



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Owen Gates
Kinetic Capital IV, LLC
PO Box 1724
Fairhope, Alabama 36533

Re: 2759 Moot Avenue, 2599-2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626-2634, 2636-2639, 2642, 2644, & 2646 Griffith Circle West, 2650-2657 & 2659 Griffith Lane North, 2650-2657, 2658-2660, 2662, & 2664 Griffith Circle South, 1051-1057, 1059, 1061, & 1063 Griffith Circle East, 2650, 2654, & 2656 Halls Mill Road, & 1212 McRae Avenue
ZON-UDC-003831-2026
Owen Gates, Kinetic Capital IV, LLC (Lieb Engineering Company, LLC, Agent)
District 3
Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Multi-Family Residential Suburban District (R-3)

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

At its meeting on August 20, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission held over the request to the October 15th meeting to allow the applicant an opportunity to meet with staff and revise the application and site plan as follows. All revisions, additional information, and any required applications must be submitted no later than September 14th:

1. Have a Pre-Application meeting with staff;
2. Submit a Subdivision Application to create at least one (1) lot;
3. Revise the application to include Parcel Number R022909510011004.000 and remove the duplicate listing of Parcel Number R02290950011053.000;
4. Revise the site boundaries and setbacks to conform to those of an approved subdivision;
5. Revise the site plan to demonstrate that all structures meet the required setbacks established by the subdivision;
6. Clarify whether the internal streets are dedicated rights-of-way subject to required setbacks or private drives;
7. Revise the existing internal drives to provide a compliant 24-foot width for two-way traffic and meet the standards of the 2021 International Fire Code, Appendix D;
8. Revise the site plan to indicate asphalt, concrete, or another approved paving surface for all parking pads, or obtain a Parking Surface Variance from the Board of Zoning Adjustment;
9. If an on-site office is proposed, provide compliant vehicle and bicycle parking;

August 24, 2026

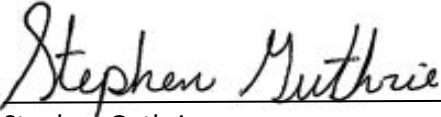
10. Revise the site plan to provide public sidewalks within the street rights-of-way, unless a Sidewalk Waiver is granted by the Planning Commission;
11. If an on-site office is proposed, revise the site plan to provide a Pedestrian Connection from the public sidewalk to the office, unless a Sidewalk Waiver is granted by the Planning Commission;
12. Revise the site plan to indicate compliant landscaping and tree plantings and provide the required calculations;
13. Revise the site plan to provide a minimum of 700 square feet of open space per dwelling unit (mobile home); and
14. Revise the site plan to provide a compliant Riparian Buffer along Bolton's Branch.

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



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ZON-CUP-003832-2026
Owen Gates, Kinetic Capital IV, LLC (Lieb Engineering Company, LLC, Agent)
District 3
Conditional Use Permit approval to allow expansion of an existing mobile home community in an R-3, Multi-Family Residential Suburban District

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

At its meeting on August 20, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission held over the request to the October 15th meeting to allow the applicant an opportunity to meet with staff and revise the application and site plan as follows. All revisions, additional information, and any required applications must be submitted no later than September 14th:

1. Have a Pre-Application meeting with staff;
2. Submit a Subdivision Application to create at least one (1) lot;
3. Revise the application to list Parcel Number R022909510011004.000 and remove the duplicate listing of Parcel Number R02290950011053.000;
4. Revise the site boundaries and setbacks to conform to those of an approved Subdivision;
5. Revise the site plan to indicate that all structures meet the required setbacks of the Subdivision;
6. Clarify whether the internal streets are rights-of-way subject to required setbacks or simply drives;
7. Revise the existing internal drives to a compliant 24-foot width to accommodate two (2)-way traffic and meet the standards of the 2021 International Fire Code, Appendix D;
8. Revise the site plan to indicate asphalt, concrete, or an approved alternative paving surface for all parking pads, or obtain a Parking Surface Variance through the Board of Zoning Adjustment;
9. If an on-site office is to be used, provide compliant vehicle and bicycle parking;
10. Revise the site plan to provide public sidewalks within the street rights-of-way, unless a Sidewalk Waiver is granted by the Planning Commission;

August 24, 2026

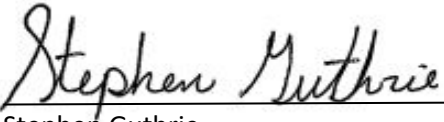
11. If an on-site office is to be used, revise the site plan to provide a Pedestrian Connection from the public sidewalk to the office, unless a Sidewalk Waiver is granted;
12. Revise the site plan to indicate compliant landscaping and tree plantings, with the required calculations provided;
13. Revise the site plan to provide a minimum of 700 square feet of open space per dwelling unit (mobile home); and
14. Revise the site plan to provide a compliant Riparian Buffer along Bolton's Branch.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

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