THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Owen Gates
Kinetic Capital IV, LLC
PO Box 1724
Fairhope, Alabama 36533

Re: 2759 Moot Avenue, 2599-2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626-2634, 2636-2639, 2642, 2644, & 2646 Griffith Circle West, 2650-2657 & 2659 Griffith Lane North, 2650-2657, 2658-2660, 2662, & 2664 Griffith Circle South, 1051-1057, 1059, 1061, & 1063 Griffith Circle East, 2650, 2654, & 2656 Halls Mill Road, & 1212 McRae Avenue
ZON-UDC-003831-2026
Owen Gates, Kinetic Capital IV, LLC (Lieb Engineering Company, LLC, Agent)
District 3
Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3).

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

At its meeting on October 15, 2026, the Planning Commission considered the above referenced application.

At the applicant's request the Planning Commission heldover the application to the November 19, 2026, meeting. All required revisions should be submitted to Planning and Zoning by November 3, 2026, to allow sufficient time for staff review and to address the following:

1. Revision of the site boundaries and setbacks on the site plan to conform to those of an approved subdivision;
2. Revision of the site plan to demonstrate that all structures meet the required setbacks of an approved subdivision;
3. Revision of the site plan to relocate proposed new mobile homes out of drainage easements and the Riparian Buffer;
4. Revision of the site plan to indicate paved parking for all mobile homes;
5. Revision of the site plan to indicate paved parking for the office building with compliant access and maneuvering area, and a compliant parking ratio;
6. Revision of the site plan to provide public sidewalks within the Moot Avenue and McRae Avenue rights-of-way, and within the Halls Mill Road right-of-way should the accompanying Sidewalk Waiver be denied;

7. Revision of the site plan to provide a compliant Pedestrian Connection from the Halls Mill Road public sidewalk to the office building should the Sidewalk Waiver be denied; and
8. Revision of the site plan to provide compliant landscaping and tree planting.

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

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

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Owen Gates
Kinetic Capital IV, LLC
PO Box 1724
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ZON-CUP-003832-2026
Owen Gates, Kinetic Capital IV, LLC (Lieb Engineering Company, LLC, Agent)
District 3
Conditional Use Permit approval to allow expansion of an existing mobile home community in an R-3, Multi-Family Residential Suburban District

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

At its meeting on October 15, 2026, the Planning Commission considered the above referenced application.

At the applicant's request the Planning Commission heldover the application to the November 19, 2026, meeting. All required revisions should be submitted to Planning and Zoning by November 3, 2026, to allow sufficient time for staff review and to address the following:

1. Revision of the site boundaries and setbacks on the site plan to conform to those of an approved subdivision;
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