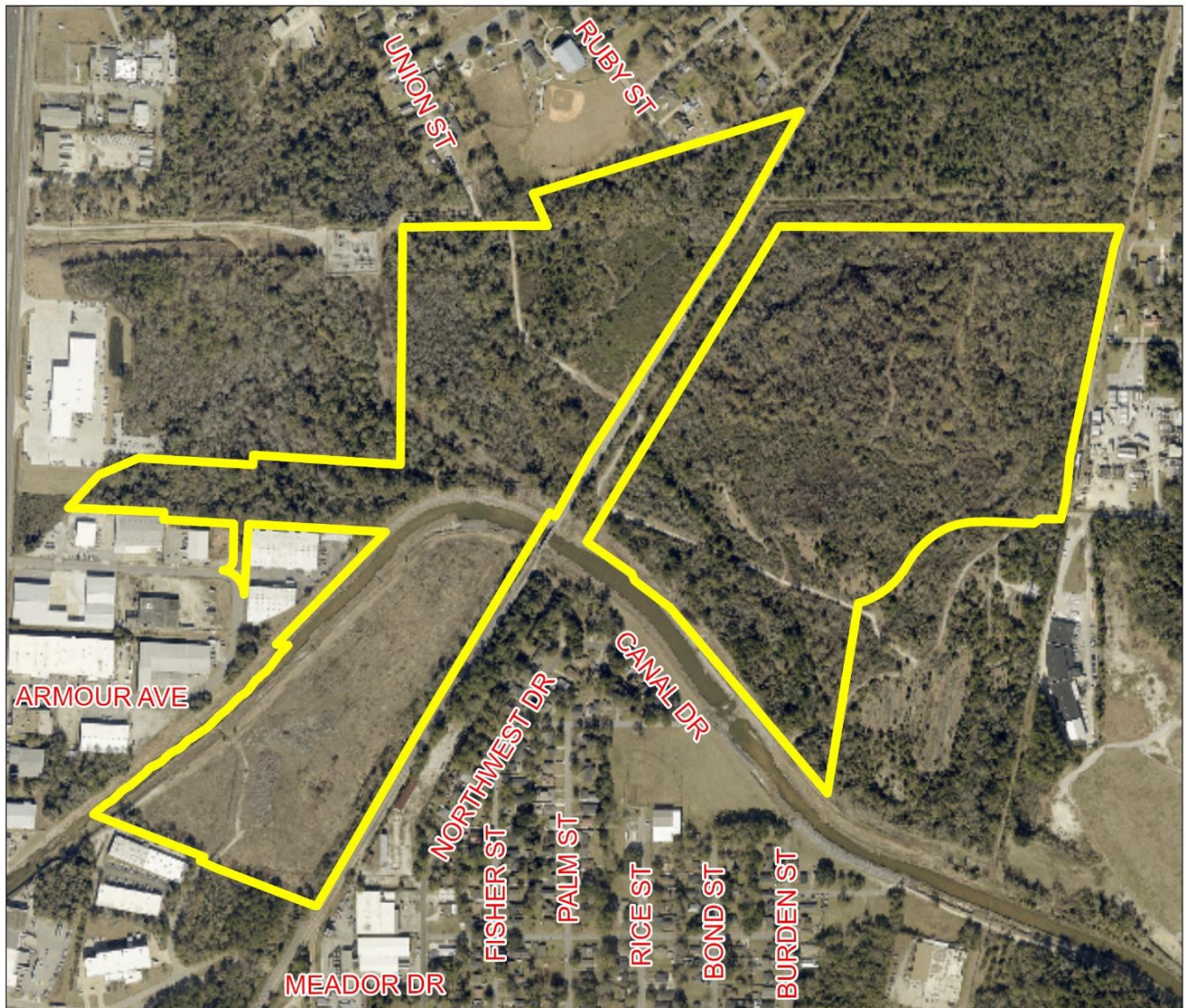
- To allow the expansion of railroad facilities in an I-1, Light Industry District

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BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units, as well as vacant land.

APPLICATION NUMBER	6537	DATE	September 14, 2026
APPLICANT	McDowell Knight		
REQUEST	Special Exception		



SITE HISTORY

In September 2018, a portion of the site obtained a surfacing variance to allow aggregate surfacing for the access to a proposed cell tower. It should be noted the cell tower was erected on a 2,500 square foot lease parcel, and thus is not required to be a separate legal lot of record.

In August 2019, a portion of the site obtained approval for a one (1) lot Subdivision from the Planning Commission, but the approval was allowed to expire.

The Board of Adjustment approved a Special Exception at its September 11, 2023, meeting date to allow for an expansion of a Railroad Facility in an I-1, Light Industry District. This will be their fourth extension request for this application with the most recent being granted on September 8, 2025. There have been no other Planning Commission or Board of Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

No comments.

Traffic Engineering Comments:

No comments.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendix B and C of the 2021 International Fire Code. The Minimal Requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings and 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The applicant is requesting a six (6) month extension of the originally approved Special Exception, which was granted on September 11, 2023, subject to the following conditions:

- 1) The location of the railroad ties will not be altered from what is approved by the Board;

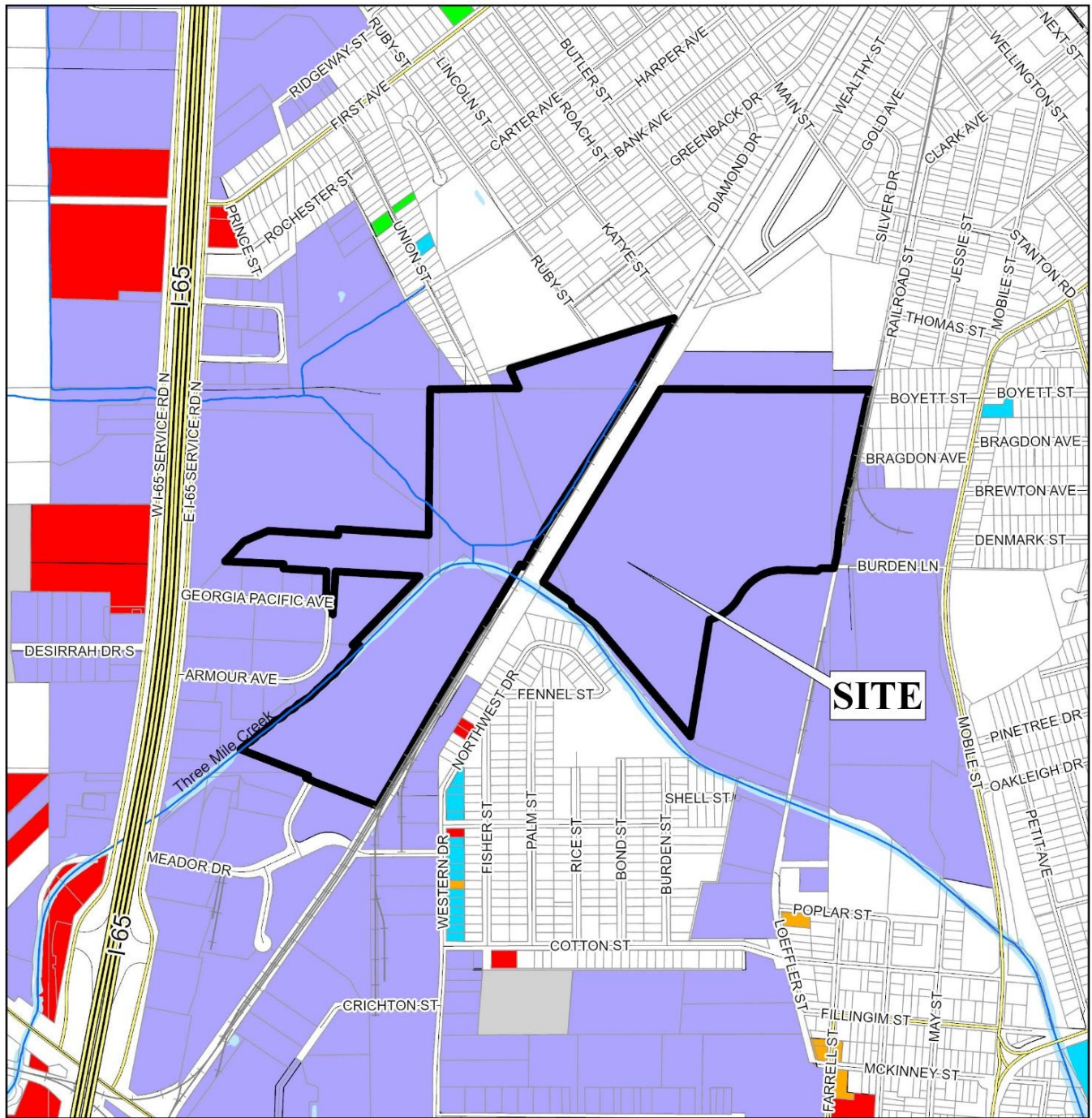
- 2) Retention of the 30-foot vegetative buffer, where the site abuts residentially zoned property;
- 3) Compliance with all Engineering comments noted in this staff report; and
- 4) Full compliance with all municipal codes and ordinances.

The applicant explains that the Special Exception approval was granted during the due diligence period under a purchase agreement. The applicant has since purchased the property in December 2023 and needs additional time to obtain required permits.

SPECIAL EXCEPTION EXTENSION CONSIDERATIONS

The Board is typically amenable to granting extensions; however, as this is the fourth extension request, the applicant should be advised that future extensions are unlikely. Granting of such extensions are always in compliance with the findings of facts and conditions associated with the original approval.

LOCATOR ZONING MAP



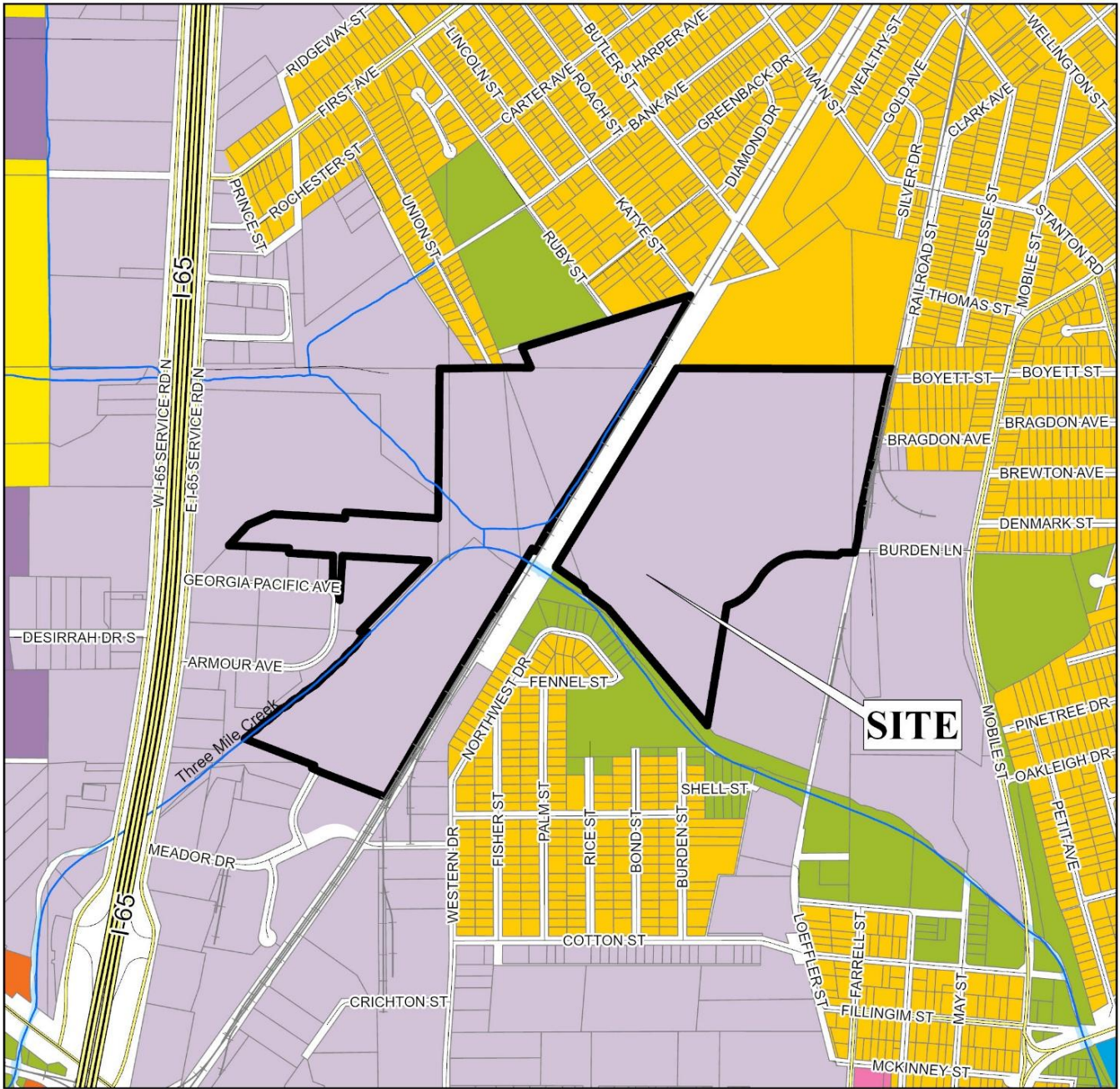
APPLICATION NUMBER 6537 DATE September 14, 2026

APPLICANT McDowell Knight

REQUEST Special Exception



FLUM LOCATOR MAP



APPLICATION NUMBER 6537 DATE September 14, 2026

APPLICANT McDowell Knight

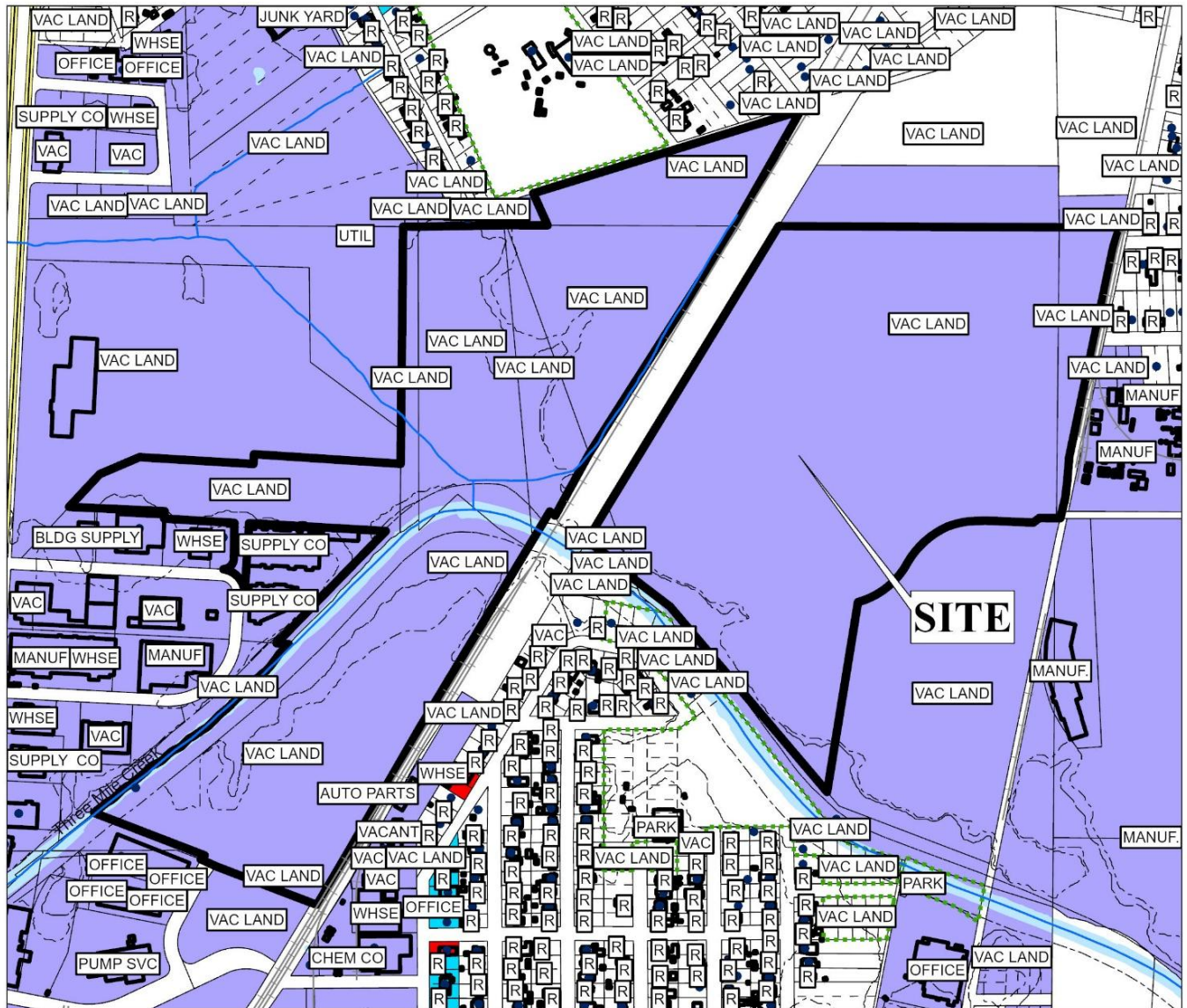
REQUEST Special Exception

- | | | | |
|---|--|---|---|
| ■ 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 | |



BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



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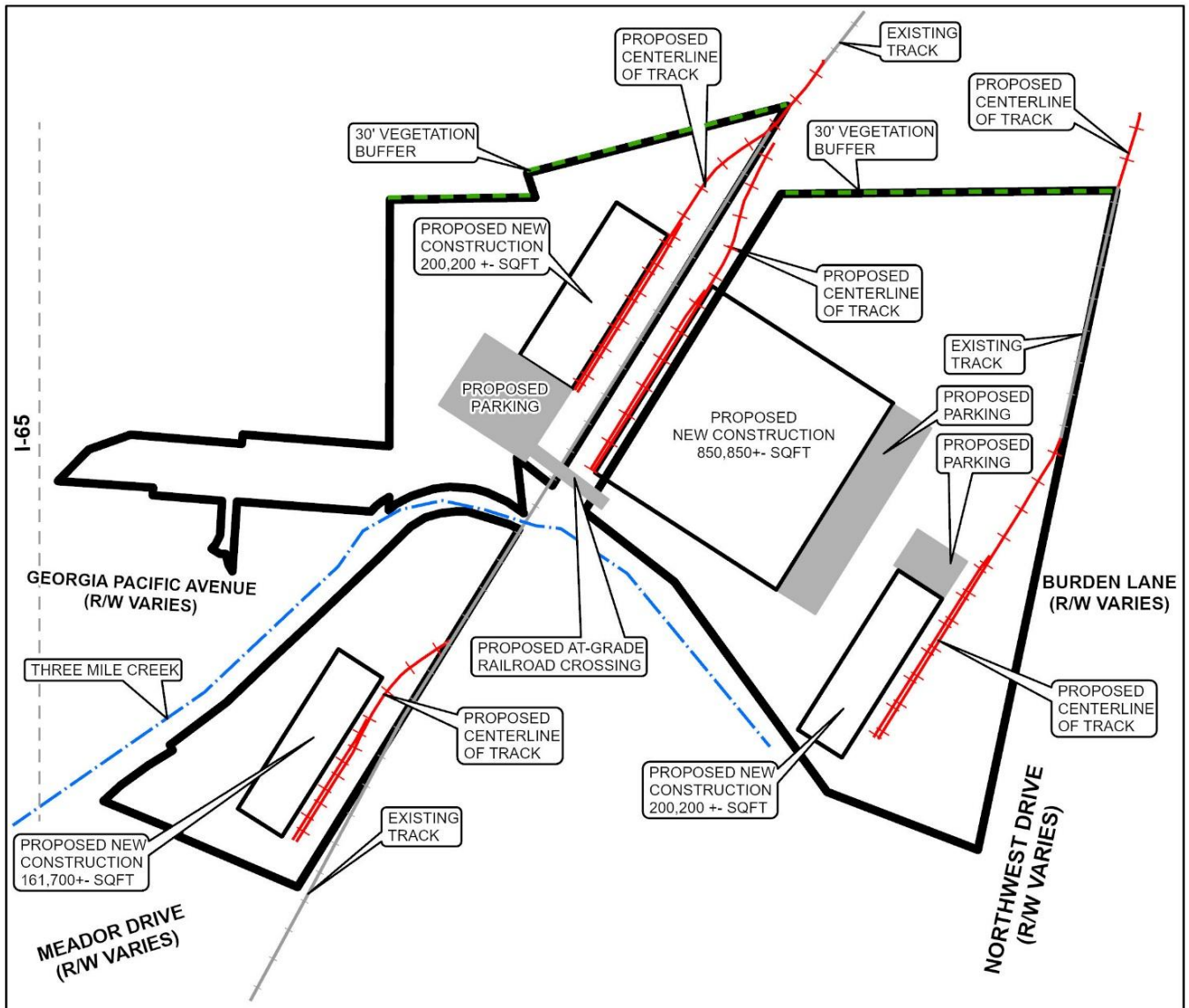
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REQUEST Special Exception

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



SITE PLAN



The site plan illustrates the proposed buildings and parking areas.

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The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

[illegible]

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (LI)

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as “industrial business”, including business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods.
- › Development may take the form of planned campuses in park-like settings or unified design corridor with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.
- › Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations.
- › Protection buffers may also be required.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example



INSTITUTIONAL LAND USE (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities. Semi-public uses such as schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

Development Features

- ▶ The specific location and design of these complementary uses is subject to zoning. In some cases, depending on ownership, these areas may not be subject to City zoning.
- ▶ Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor.

Character Example



PARKS AND OPEN SPACE (POS)

This designation applies to land maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. This designation includes existing parks, squares, playgrounds, playfields, gardens, greens, cemeteries, greenways and blueways, and other recreational areas and facilities that are accessible to the public. These areas are generally owned by a public entity but may include some privately owned areas that have been designated as open space. This designation is not intended to identify public land acquisition or to prohibit the development potential of individual privately-owned properties.

Character Example

