



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 21, 2026

Brent Hart  
Berg Spiral Pipe Corporation  
900 Paper Mill Road  
Mobile, Alabama 36610

Re: 900 Paper Mill Road  
MOD-003856-2026  
Berg Pipe (Broughton & Associates, LLC, Agent)  
District 2  
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site to allow the construction of a 3,000± square-foot building and a 12,432± square-foot building.

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

At its meeting on September 17, 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 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;
- 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. Revision of the Final PUD Site Plan to include, at a minimum:
  - The total lot area in both square feet and acres;
  - The square footage of each existing and proposed building;
  - All streets along which the site has frontage, including the respective right-of-way widths;
  - The required 25-foot front yard setback along all public street rights-of-way;
  - Existing and proposed parking layout and traffic circulation;
  - Required, existing, and proposed parking data;
  - Zoning district information and other applicable site data;
  - The site's legal description or recorded plan reference;
  - A graphic scale and north arrow; and
  - All applicable notes and conditions of approval;
2. Identification of the height of each proposed building on the Final PUD Site Plan and compliance with the 100-foot maximum building height permitted in the I-2, Heavy Industry District;
3. Retention of the existing chain-link fence surrounding the manufacturing facility on the Final PUD Site Plan;
4. Placement of a note on the Final PUD Site Plan stating that any new parking located across a street from residentially zoned or used property shall be screened from view in accordance with Article 3-7.A.3.1. of the UDC;
5. Placement of a note on the Final PUD Site Plan stating that any new parking that constitutes a 25% or greater increase in the overall number of parking spaces shall comply with the applicable parking lot illumination standards of Article 3 of the UDC;
6. Illustration of any dumpsters and dumpster pads on the Final PUD Site Plan in compliance with the placement and enclosure requirements of Article 3, Section 64-3-13.A.4. of the UDC, or placement of a note stating that waste removal is provided through curbside service;
7. Placement of notes on the Final PUD Site Plan regarding compliance with previously approved landscaping requirements. Any proposed changes to previously approved landscaping shall be coordinated with the Planning and Zoning Department prior to approval of the Final PUD Site Plan;
8. Placement of a note on the Final PUD Site Plan stating that any future development or redevelopment of the site may require additional PUD modifications, subject to review and approval by the Planning Commission and City Council;
9. Compliance with all Engineering comments noted in the staff report;
10. Compliance with all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report;
12. Compliance with all Fire Department comments noted in the staff report;
13. Submittal of the revised Modified PUD Site Plan to, and approval by, the Planning and Zoning Department prior to recordation in Probate Court, in accordance with Section 64-5-8.B.2(f) of the UDC, and provision of one (1) copy of the recorded site plan, in both hard copy and PDF formats, to the Planning and Zoning Department; and
14. Full compliance with all other applicable municipal codes and ordinances.

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The advertising fee for this application is based on the current legal description. **Please submit an accurate legal description describing the boundaries of the entire Planned Unit Development, or a recorded plat reference, to the Planning and Zoning Department 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.

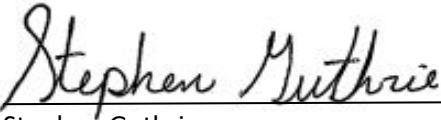
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email ([planning@cityofmobile.org](mailto:planning@cityofmobile.org)) 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