



Agenda Item # 1 - HOLDOVER

SUB-003642-2026

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

DETAILS

Location:

5536 Sermon Road West, and 5660 & 5680 Sermon Road North

Subdivision Name:

Willis-Sermon Connector Subdivision

Applicant:

Ramshead, LLC

Property Owner:

Ramshead, LLC

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create two (2) legal lots of record from three (3) existing legal lots of record.

Commission Considerations:

1. Denial.

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WILLIS-SERMON CONNECTOR SUBDIVISION



APPLICATION NUMBER 1 DATE May 21, 2026



NTS

HOLDOVER COMMENTS

This application was heldover from the March 19th meeting to allow the applicant time to address the following:

1. Revise the application to reflect a three (3)-lot subdivision, including the area of Collins Property Subdivision as the third lot;
2. Revise the plat to include the Common Area of Collins Subdivision, First Addition, within the boundaries of the proposed subdivision;
3. Obtain written consent from all property owners within Collins Subdivision, First Addition, for submission of the application, as the Common Area must be included; and
4. Re-advertise the subdivision request as a three (3)-lot subdivision, including notifying property owners adjacent to and across public streets from the Collins Property Subdivision area, as well as all property owners within Collins Subdivision, First Addition.

The applicant submitted revisions; however, the revisions did not address all requirements established by the Commission. Specifically, the following items remain outstanding:

- The application was not revised to reflect a three (3)-lot subdivision that includes the Collins Property Subdivision area as a third lot. While the applicant submitted a letter from the owner of that property stating they did not wish to participate in the subdivision, the Willis-Sermon Connector traverses that property and, therefore, the property must be included in the subdivision in order for the proposed reconfiguration to be legally established;
- Written consent from all property owners within Collins Subdivision, First Addition, authorizing submission of the application was not provided. The applicant indicated that consent was still being collected and would be submitted at a later date and/or discussed at the upcoming meeting following additional feedback from the property owners. However, such consent is necessary for further consideration of the proposed subdivision; and
- The request was not re-advertised as a three (3)-lot subdivision. No revised three (3)-lot plat was submitted, nor were updated notification labels or re-advertising fees provided.

HOLDOVER CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

As the required items necessary for further consideration of the request as a three (3)-lot subdivision were not addressed, staff is unable to complete its review of the proposed subdivision and, therefore, cannot provide conditions for approval under the applicable Subdivision Regulations.

As such, the Commission could consider denial of the request for the following reasons:

1. The plat does not include all properties required to be part of the subdivision;
2. Written consent from the owners of all properties required to be included in the subdivision was not provided; and
3. No revised notification labels or re-advertising fees were submitted for the revised three (3)-lot subdivision request.

SITE HISTORY

The subject site, and portions thereof, have been the subject of several applications before the Planning Commission, including reviews that occurred when the property was located outside the city limits but within the Planning Jurisdiction.

In July 2003, the Commission approved *Collins Property Subdivision*, a one (1)-lot subdivision that includes the northern portion of the Willis-Sermon Connector alignment.

In March 2004, Lots 10, 11, and 12—now part of the subject site—were approved as part of *Collins Subdivision, First Addition*, a 23-lot subdivision. That subdivision was granted an extension in March 2005 and was subsequently recorded in the Mobile County Probate Court.

The property was annexed into the City in 2008 and assigned a B-3, Community Business District zoning classification.

In March 2012, the Commission approved *J Johnston Estates Subdivision*, a one (1)-lot subdivision located immediately east of the subject site. While not included in the current application, this property was included in previous subdivision proposals involving the site.

In February 2013, the Commission approved *Collins Subdivision, First Addition, Resubdivision of Lots 10–12, Lot 1 of Collins Property Subdivision, and Lot 1 of Johnston Estates Subdivision*, a three (3)-lot subdivision that included the proposed Willis-Sermon Connector roadway. That approval subsequently expired.

In June 2014, the same subdivision proposal was resubmitted with no substantive changes. The Commission approved the application; however, that approval also later expired.

Also in 2014, a Right-of-Way Permit for Land Disturbance was issued for construction of the Willis-Sermon Connector roadway. However, no inspections were conducted during construction, and the City never formally accepted the roadway.

In January 2017, *J Johnson Estates Revised Subdivision* was approved, removing a condition of approval associated with the original J Johnston Estates Subdivision.

In February 2020, the Commission considered *Collins Subdivision, First Addition, Resubdivision of Lots 10–12*, a two (2)-lot subdivision that included the Willis-Sermon Connector. The application was held over several times before ultimately being withdrawn in August 2020.

STAFF COMMENTS

Engineering Comments:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. The existing COMMON AREA (DETENTION) – Parcel 023308273000025.000 – is being split into two 92) separate parcels with the dedication of the proposed ROW. Also, a portion of Parcel 023308273000020.001 is proposed to be added to the western side of the existing COMMON AREA (DETENTION). The new parcels will need to be labeled with a unique designation (i.e. COMMON AREA (DETENTION) #1 and COMMON AREA (DETENTION) #2)
- C. Show the “old” lot line of the COMMON AREA (DETENTION) that bisects the proposed ROW.
- D. SURVEYOR’S NOTES #7 – include the amount of ROW dedication (acres and SF).
- E. SITE DATA TABLE – provide the exact length of the proposed street centerline.
- F. Review and revise the written legal description to include a written bearing and distance near Lot 6.
- G. Add a note - A Land Disturbance permit will be required for any land disturbing activity in accordance 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.
- H. Add a note - 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.
- I. Add a note - sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- J. Add a note - all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- K. Add a note - all easements shall remain in effect until vacated through the proper Vacation process.
- L. Add a note - The street must be submitted for acceptance by the Mobile City Council prior to submitting the Final Plat for City Engineer signature.
- M. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.gov prior to obtaining any signatures. No signatures are required on the drawing.

Traffic Engineering Comments:

Driveway number, 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 Article 3, Section 64-3-12 of the City’s Unified Development Code.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC).

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The purpose of this request is to create two (2) legal lots of record from three (3) existing legal lots of record. The site is served by public water and sanitary sewer.

The subject property has been the subject of three (3) previous subdivision applications proposing the creation of lots on both sides of the Willis-Sermon Connector. This street was constructed following the property's annexation into the city in 2008 without the required permits. As the connector currently exists as a private street that crosses the existing lots, the applicant proposes to reconfigure the lots along the alignment of the street and dedicate the roadway to the city as public right-of-way.

The preliminary plat indicates that the connector street is located not only within the boundaries of the recorded *Collins Subdivision, First Addition*, but also extends into the boundaries of *Collins Property Subdivision*, a one (1)-lot subdivision immediately north of the subject site that is not included in the current application. Because the proposed subdivision would alter the boundaries and area of that subdivision, *Collins Property Subdivision* should also be incorporated into the current application, which would revise the proposal to create three (3) lots rather than two (2).

Additionally, the recorded plat of *Collins Subdivision, First Addition* identifies a Common Area intended for detention purposes that is bisected by the proposed subdivision. This Common Area would therefore need to be included within the boundaries of the proposed subdivision. As the recorded plat establishes that the Common Area is the responsibility of the property owners within the subdivision, all current property owners within *Collins Subdivision, First Addition* would need to sign a consent form authorizing submission of the application.

Including *Collins Property Subdivision* in the application would expand the required notification area, and the increase in the number of proposed lots from two (2) to three (3) would require a new notification mailing and the payment of additional fees.

Due to the number of revisions and the additional information required, the Commission should consider holding this application over.

SUBDIVISION CONSIDERATIONS

Standards of Review:

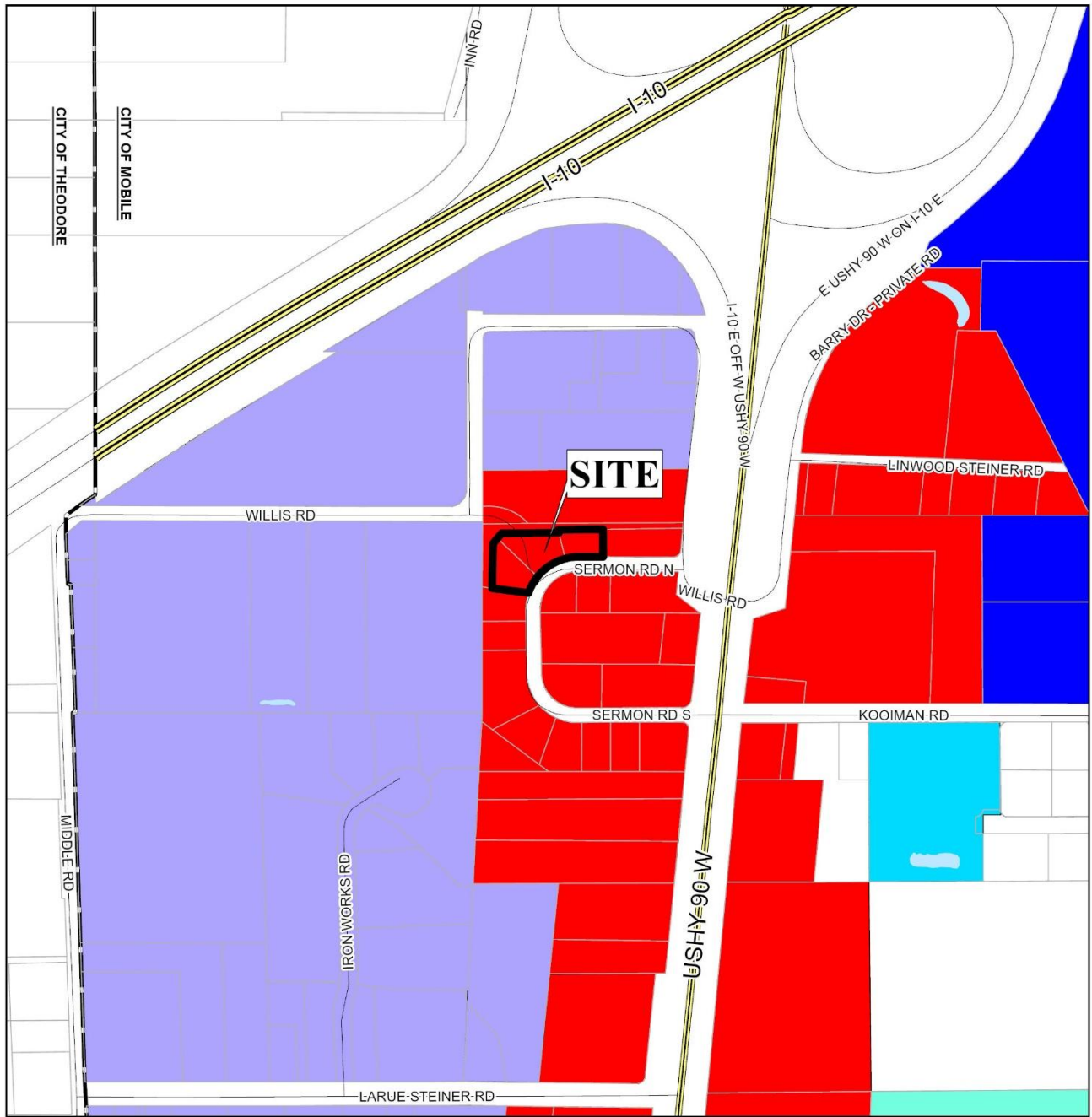
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

The Planning Commission should consider holding over the request until the May 21st meeting, with all required revisions and fees submitted by May 3, to allow the applicant time to address the following:

- 1) Revise the application to reflect a three (3)-lot subdivision, including the area of Collins Property Subdivision as the third lot;
- 2) Revise the plat to include the Common Area of Collins Subdivision, First Addition, within the boundaries of the proposed subdivision;
- 3) Obtain written consent from all property owners within Collins Subdivision, First Addition, for submission of the application, as the Common Area must be included; and
- 4) Re-advertise the subdivision request as a three (3)-lot subdivision, including notifying property owners adjacent to and across public streets from the Collins Property Subdivision area, as well as all property owners within Collins Subdivision, First Addition.

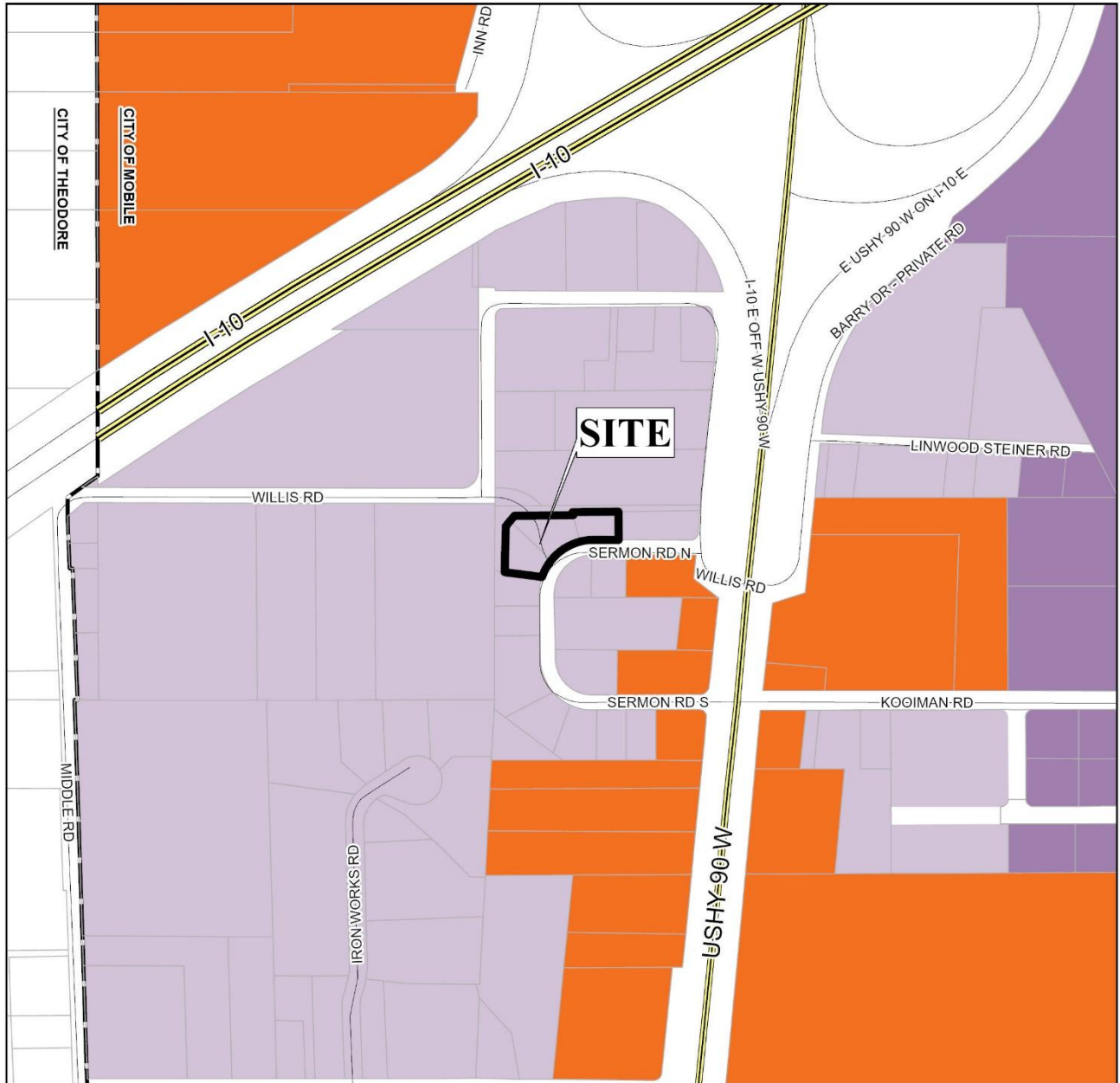
LOCATOR ZONING MAP




APPLICATION NUMBER <u>1</u>	DATE <u>May 21, 2026</u>
APPLICANT <u>Willis-Sermon Connector Subdivision</u>	
REQUEST <u>Subdivision</u>	

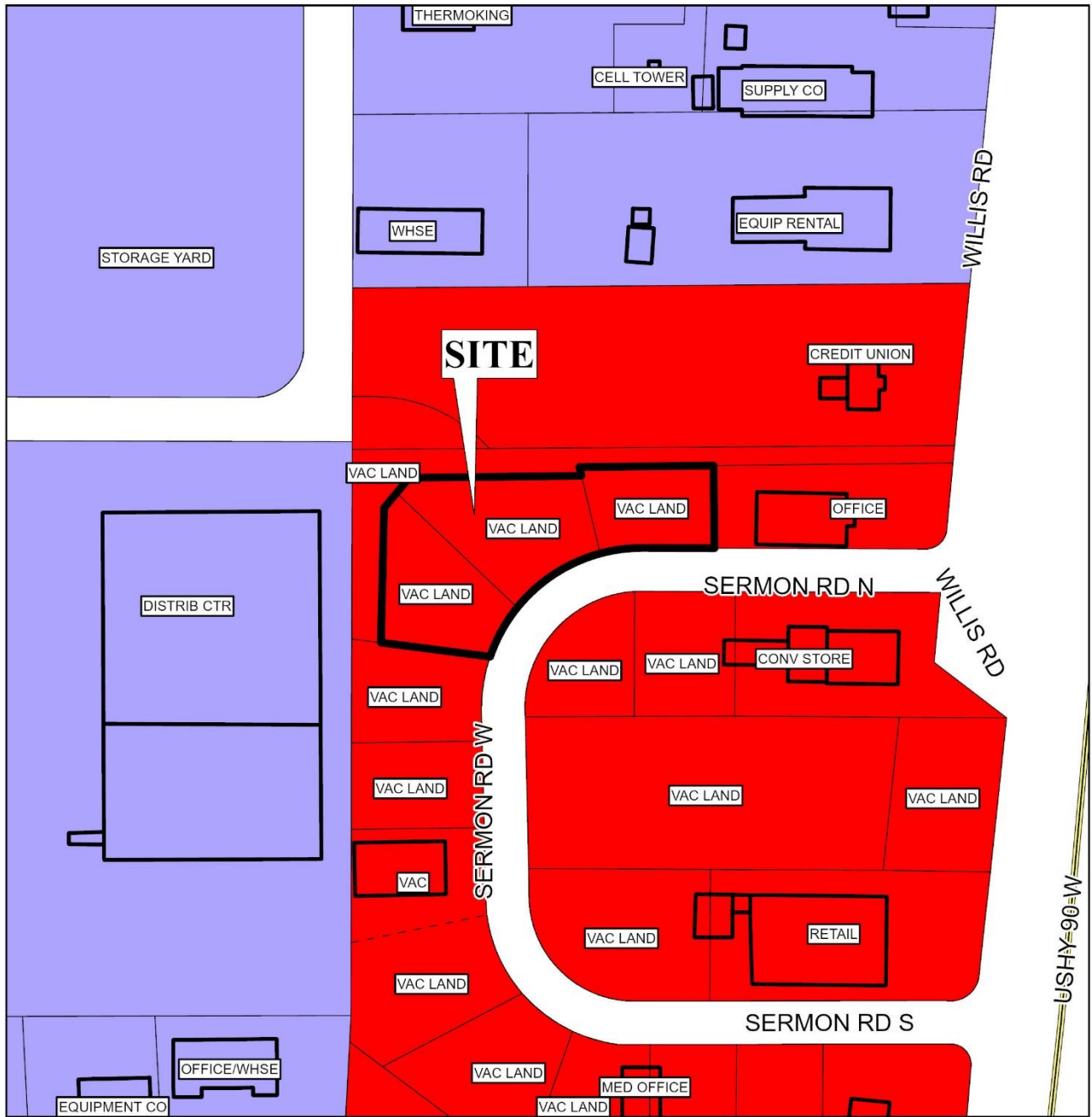


FLUM LOCATOR MAP



APPLICATION NUMBER <u>1</u> DATE <u>May 21, 2026</u>		
APPLICANT <u>Willis-Sermon Connector Subdivision</u>		
REQUEST <u>Subdivision</u>		
<ul style="list-style-type: none"> Low Density Residential Mixed Density Residential Downtown District Center 	<ul style="list-style-type: none"> Neighborhood Center - Traditional Neighborhood Center - Suburban Traditional Corridor Mixed Commercial Corridor 	<ul style="list-style-type: none"> Light Industry Heavy Industry Institutional Parks, Open Space Water Dependent

WILLIS-SERMON CONNECTOR SUBDIVISION

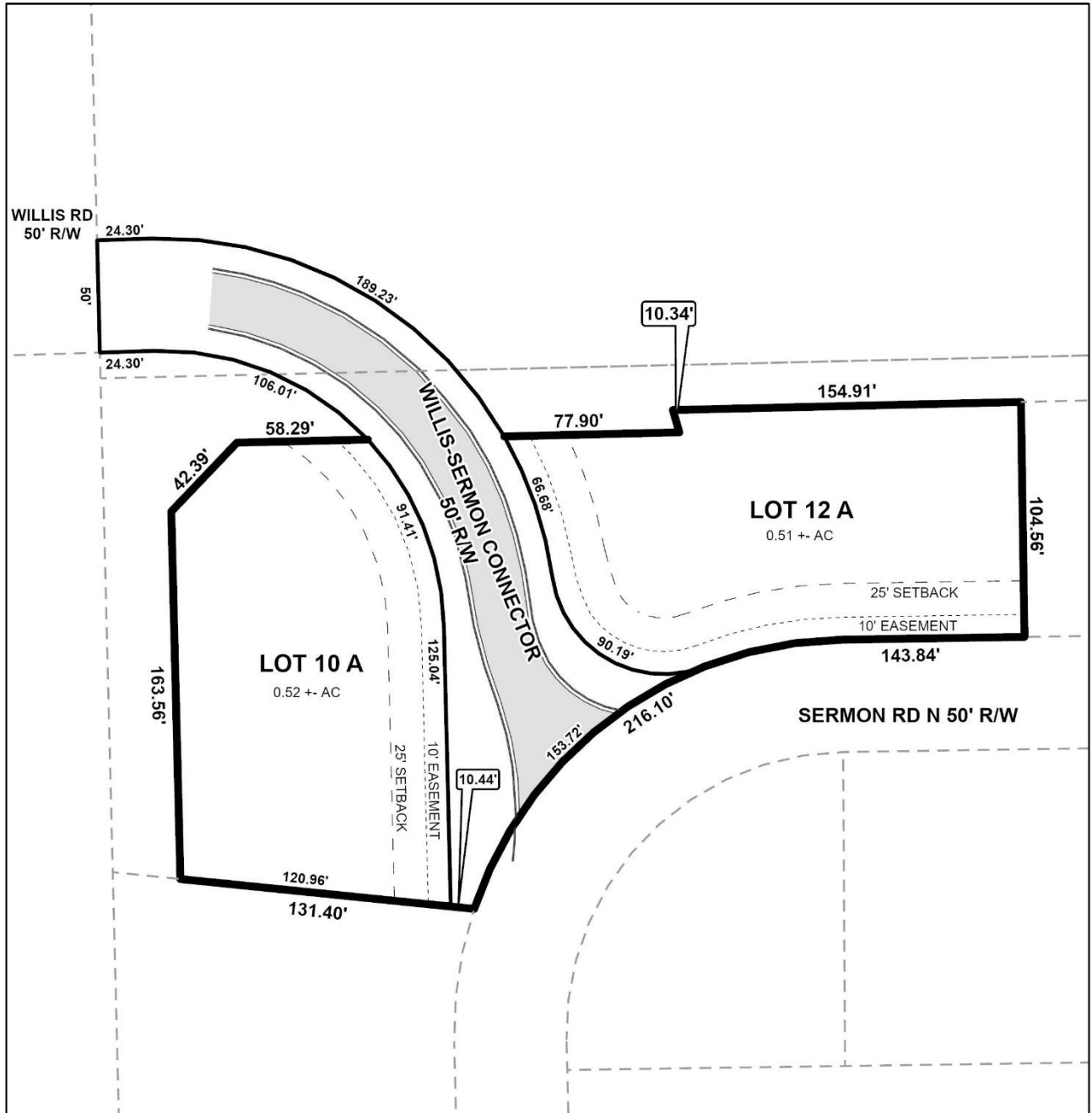


APPLICATION NUMBER 1 DATE May 21, 2026

 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER <u>1</u>	DATE <u>May 21, 2026</u>
APPLICANT <u>Willis-Sermon Connector Subdivision</u>	
REQUEST <u>Subdivision</u>	



FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the “mixed use” types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

	RESIDENTIAL - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DD (SD-WH)	DOWNTOWN DEV. DD (SD)	
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■						■															○
DOWNTOWN (DT)						■						■											■	■	■	■	■	○	○	
DISTRICT CENTER (DC)								■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○	■	○	○	○											■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)			S			S	■	S	S	○											■	■								○
TRADITIONAL CORRIDOR (TC)		■	■	■	■	U	■	U	U	○																				○
MIXED COMMERCIAL CORRIDOR (MCC)						■		■	■	■	■	■	■	■	■															
LIGHT INDUSTRIAL (LI)													■	■	■					■									○	○
HEAVY INDUSTRY (HI)																■	■	■	■										○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○					○										
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○									■	■	■		○											

- Zoning district is appropriate to implement the future land use category.
- US Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.
- Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.
- Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Industrial Areas

LIGHT INDUSTRY / BUSINESS CENTER (LI)

This land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. This designation may also include uses such as complementary offices and retail, and areas that may be regarded as “industrial business”, including business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks.

Development Intent

- › If the use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements.
- › Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods.
- › Development may take the form of planned campuses in park-like settings or unified design corridor with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.
- › Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between LI and other, lower-intensity land use designations.
- › Protection buffers may also be required.
- › Higher quality building design should be encouraged at highly visible sites.

Land use mix

Primary Uses

- › Light Industrial / Clean Manufacturing
- › Warehousing / Logistics
- › Office

Secondary Uses

- › Commercial
- › Civic
- › Parks

Housing mix

- › A range of housing may be considered but it is not intended for these areas.

Character Example

