



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 22, 2023

Matt Rogers  
Thompson Engineering  
2970 Cottage Hill Road  
Suite 190  
Mobile, Alabama 36606

**Re: 4101 Wimbledon Drive**

(North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue).

Council District 5

**PUD-002373-2023 (Planned Unit Development)**

**Country Club of Mobile**

Planned Unit Development to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site to include construction of pickleball courts and reduced setbacks.

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

At its meeting on February 15, 2023, the Planning Commission considered the above referenced Planned Unit Development application.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval:**

- a. The proposal promotes the objective of creative design (to encourage innovative and diversified design in building form and site development) by re-purposing an existing facility to suit the interests in a growing recreational trend; and
- b. the proposal promotes the objective of open space (to encourage the provision of common open space through efficient site design) as no new structures are proposed for the site.

**The approval is subject to the following conditions:**

- 1) retention of the recorded setbacks of Country Club of Mobile Subdivision on the site plan;

- 2) revision of the site plan to indicate all portions of the proposed court are to be at least 6.5 feet from the current right-of-way line of Wimbledon Drive West;
- 3) placement of a note on a revised site plan stating that all lighting is to be shielded so as to not shine directly into any residential property or onto the public right-of-way;
- 4) compliance with the Engineering comments: *(1. Provide a PUD Site Plan for review. 2. The following notes will need to be included in the PUD SITE PLAN: a. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). b. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. c. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. d. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. e. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 5) placement of a note on the revised site plan stating Traffic Engineering comments: *(The site is limited to the number of driveways as illustrated on the approved Planned Unit Development, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in the City's Zoning Ordinance.);*
- 6) compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 7) compliance with the Fire Department comments *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all*

**PUD-002373-2023 COUNTRY CLUB OF MOBILE**

**February 22, 2023**

*commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*

- 8) submittal to and approval by Planning and Zoning of two (2) copies (.pdf and hard copy) of the revised site plan prior to issuance of permits; and,**
- 9) full compliance with all other municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

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 of Planning and Zoning



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Council District 5

**PA-002374-2023 (Planning Approval)**

**Country Club of Mobile**

Planning Approval to amend a previously approved Planning Approval at a private club to include the construction of pickleball courts.

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

At its meeting on February 15, 2023, the Planning Commission considered the above referenced Planning Approval application.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval:**

- a. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because no increase in such services should be needed;
- b. The proposal will be appropriate with regard to the use of public utilities and facilities because the request should have no impact on these items due to the limited scope of the request;
- c. The proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed courts are not anticipated to generate additional traffic; and
- d. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because the expanded facility is minimal and is not anticipated to adversely impact the surrounding area.

February 22, 2023

The approval is subject to the following conditions:


- 1) retention of the recorded setbacks of Country Club of Mobile Subdivision on the site plan;
- 2) revision of the site plan to indicate all portions of the proposed court are to be at least 6.5 feet from the current right-of-way line of Wimbledon Drive West;
- 3) placement of a note on a revised site plan stating that all lighting is to be shielded so as to not shine directly into any residential property or onto the public right-of-way;
- 4) placement of a note on the revised site plan stating Traffic Engineering comments: *(The site is limited to the number of driveways as illustrated on the approved Planned Unit Development, with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in the City's Zoning Ordinance.);*
- 5) compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.);*
- 6) compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 7) submittal to and approval by Planning and Zoning of two (2) copies (.pdf and hard copy) of the revised site plan prior to issuance of permits; and,
- 8) full compliance with all other municipal codes and ordinances.

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

Sincerely,

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Deputy Director of Planning and Zoning