



Agenda Item # 4 - HOLDOVER

ZON-CUP-003725-2026

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

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

DETAILS

Location:

6455 Howells Ferry Road

Applicant /Agent:

Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)

Property Owners:

Grace Redemption Community Church

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

Neighborhood Meeting:

- A Neighborhood Meeting is required for any Conditional Use Permit application.
- The meeting was held on April 22, 2026, at 6:00 p.m. at 6400 Howells Ferry Road.

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Map for Mobile Comprehensive Plan

Proposal:

- Conditional Use Permit approval to establish and operate a religious facility on property zoned R-1, Single-Family Residential Suburban District.

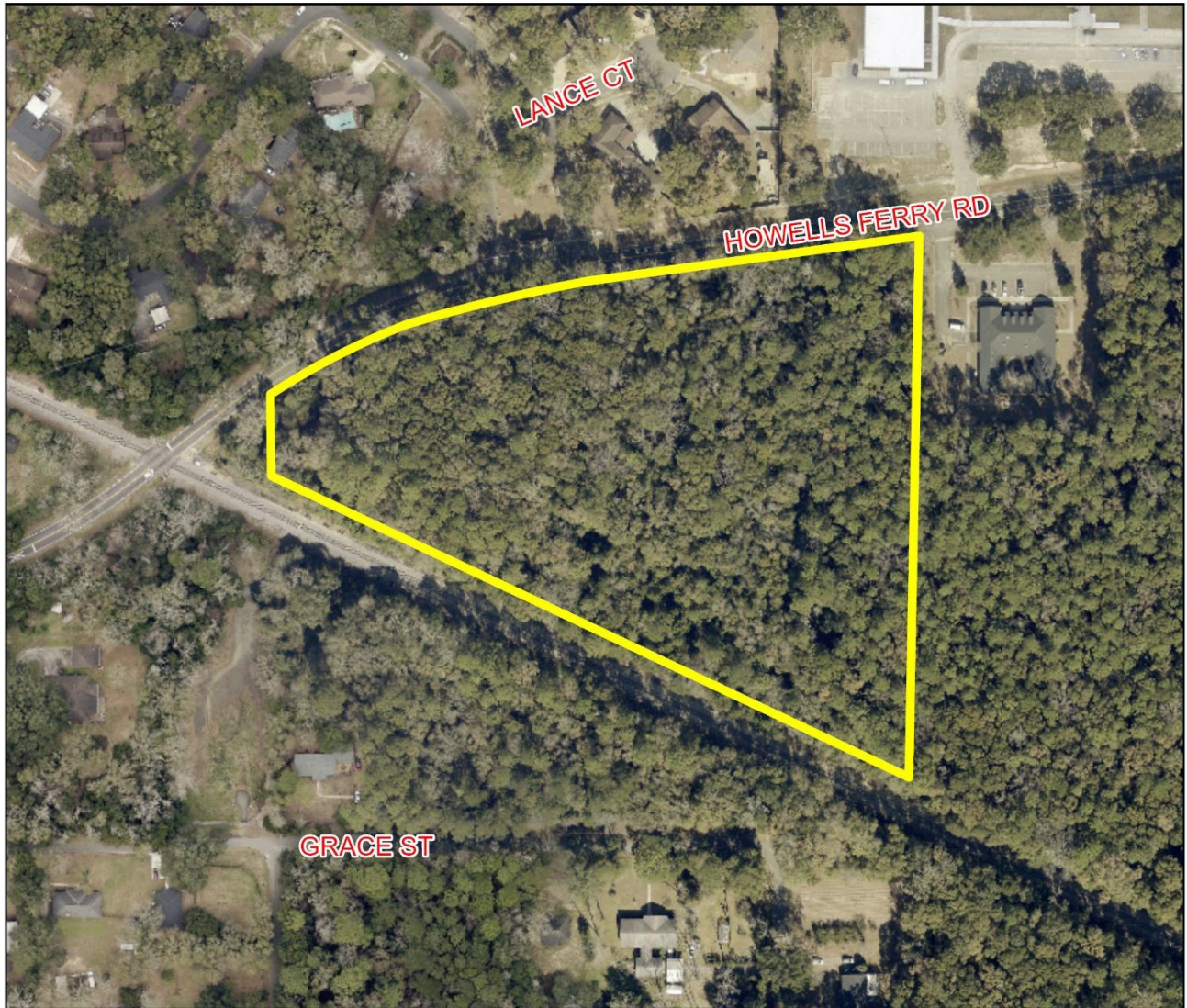
Commission Considerations:

1. Conditional Use Permit approval with six (6) conditions.

Report Contents:

	Page
Context Map	2
Holdover Comments.....	3
Holdover Considerations	3
Site History	5
Staff Comments	5
Commission Considerations	7
Exhibits	10

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER <u>4</u>	DATE <u>July 16, 2026</u>	 NTS
APPLICANT <u>Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)</u>		
REQUEST <u>Conditional Use Permit</u>		

HOLDOVER COMMENTS

This application was held over from the May 21 meeting to allow the applicant time to submit a revised site plan demonstrating compliance with the development standards of Article 3 of the Unified Development Code (UDC).

The applicant has submitted a revised site plan addressing many of the issues identified in the original staff report. However, the following items remain outstanding:

1. The legal description should be revised to reflect the property as Grace Community Church Subdivision.
2. The residential buffers along the eastern and western property boundaries do not meet the requirements of Section 64-3-8 of the UDC.
3. The landscape plan provides only the total landscaping requirement and does not include frontage landscaping calculations, tree planting calculations, or the location and species of proposed tree plantings. The site plan should be revised to demonstrate compliance with the landscaping and tree planting requirements of Section 64-3-7 of the UDC.

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.

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;
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. 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 could consider approval of this application, subject to the following conditions:

1. Revision of the legal description to reflect the recorded Grace Community Church Subdivision;
2. Revision of the site plan to provide residential buffers in compliance with Section 64-3-8 of the UDC;

3. Revision of the site plan to provide landscaping and tree plantings in compliance with Section 64-3-7 of the UDC;
4. Submittal of a revised site plan to Planning and Zoning for review and approval prior to the application being forwarded to the City Council for consideration;
5. Submission of a photometric lighting plan at the time of Land Disturbance Permit application; and
6. Full compliance with all applicable municipal codes, ordinances, and regulations.

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-A, Residential Agriculture District, zoning classification.

At some point thereafter, the zoning classification was changed to R-1, Single-Family Residential District.

The site was established as a legal lot of record in August 2024 through the approval and recording of *Grace Redemption Community Church Subdivision*, a one (1)-lot subdivision.

The site has not previously been before the 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:

A Traffic Impact Study will be required. 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 applicant is requesting Conditional Use Permit approval to establish and operate a religious facility on property zoned R-1, Single-Family Residential Suburban District. The applicant's narrative justifying the request may be viewed using the link provided on Page 1 of this report.

The applicant proposes to construct a new church campus on the subject site. Pursuant to the use table in Article 2, Section 64-2-24 of the Unified Development Code (UDC), a religious facility within an R-1 District, including any expansion thereof, requires Conditional Use Permit approval. Prior to consideration by the Planning Commission, a Neighborhood Meeting is required, and the applicant has conducted the required meeting.

The site is bordered to the east by properties zoned R-3, Multi-Family Residential Suburban District, and R-1, Single-Family Residential Suburban District; to the west by R-1 zoning; to the north, across Howells Ferry Road, by R-1 zoning; and to the south, across the Illinois Central Gulf Railroad right-of-way, by R-1 zoning.

The submitted site plan does not include a legal description of the property and should be revised to provide such information. The plan depicts a proposed main sanctuary building and a Life Center building, together with associated parking areas and garden amenities, and provides the square footage of the proposed structures. However, the plan does not provide a breakdown of assembly seating areas and accessory spaces necessary to verify parking requirements, nor does it identify required bicycle parking based on total building square footage. Additionally, because the development proposes more than ten (10) parking spaces, a photometric lighting plan will be required at the time of Land Disturbance Permit submittal.

While the site plan indicates a public sidewalk within the Howells Ferry Road right-of-way, no pedestrian connection from the sidewalk to the building entrance is shown.

The internal drive aisles are shown with noncompliant widths of 22 feet. Pursuant to the UDC, all two-way drive aisles must be a minimum of 24 feet wide. Drive aisles within the parking areas are shown at compliant widths of 24 feet; however, the parking spaces themselves are not dimensioned.

The site plan depicts dumpster pads but does not indicate compliant dumpster enclosures.

No landscaping or tree planting plans, including the required calculations, have been provided.

Because the site is bordered along the east and west property lines by residential zoning, compliant residential buffers must be provided along those property lines.

In summary, the submitted site plan does not demonstrate compliance with the design standards of Article 3, Section 64-3 of the UDC. Should the Commission approve the proposed church, the site plan should be revised to demonstrate compliance with Article 3, Section 64-3 of the UDC and be approved by Planning and Zoning staff prior to forwarding the application to the City Council.

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

CONDITIONAL USE PERMIT 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.

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:

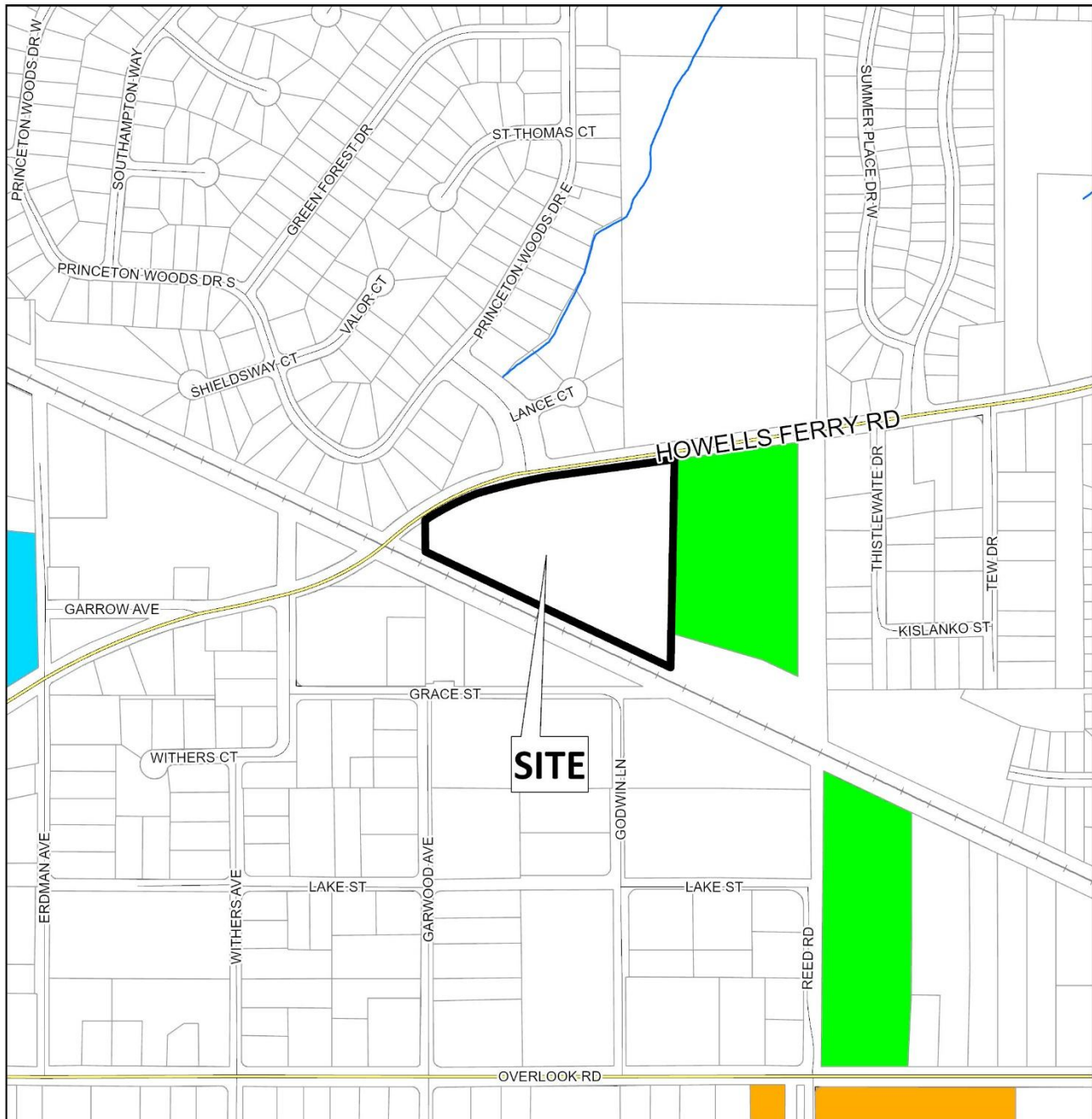
- 1. Is consistent with all applicable requirements of this Chapter, including:
 - (a) Any applicable development standards; and
 - (b) Any applicable use regulations.
- 2. Is compatible with the character of the surrounding neighborhood;
- 3. Will not impede the orderly development and improvement of 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. 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.

Regarding the criteria for Conditional Use Permit approval set forth in Article 5, Section 64-5-6.E.1.(a) of the UDC, the Planning Commission should consider holding the request over to the June 18th meeting, with all revisions and any additional information to be submitted no later than June 5th, to allow the applicant to:

- 1. Submit a revised site plan demonstrating compliance with the development standards of Article 3 of the UDC.

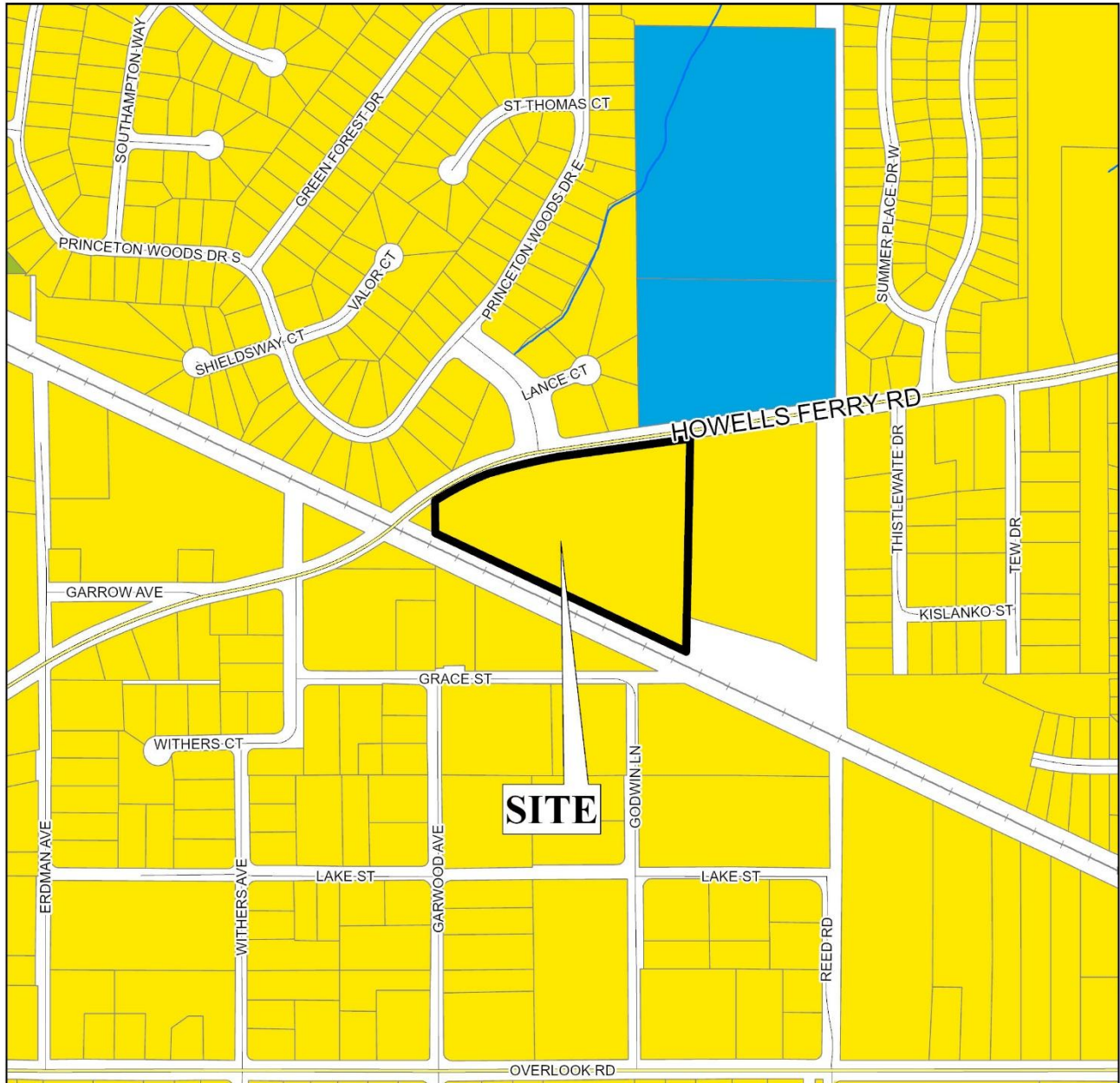
LOCATOR ZONING MAP



APPLICATION NUMBER	4	DATE	July 16, 2026
APPLICANT	Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)		
REQUEST	Conditional Use Permit		



FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE July 16, 2026

APPLICANT Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)

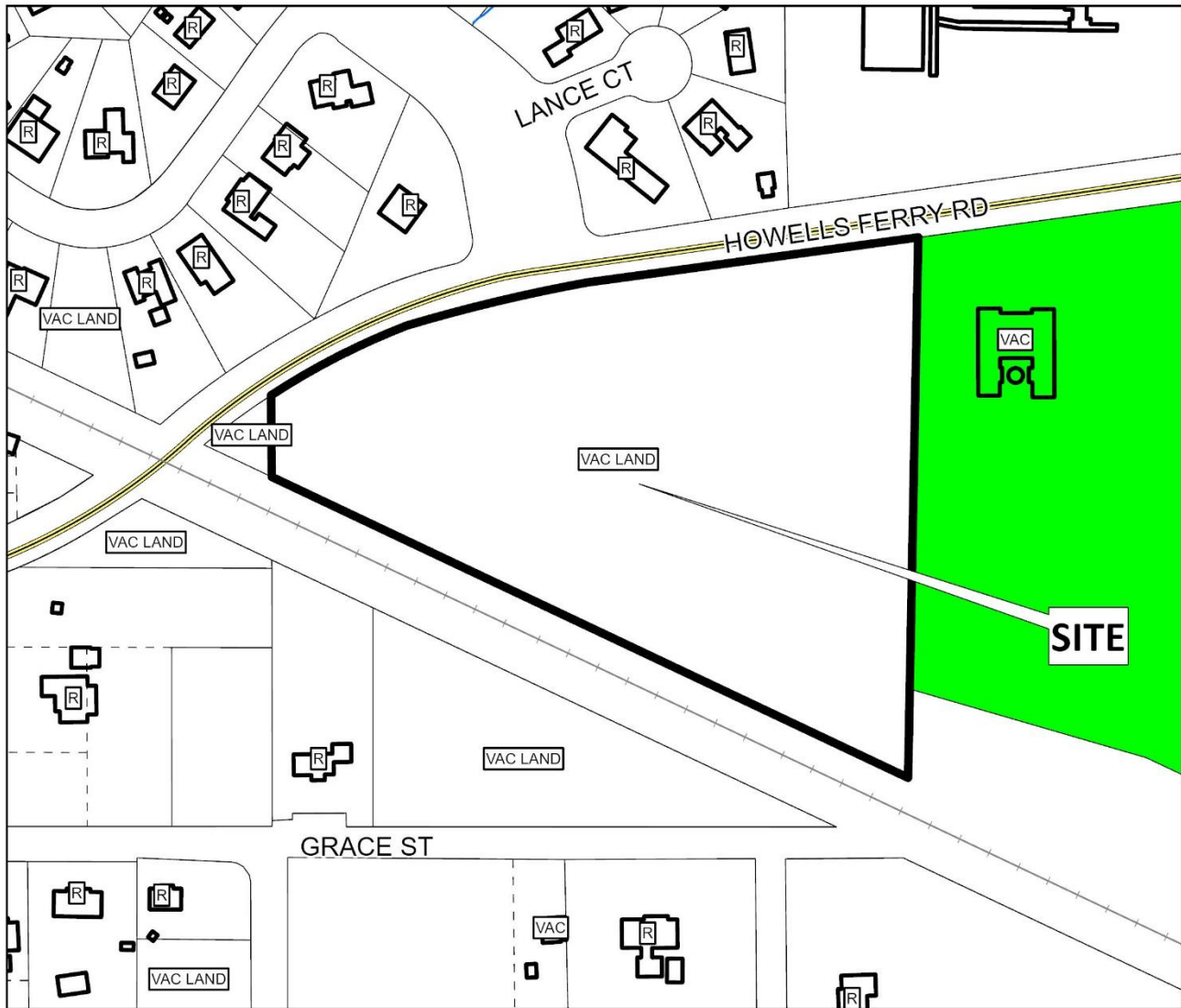
REQUEST Conditional Use Permit

- | | | | |
|---|---|---|---|
| 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 | |



NTS

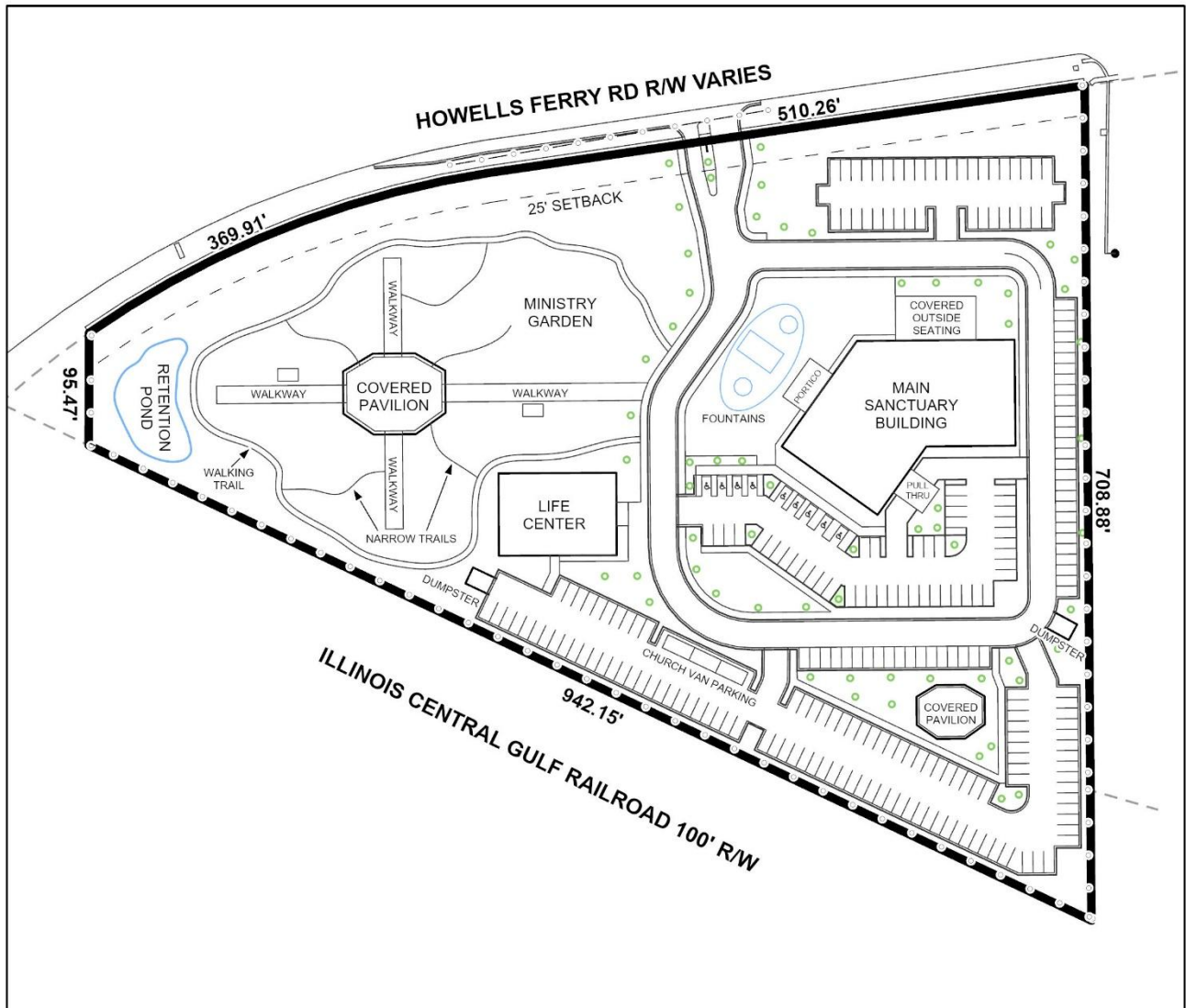
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER <u>4</u> DATE <u>July 16, 2026</u>		
APPLICANT <u>Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)</u>		
REQUEST <u>Conditional Use Permit</u>		
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		

SITE PLAN



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

APPLICATION NUMBER <u>4</u>	DATE <u>July 16, 2026</u>
APPLICANT <u>Grace Redemption Community Church (Darlett Lucy-Gulley, Agent)</u>	
REQUEST <u>Conditional Use Permit</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

[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

