



Agenda Item # 3 - HOLDOVER

ZON-CUP-003505-2025

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

[Applicant Materials for Consideration – Conditional Use Permit](#)

DETAILS

Location:

5330 Moffett Road

Applicant /Agent:

Tammy Ceasor, Liz & Lamar Group Home

Property Owners:

Tammy Ceasor, Liz & Lamar Group Home

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Conditional Use Permit approval to allow a Community Residence for more than five (5) persons in an R-1, Single-Family Residential Suburban District.

Commission Considerations:

1. Denial

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER 3 DATE December 18, 2025
 APPLICANT Tammy Ceasor, Liz & Lamar Group Home
 REQUEST Conditional Use Permit



HOLDOVER COMMENTS

This application was heldover from the November 20th Planning Commission meeting to allow the applicant to provide a site plan prepared by a registered professional illustrating compliance with the development standards of Article 3 of the Unified Development Code (UDC). The use of the adjacent property to the East of the subject site also needed to be documented.

The applicant submitted a revised site plan which still does not address the development standards of Article 3 of the UDC. The site plan is deficient with respect to the following:

- No legal description of the site is provided.
- The front building setback line is not depicted.
- The site plan is not drawn to an accepted architect's or engineer's scale.
- The number of residents to be housed is not provided, nor the number of bedrooms.
- No parking calculations based upon the number of bedrooms are provided.
- No bicycle parking calculations based upon the total square footage of the buildings are provided.
- No public sidewalk within the right-of-way is provided.
- No pedestrian connection from a public sidewalk to the main building entrance is provided.
- No compliant dumpster and enclosure are depicted, nor a statement stating that refuse collection will be via curbside or private can collection service.
- The driveway is indicated to only be ten feet (10') wide, and not indicated whether to be one-way or two-way.
- Parking stalls are not dimensioned and do not appear to be drawn to scale.
- A shed is depicted to be within the required ten-foot (10') residential buffer on the West side of the site.
- The ten-foot (10') residential buffer is not clearly identified and does not include the required fence or wall.
- An unidentified "dumping site" is depicted in the Northwest portion of the site.
- No landscaping calculations are provided.
- No tree planting calculations are provided, nor are any existing or proposed trees identified.

The applicant stated via e-mail the following concerning the adjacent site to the East:

We also want to clarify that 5320 Moffett Road is not owned by our organization and is not associated with our project in any way. It is not being used, referenced, or proposed as part of our current application. Our submission pertains solely to the property located at 5330 Moffett Rd.

Staff contacted the City Revenue Department concerning the use of the adjacent site and was informed that there are no active business licenses associated with the site.

HOLDOVER CONSIDERATIONS

Standards of Review:

Conditional Use Permits (CUPs) are required for certain uses in the Use Table (Table 64-2-24.1). These uses may have some special impact which differs from the potential impacts of permitted uses, such as exceeding permitted uses in intensity, or have unique requirements specified for compliance in the Unified Development Code (UDC).

Article 5, Section 6-E. of the Unified Development Codes states the City Council shall not approve an Application for Conditional Use Permit unless the proposed use:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property; and
4. 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. In making this determination, the Planning Commission and City Council shall consider:
 - (a) The location, type and height of buildings or structures;
 - (b) The type and extent of landscaping and screening;
 - (c) Lighting;
 - (d) Hours of operation; and
 - (e) Other conditions that might require mitigation of the adverse impacts of the proposed development.
5. Is designed to provide ingress and egress that minimizes traffic hazards and traffic congestion on the public roads;
6. Is designed to minimize the impact on storm water facilities;
7. Will be adequately served by water and sanitary sewer services;
8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.
11. Criteria by Use. The Planning Commission and City Council shall give careful consideration to the warrants and criteria set forth in this section in judging applications for Conditional Use Permits involving the following uses. In considering a Conditional Use Permit, the Planning Commission and City Council may attach such reasonable conditions and safeguards in addition to those set forth in this section, as they may deem necessary to implement the purposes of this Chapter.

In addition to the general standards of review above, there are criteria specific to Community Residences with more than five (5) residences, which include:

- A. The applicant demonstrates that the proposed Community Residence will be compatible with the residential uses allowed as of Right in the Zoning District;
- B. When the proposed Community Residence would be located in a single-family zoning district, the Applicant demonstrates that the proposed Community Residence will not alter the residential stability of the single-family zoning district;
- C. The Applicant specifies by how many individuals it wishes to exceed the as of right maximum of four (4) residents and adequately demonstrates the financial and/or therapeutic need to house the proposed number of residents;
- D. The primary function of the proposed Community Residence is residential where any treatment is merely incidental to the residential use of the property;
- E. The Applicant demonstrates that it will ensure that the proposed Community Residence emulates a biological family and operates as a functional family rather than as an institution, boarding house, Nursing Home, short-term rental, continuing care facility, Hotel/Motel, treatment center, rehabilitation center or a non-residential use;

- F. The Applicant demonstrates that the requested number of residents in the proposed Community Residence will not interfere with the normalization and community integration of the occupants of any existing Community Residence.

The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

Based on the requested Conditional Use Permit application, if the Commission and City Council consider approval of the request, the following Findings of Fact must be present. The application:

1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
2. Is compatible with the character of the surrounding neighborhood;
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8. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
9. Shall not be detrimental to or endanger the public health, safety or general welfare.
10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Based on the preceding, the Commission should consider a denial of this application as the applicant did not submit a revised site plan indicating compliance with the site development standards of Article 3 of the Unified Development Code (UDC). Furthermore, the applicant has not demonstrated how the request will comply with the applicable criteria for CUP approval, as outlined in Article 5, Section 6-E. of the Unified Development Code (UDC).

SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the site was assigned an R-1, Single-Family Residential District zoning classification.

In September 2025, a Zoning Clearance request was for a mental health group home for the site was denied.

The site has never had any cases before the Planning Commission or Board of Zoning Adjustment.

STAFF COMMENTS

Engineering Comments:

1. 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).
2. 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.
3. 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.
4. 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.
5. 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.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by ALDOT and 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 applicant is requesting a Conditional Use Permit to allow a Community Residence for more than five (5) persons in an R-1, Single-Family Residential Suburban District. The applicant proposes a small-scale residential care option that provides safe, supportive living for individuals with mental health needs. The applicant's narrative justifying the request can be viewed using the link on Page 1 of this report.

The applicant did not provide specifics as to the operation of the proposed facility, particularly the number of residents to be housed. Section 64-4-13 of the Unified Development Code (UDC) states that Family Community Residences occupied by five (5) to no more than ten (10) unrelated persons are permitted as Conditional Uses requiring Conditional Use Permits in R-1 districts, among others. It is further stated that such facilities shall not be located within one thousand (1,000) linear feet of an existing community residence (measured property line to property line). The property owner of the subject site also owns the abutting property to the East which is used as some form of care facility. The applicant should provide a detailed description of that facility's use in order to avoid a conflict with the provisions of Section 64-4-13.

The applicant submitted a site plan for the proposed improvements to the site. However, the site plan is insufficient for a technical review in that it is not drawn to scale, no site boundary dimensions are provided, and what few interior dimensions are provided do not account for the total length and width dimensions of the site, as depicted on the City's GIS mapping system or the recorded plat of Colonial Oaks Subdivision.

No parking calculations are provided based upon the number of bedrooms, and angled parking stall widths are substandard. No bicycle parking calculations are provided, and no bicycle parking location is indicated. No compliant dumpster enclosures are depicted.

Furthermore, no public sidewalk is proposed within the right-of-way, and no pedestrian connection from the public sidewalk to the main building entrance is illustrated. No landscaping and tree planting calculations are provided, and no areas of required landscaping and tree plantings are indicated. No residential protection buffers are depicted along adjoining residentially zoned or utilized properties.

The site plan provided depicts only two (2) existing buildings on the site. However, aerial imagery indicates that there are possibly other structures on the site. These structures must also be illustrated on the site plan or removed from the site with the proper permits.

It should be noted that, if approved, any changes to the scope of operations or site plan may require additional review of a modified Conditional Use Permit request by the Planning Commission and approval by City Council. This information should be provided as a note on the revised site plan.

CONDITIONAL USE PERMIT CONSIDERATIONS

Standards of Review:

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involving the following uses. In considering a Conditional Use Permit, the Planning Commission and City Council may attach such reasonable conditions and safeguards in addition to those set forth in this section, as they may deem necessary to implement the purposes of this Chapter.

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The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

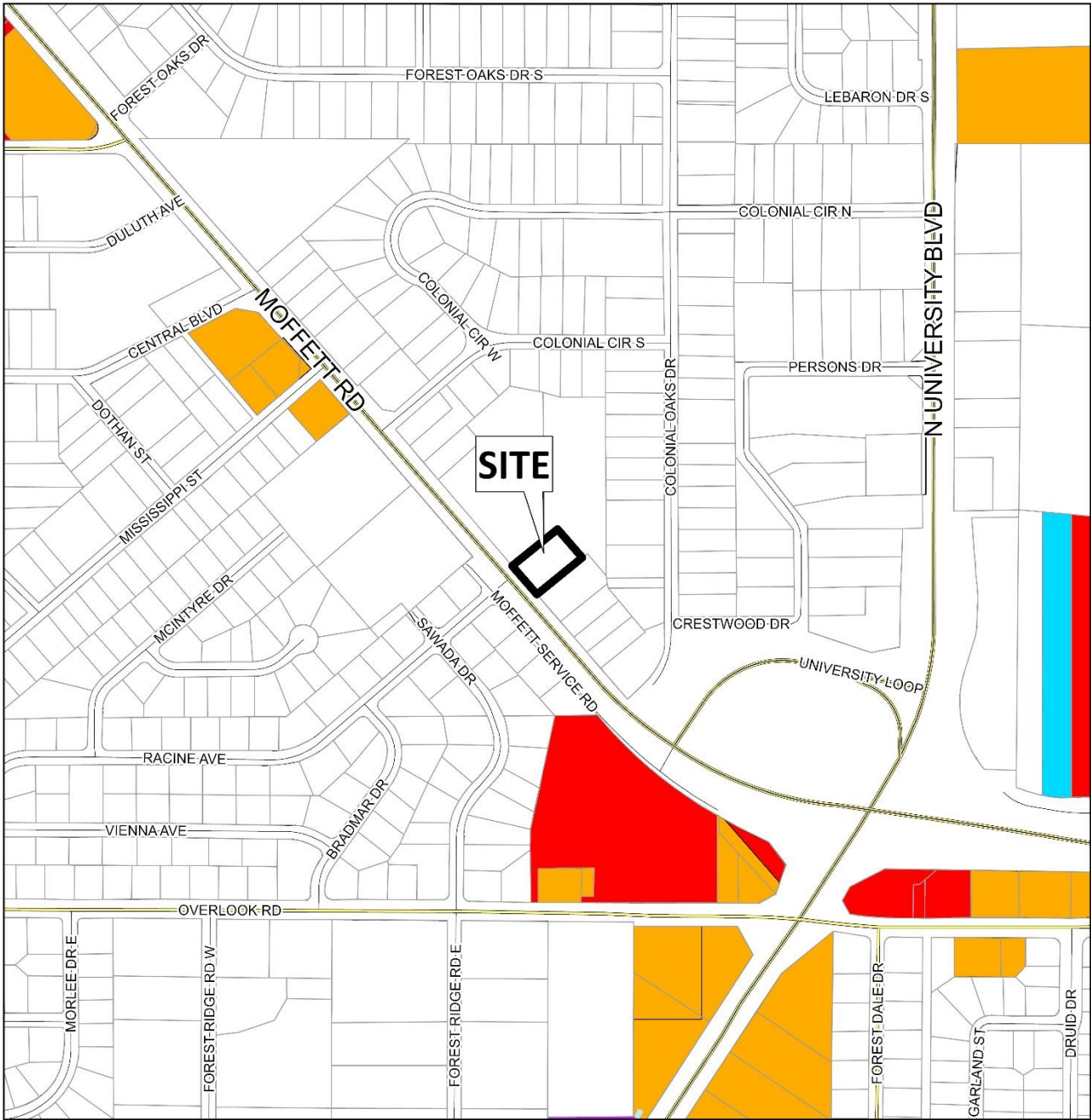
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10. The proposed use will meet the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Based on the preceding, the Commission should consider a holdover of this application to the December 18th meeting to allow the applicant to provide a site plan prepared by a registered professional illustrating compliance with the development standards of Article 3 of the Unified Development Code (UDC). Revisions should be submitted no later than December 5th. The use of the adjacent property to the East should also be documented.

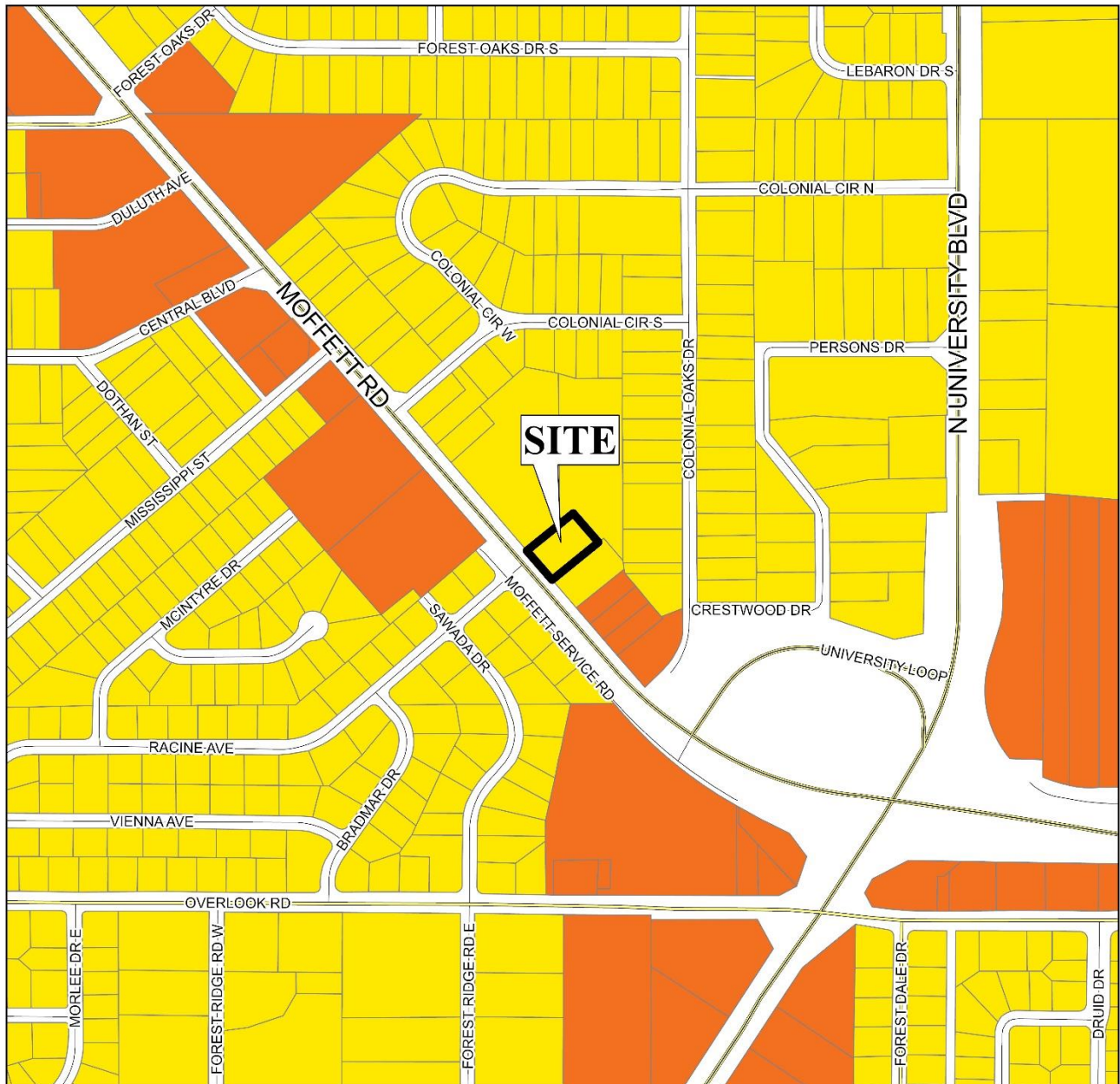
LOCATOR ZONING MAP



APPLICATION NUMBER	3	DATE	December 18, 2025
APPLICANT	Tammy Ceasor, Liz & Lamar Group Home		
REQUEST	Conditional Use Permit		



FLUM LOCATOR MAP



APPLICATION NUMBER 3 DATE December 18, 2025

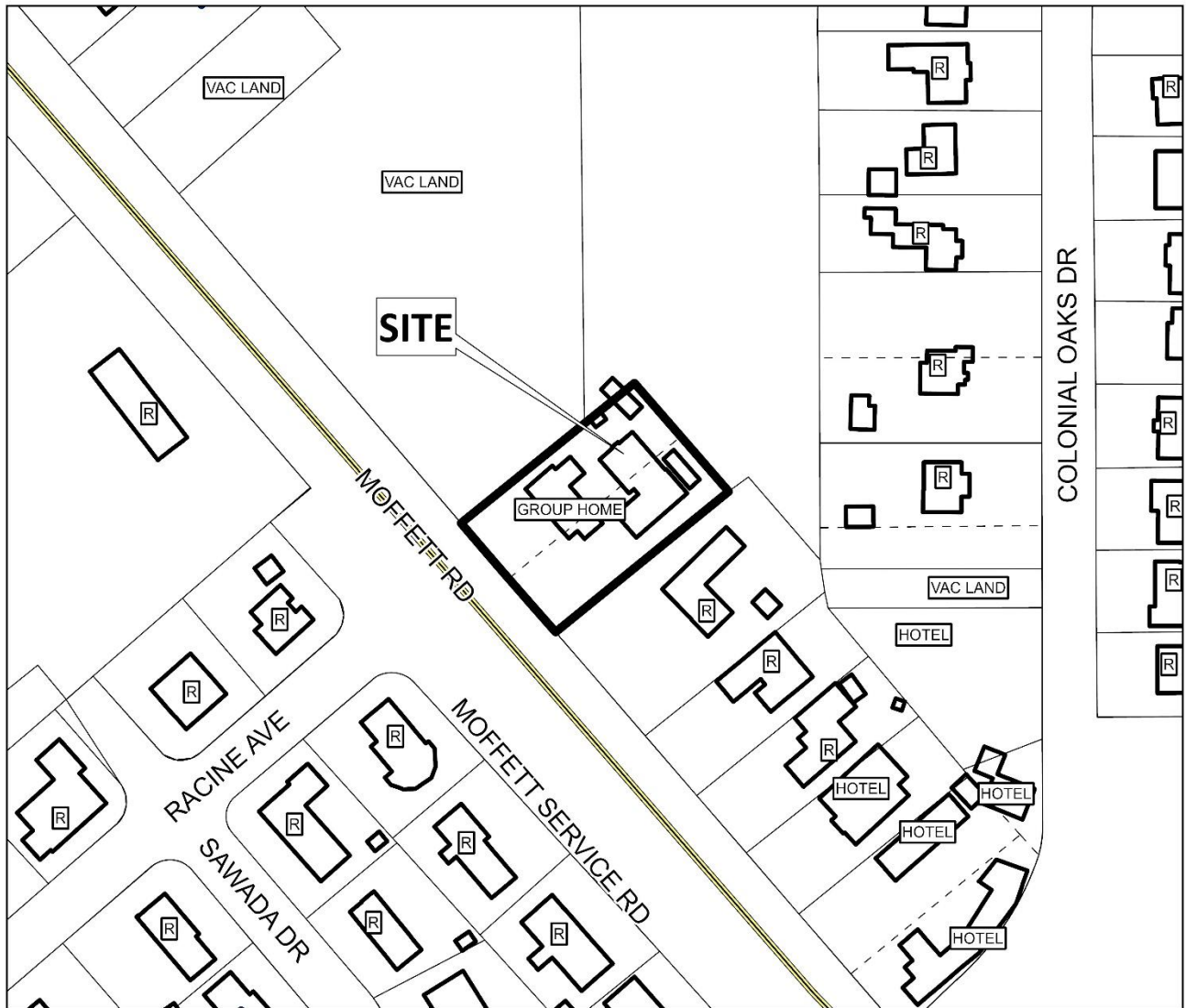
APPLICANT Tammy Ceasor, Liz & Lamar Group Home

REQUEST Conditional Use Permit

- | | | | |
|---------------------------|-----------------------------------|-------------------|-----------------|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional | |
| District Center | Mixed Commercial Corridor | Parks, Open Space | |



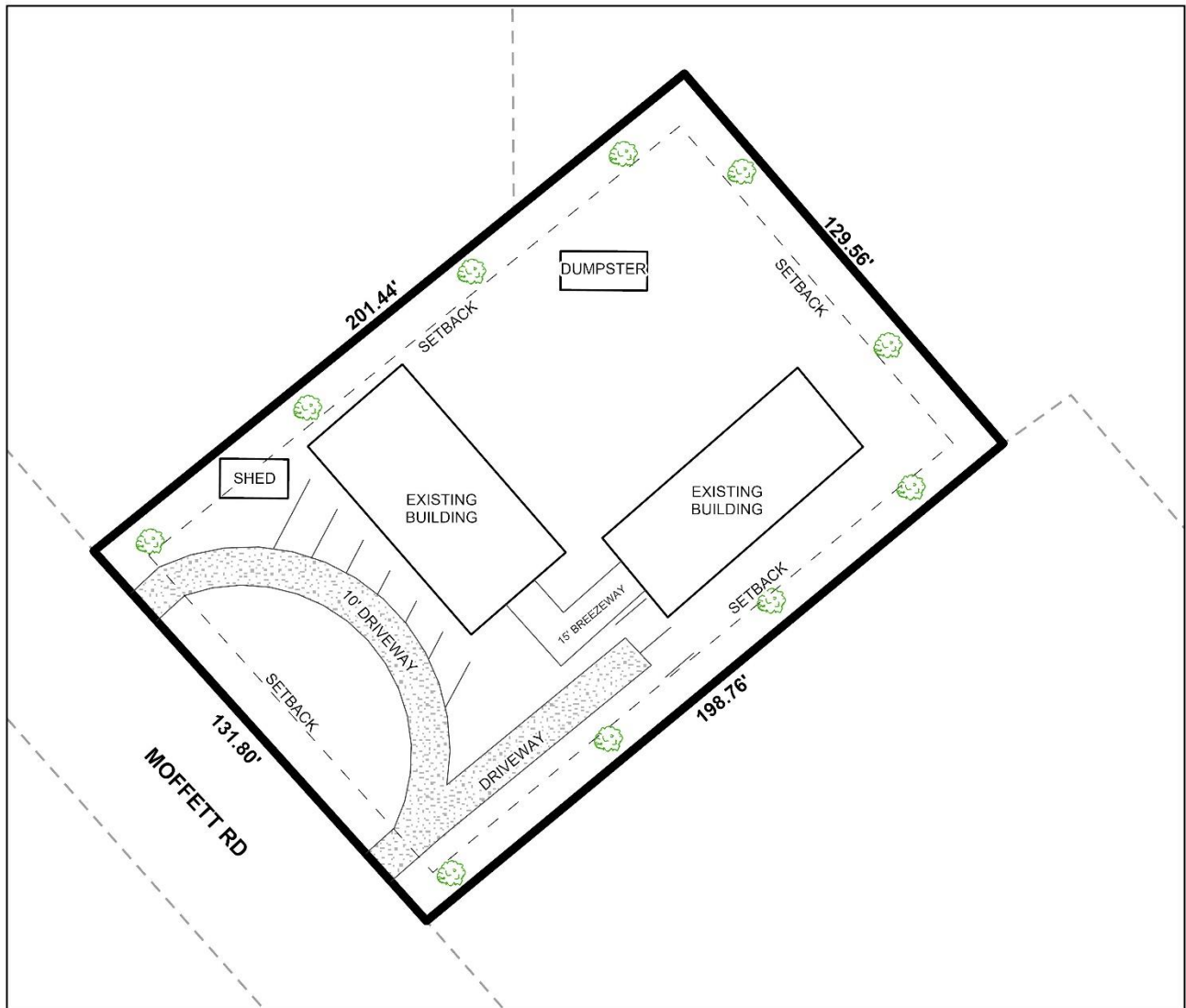
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER <u>3</u> DATE <u>December 18, 2025</u>																																
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<table border="0"> <tr> <td> R-A</td> <td> R-3</td> <td> B-1</td> <td> B-2</td> <td> B-5</td> <td> ML</td> <td> I-2</td> <td> OPEN</td> <td> T-3</td> <td> T-5.2</td> </tr> <tr> <td> R-1</td> <td> R-B</td> <td> T-B</td> <td> B-3</td> <td> CW</td> <td> MH</td> <td> PD</td> <td> SD</td> <td> T-4</td> <td> T-6</td> </tr> <tr> <td> R-2</td> <td> H-B</td> <td> LB-2</td> <td> B-4</td> <td> MM</td> <td> I-1</td> <td> MUN</td> <td> SD-WH</td> <td> T-5.1</td> <td></td> </tr> </table>			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	
R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2																							
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R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1																								

SITE PLAN



The site plan illustrates existing buildings, drives, and parking.

APPLICATION NUMBER 3 DATE December 18, 2025

APPLICANT Tammy Ceasor, Liz & Lamar Group Home

REQUEST Conditional Use Permit



NTS

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

[illegible]

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

Development Intent

- › Complementary uses are designed and sited in a manner compatible with and connected to the surrounding context.
- › The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

Character Example

