



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 13, 2025

Mike Tierney
Brew Horizons, LLC
2000 West Park Drive
Suite 130
Westborough, Massachusetts 01581

Re: 685 Schillinger Road South
SUB-003332-2025
Resubdivision of Lot 4 Schillinger Towne Center, Resubdivision of Lot A
Mike Tierney, Brew Horizons, LLC (Jason Panicaró, HFA-AE, Agent)
District 6
Subdivision of 2 lots, 20± acres

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

At its meeting on June 12, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.C.4. and 6.C.8. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5.A. of the Subdivision Regulations;
2. Revision of the Final Plat to clearly identify each lot using designations such as "Lot A-1" and "Lot A-2," or a similar naming convention;
3. Revision of the plat to depict the minimum existing right-of-way and, if less than 100 feet, dedication to provide 50 feet from the centerline of Schillinger Road South;
4. Revision of the plat to depict the minimum existing right-of-way and, if less than 50 feet, dedication to provide 25 feet from the centerline of Thomas Road;
5. Revision of the Final Plat to label each lot with its size in square feet and acres, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;
6. Revision of the Final Plat to illustrate a 25-foot front yard setback along Schillinger Road South and Thomas Road;
7. Removal of the side and rear yard setbacks from the Final Plat;
8. Revision of the Final Plat to depict all existing easements;
9. Provision of a note on the Final Plat stating no structures shall be constructed within any easement without the prior consent of the easement holder;
10. Compliance with all Engineering comments noted in the staff report;

11. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and,
13. Compliance with all Fire Department comments noted in the staff report.

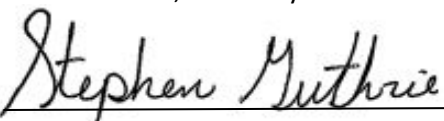
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 16, 2025

Mike Tierney
Brew Horizons, LLC
2000 West Park Drive
Suite 130
Westborough, Massachusetts 01581

Re: 685 Schillinger Road South
MOD-003333-2025
Resubdivision of Lot 4 Schillinger Towne Center, Resubdivision of Lot A
Mike Tierney, Brew Horizons, LLC (Jason Panicaro, HFA-AE, Agent)
District 6
Major Modification of a previously approved Planned Unit Development allowing shared access and parking between multiple building sites, to allow construction of a drive-thru coffee shop with shared access and parking between multiple building sites.

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

At its meeting on June 12, 2025, 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.

June 16, 2025

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 building sizes labeled in square feet on the Final PUD Site Plan;
2. Revision of the Final PUD Site Plan to depict the rights-of-way along Schillinger Road South and Thomas Road, as finalized with the associated subdivision request;
3. Provision of the lot sizes labeled in square feet and acres on the Final PUD Site Plan, adjusted for any required dedication resulting from the subdivision request, or provision of a table with the same information on the Final PUD Site Plan;
4. Revision of the Final PUD Site Plan to depict compliance with the off-street parking requirements of Article 3, Section 64-3-12.A. of the UDC, along with the provision of a table listing the number of required and provided parking spaces;
5. Revision of the Final PUD Site Plan to illustrate curbing and/or wheel stops demonstrating how vehicles will be prevented from encroaching beyond designated parking areas;
6. Provision of a note on the Final PUD Site Plan stating any required parking lot lighting will comply with the illumination standards of Article 3, Section 64-3-9.C. of the UDC and, if applicable, provision of a photometric plan at the time of permitting illustrating compliance with these standards;
7. Revision of the Final PUD Site Plan to illustrate compliance with the bicycle parking provisions of Article 3, Section 64-3-12.A.9. of the UDC, including the minimum number and location requirements;
8. Revision of the Final PUD Site Plan to illustrate compliance with the off-street facilities standards of Section 64-3- 12.B;
9. If applicable, revision of the Final PUD Site Plan to illustrate compliance with the vehicle stacking standards of Article 4, Section 64-4-6 of the UDC;
10. Revision of the Final PUD Site Plan to depict compliance with the on-site traffic circulation and maneuverability requirements of Article 3, Section 64-3-12 of the UDC;
11. Revision of the Final PUD Site Plan to illustrate the front, side, and rear yard setback standards of Article 2, Section 64-2-14.E. of the UDC;
12. Provision of a note on the Final PUD Site Plan stating the site will comply with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC, along with the provision of a detailed landscape plan at the time of permitting illustrating compliance with these requirements;
13. Provision of a separate site plan reflecting a comprehensive layout of the existing PUD overlaid with the proposed development;
14. Provision of a note on the Final PUD Site Plan stating any dumpster placed on the property must meet the enclosure and placement standards of Section 64-3-13.A.4. of the UDC, or provision of a note stating curbside waste collection will be utilized;
15. Placement of a note on the Final PUD site plan stating future development or redevelopment of the properties may require additional modifications of the PUD to be approved by the Planning Commission and City Council;
16. Completion of the subdivision process;
17. Compliance with all Engineering comments noted in the staff report;
18. Compliance with all Traffic Engineering comments noted in the staff report;
19. Compliance with all Urban Forestry comments noted in the staff report;
20. Compliance with all Fire Department comments noted in the staff report;

June 16, 2025

21. Submittal to and approval by Planning and Zoning of the revised Modified Planned Unit Development site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
22. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **\$1,193.20**. 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) 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