



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Stephen Bock
Velmeir Acquisition Services, LLC
540 North Lapeer Road, #420
Orion Township, MI 48362

Re: 5451 Halls Mill Road
SUB-003327-2025
Cloverleaf Plaza Unit One Subdivision
Velmeir Acquisition Services, LLC
District 4
Extension of the Approval of a 2-lot subdivision, 26.67± acres

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 approved the extension request, restating the conditions of the original approval:

1. Dedication to provide 30' from the centerline along Noble Drive West;
2. Dedication to provide 30' from the centerline along Noble Drive North;
3. Either dedication to provide 35' from the centerline along Halls Mill Road, or depiction of sufficient existing right-of-way;
4. Either dedication to provide 125' from the centerline along U.S. Highway 90 West, or depiction of sufficient existing right-of-way;
5. Dedication to provide 25' from the centerline along Wiley Orr Road;
6. Dedication to provide a 25-foot corner radius where Halls Mill Road and Noble Drive North intersect, unless a waiver of Section 6.B.12. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineer;
7. Retention of the lot size in square feet and acres, or the provision of a chart depicting the same information, adjusted for dedication;
8. Depiction of the 25' minimum building setback along all public rights-of-way, adjusted for dedication;

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9. Retention of the lot area labels in both square feet and acres on the Final Plat for each lot, adjusted for any required dedication, or placement of a table on the Final Plat with the same information;
10. Depiction of the 25-foot front yard setback along both street frontages, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2 of the Unified Development Code;
11. Compliance with all Engineering comments noted in the staff report;
12. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report; and
14. Compliance with all Fire Department comments noted in the staff report.

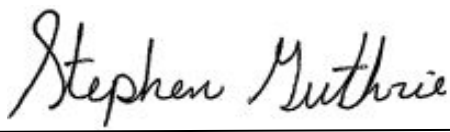
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash 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

Deputy Director of Planning and Zoning