



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 12, 2023

Hunter Smith  
Smith Clark & Associates, LLC  
30941 Mill Lane  
Suite G  
Box 258  
Spanish Fort, Alabama 36527

Re: 6301 Grelot Road  
SUB-002557-2023  
Christ United Methodist Church Subdivision, Resubdivision of Lot 1, Resubdivision of Lot 2A  
District 6  
Subdivision of 2 lots, 19.3± acres

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

At its meeting on September 7, 2023, the Planning Commission considered the above referenced application.

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

- 1) Retention of the lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) Retention of the right-of-way widths for each abutting street, as depicted on the preliminary plat;
- 3) Retention of the 25-foot setback along each abutting street;
- 4) Extension of the access easement along Hillcrest Road to include both proposed access points from Lot B;
- 5) Retention of all easements and placement of a note stating that no structures are allowed in any easements without the easement holder's permission;
- 6) Compliance with all Engineering comments noted in the staff report;
- 7) Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
- 8) Compliance with all Urban Forestry comments noted in the staff report; and,
- 9) 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](mailto:planning@cityofmobile.org). This procedure must be completed within one (1) year, or the Tentative Approval will expire.


SUB-002557-2023 Christ United Methodist Church Subdivision Resubdivision of Lot 1 and  
Resubdivision of Lot 2A  
September 12, 2023

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:   
Margaret Pappas  
Deputy Director Planning and Zoning



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Hunter Smith  
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30941 Mill Lane  
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Box 258  
Spanish Fort, Alabama 36527

Re: 6301 Grelot Road  
MOD-002587-2023  
Christ United Methodist Church Subdivision, Resubdivision of Lot 1, Resubdivision of Lot 2A  
District 6  
Modification of a previously approved Planned Unit Development to be consistent with the proposed subdivision.

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

At its meeting on September 7, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined that the following criteria prevail to support the Major Planned Unit Development (PUD) Modification request:

- 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. 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 will 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;
- G. The request shall not be detrimental or endanger the public health, safety or general welfare; and
- H. Benefits Consideration. The request will be in the City's and the larger community's best interests.

Based on the above criteria, the Planning Commission voted to recommend Approval of the Major PUD Modification to the City Council, subject to the following conditions:

1. Provision of a note on a recorded site plan stating future development or development of the site may require additional Modification of the PUD to be approved by the Planning Commission and City Council;

MOD-002587-2023 Christ United Methodist Church Subdivision Resubdivision of Lot 1 and  
Resubdivision of Lot 2A  
September 12, 2023

2. Provision of a note on a recorded site plan stating any changes to the scope of operations or the building footprint for the church located at 6101 Grelot Road will require Modification to the Previously Approved Planning Approval;
3. Extension of the access easement along Hillcrest Road to include both proposed access points from Lot B;
4. Removal of the note stating “Any dumpster to be installed in compliance with Section 64-4.D.P. of the Zoning Ordinance”;
5. Revision of notes on the site plan referencing tree planting and landscape area requirements, in addition to parking screening, to reflect the applicable standards in the UDC;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report;
10. 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 provision of a copy of the recorded site plan (hard copy and .pdf) to Planning and Zoning; and,
11. Full compliance with all municipal codes and ordinances.

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.

The advertising fee for this application based on the current legal description is \$528.96. 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:   
Margaret Pappas  
Deputy Director Planning and Zoning