



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

REVISED September 18, 2026

Grace Redemption Community Church
ATTN: Darlett Lucy-Gulley, Pastor
6455 Howells Ferry Road
Mobile, Alabama 36618

Re: 6455 Howells Ferry Road
ZON-CUP-003725-2026
Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)
District 7
Request for Conditional Use Permit approval to establish and operate a religious facility on property zoned R-1, Single-Family Residential Suburban District

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 Findings of Fact to support approval of the Conditional Use Permit:

1. The request is consistent with all applicable requirements of this Chapter, including:
 - a. Any applicable development standards; and
 - b. Any applicable use regulations.
2. The request is compatible with the character of the surrounding neighborhood;
3. The request will not impede the orderly development and improvement of surrounding property; and
4. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood or be more injurious to property or improvements in the neighborhood.
5. The request is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. The request is designed to minimize the impact on storm water facilities;
7. The request will be adequately served by water and sanitary sewer services;
8. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. The request shall not be detrimental to or endanger the public health, safety or general welfare.

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10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

After discussion the Planning Commission voted to recommend approval of the Conditional Use Permit to the City Council, subject to the following conditions:

1. Revision of the legal description to reflect the recorded Grace Community Church Subdivision;
2. Revision of the site plan to provide residential buffers in compliance with Section 64-3-8 of the UDC;
3. Revision of the site plan to provide landscaping and tree plantings in compliance with Section 64-3-7 of the UDC;
4. Submittal of a revised site plan to Planning and Zoning for review and approval prior to the application being forwarded to the City Council for consideration;
5. Submission of a photometric lighting plan at the time of Land Disturbance Permit application; and
6. 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 **\$340.86**. Upon receipt of this fee (check made out to the "City of Mobile"), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

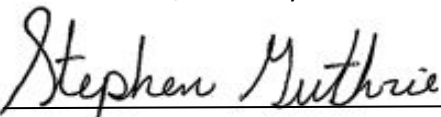
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.gov) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning