THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 17, 2026

Gregory Saad
Saad Development Corporation
3601 Spring Hill Business Park, Suite 200
Mobile, Alabama 36608

Re: 50 & 60 South Ann Street
SUB-003838-2026
Third Annunciation Greek Orthodox Church Subdivision
Gregory Saad, Saad Development Corp.
District 2
Subdivision of 1 lot, 3.58± acres

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

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

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Approval and recording of the Second Annunciation Greek Orthodox Church Subdivision prior to signing the Final Plat;
2. Retention of the existing right-of-way width labels for all streets on the Final Plat;
3. Revision of the plat to remove the previously recorded minimum building setback lines along all street frontages, and placement of a note on the Final Plat stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
4. Revision of the plat to remove the 10-foot side and rear yard setback lines from the Final Plat;
5. Retention of the lot area label, in both square feet and acres, on the Final Plat, or provision of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that access to Bradford Avenue is denied;
7. Placement of a note on the Final Plat stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
8. Compliance with all Engineering comments noted in the staff report;

9. Placement of a note on the Final Plat stating that all Traffic Engineering comments noted in the staff report shall be satisfied;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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

October 19, 2026

Gregory Saad
Saad Development Corporation
3601 Spring Hill Business Park, Suite 200
Mobile, Alabama 36608

Re: 50 & 60 South Ann Street
MOD-003841-2026
Third Annunciation Greek Orthodox Church Subdivision
Gregory Saad, Saad Development Corp.
District 2
Major Modification of a previously approved Planning Approval allowing the expansion of an existing church in an R-1, Single-Family Residential Suburban District, to modify lot lines in coordination with an associated subdivision.

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

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

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

a. The request is consistent with all applicable requirements of this Chapter;
b. The request is compatible with the character of the surrounding neighborhood;
c. The request will not impede the orderly development and improvement of surrounding property;
d. Having considered the application 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;
e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
g. The request shall not be detrimental or endanger the public health, safety or general welfare.
h. 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 the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Retention of the existing right-of-way width labels for all streets on the site plan;
2. Revision of the site plan to remove the buildings proposed to be demolished in conjunction with the approval of the Second Annunciation Greek Orthodox Church Subdivision;
3. Revision of the site plan to remove the illustrated minimum building setback lines along all street frontages, and placement of a note on the site plan stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
4. Revision of the site plan to provide an overall site area label, or provision of a table on the site plan providing the same information;
5. Revision of the site plan to depict existing public sidewalks along all street frontages;
6. Revision of the site plan to indicate a compliant dumpster, or placement of a note on the site plan stating that no dumpster will be utilized and that refuse collection will be provided through either curbside pickup or a private can collection service;
7. Placement of a note on the site plan stating that access to Bradford Avenue is denied for the portion of the site located within the Third Annunciation Greek Orthodox Church Subdivision;
8. Revision of the site plan to clearly depict a compliant residential buffer where the site abuts residentially zoned or utilized property, or placement of a note on the site plan stating that compliant buffers will be provided where required;
9. Placement of a note on the revised site plan stating the Traffic Engineering comments noted in the staff report;
10. Placement of a note on the site plan stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
11. Placement of a note on the site plan stating that future development or redevelopment of any portion of the site may require additional modification of the Planning Approval, subject to approval by the Planning Commission and City Council;
12. Submittal to and approval by Planning and Zoning of revised site plan prior to forwarding the site plan to the City Council for final approval; and,
13. Full compliance with all applicable municipal codes and ordinances.

The advertising fee for this application is based on the current legal description. Please submit a legal description to the Planning and Zoning Department that accurately describes the boundaries of the Modified Planning Approval to obtain the advertising fee. 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

THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Gregory Saad
Saad Development Corporation
3601 Spring Hill Business Park, Suite 200
Mobile, Alabama 36608

Re: 50 & 60 South Ann Street
MOD-003842-2026
Third Annunciation Greek Orthodox Church Subdivision
Gregory Saad, Saad Development Corp.
District 2
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, to modify lot lines in coordination with an associated subdivision

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

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

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

a. The request is consistent with all applicable requirements of this Chapter;
b. The request is compatible with the character of the surrounding neighborhood;
c. The request will not impede the orderly development and improvement of surrounding property;
d. Having considered the application 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;
e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
g. The request shall not be detrimental or endanger the public health, safety or general welfare.
h. 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 the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Retention of the existing right-of-way width labels for all streets on the site plan;

2. Revision of the site plan to remove the buildings proposed to be demolished in conjunction with the approval of the Second Annunciation Greek Orthodox Church Subdivision;
3. Revision of the site plan to remove the illustrated minimum building setback lines along all street frontages, and placement of a note on the site plan stating that the site shall comply with the provisions of the Historic District Overlay (HDO) in Article 14 of the UDC, including the applicable front, rear, and side yard dimensional standards for lots within the HDO;
4. Revision of the site plan to provide an overall site area label, or provision of a table on the site plan providing the same information;
5. Revision of the site plan to depict existing public sidewalks along all street frontages;
6. Revision of the site plan to indicate a compliant dumpster, or placement of a note on the site plan stating that no dumpster will be utilized and that refuse collection will be provided through either curbside pickup or a private can collection service;
7. Placement of a note on the site plan stating that access to Bradford Avenue is denied for the portion of the site located within the Third Annunciation Greek Orthodox Church Subdivision;
8. Revision of the site plan to clearly depict a compliant residential buffer where the site abuts residentially zoned or utilized property, or placement of a note on the site plan stating that compliant buffers will be provided where required;
9. Placement of a note on the revised site plan stating the Traffic Engineering comments noted in the staff report;
10. Placement of a note on the site plan stating that approval from the Historic Development Department is required prior to the issuance of any development permits;
11. Placement of a note on the site plan stating that future development or redevelopment of any portion of the site may require additional modification of the Planned Unit Development, subject to approval by the Planning Commission and City Council;
12. Submittal to and approval by Planning and Zoning of revised site plan prior to forwarding the site plan to the City Council for final approval; and,
13. Full compliance with all applicable municipal codes and ordinances.

The advertising fee for this application is based on the current legal description. Please submit a legal description to the Planning and Zoning Department that accurately describes the boundaries of the Modified Planned Unit Development to obtain the advertising fee. 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