



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Sawgrass Consulting, LLC
Heath Larson
30673 SGT E.I. Boots Thomas Drive
Spanish Fort, Alabama 36527

Re: 4213 & 4221 Spring Valley Drive South
SUB-003791-2026
Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision
Sawgrass Consulting, LLC
District 4
Subdivision of 2 lots, 0.87± 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 Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing 50-foot-wide right-of-way along Spring Valley Drive South on the Final Plat;
2. Retention of the lot area in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of at least a 25-foot front yard setback along Spring Valley Drive South on the Final Plat, in compliance with Section 6.C.8. of the Subdivision Regulations and Article 2, Section 64-2-5.E. of the Unified Development Code;
4. Revision of the Final Plat to remove or omit the depiction of the existing structures, as their illustration is not necessary to demonstrate compliance with the applicable setback requirements
5. Provision of a note on the Final Plat stating no structures shall be permitted in any easement without permission from the easement holder;
6. Completion of the Rezoning process prior to signing the Final Plat;
7. Compliance with all Engineering comments noted in the staff report;

8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. 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



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July 22, 2026

Sawgrass Consulting, LLC
Heath Larson
30673 SGT E.I. Boots Thomas Drive
Spanish Fort, Alabama 36527

Re: 4213 & 4221 Spring Valley Drive South
ZON-UDC-003793-2026
Resubdivision of Lots 3 & 5, Spring Valley Subdivision Unit 2, & Lot 7, Addition to Spring Valley Subdivision
Sawgrass Consulting, LLC
District 4
Rezoning from Single-Family Residential Suburban District (R-1) and Multi-Family Residential Suburban District (R-3), to Single-Family Residential Suburban District (R-1)

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 determined the following criteria prevail to support Rezoning of the property to **Single-Family Residential Suburban District (R-1)**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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.

ZON-UDC-003793-2026 4213 & 4221 Spring Valley Drive South
July 22, 2026

As such, the Planning Commission voted to recommend approval of Rezoning the property to **Single-Family Residential Suburban District (R-1)**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
3. Full compliance with all municipal codes and ordinances.

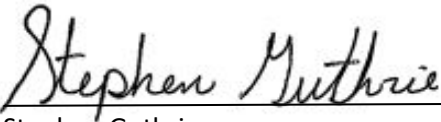
The advertising fee for this application is based on the current legal description and is **\$319.20**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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