



Agenda Item # 4

SUB-003818-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

4801 Halls Mill Road

Subdivision Name:

Halls Mill Mixed Use Subdivision

Applicant / Agent:

Smith Clark & Associates, LLC

Property Owner:

Persons Development & Construction Services, LLC

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Light Industry

Applicable Codes, Policies, and Plans:

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

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create one (1) legal lot of record from two (2) metes-and-bounds parcels.

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	5
Exhibits	6

HALLS MILL MIXED USE SUBDIVISION



CASE NUMBER 4 DATE 8/20/2026



SITE HISTORY

The site was annexed into the City of Mobile in 1956.

The site is developed with a single-family dwelling and multiple mobile home dwellings. Aerial photos indicate this is a non-conforming condition since at least 1984 as only one (1) single-family dwelling is permitted on a lot zoned R-1, and mobile homes require Conditional Use Permit Approval.

There are no Planning Commission or Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

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

- A. Provide all 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. Check the monument label in the middle of the west property line. Is it "ILLEGIBLE" or "(BSI)" as listed in the written description.
- C. Add a note "As shown on the 1984 aerial photo LOT 1 will receive 8,400 sf of historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and 4,000 SF credit provided to the original SF residential lot as follows: LOT 1 – 12,400 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- D. Retain ENGINEERING COMMENTS 2 - 6.
- E. 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.

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 one (1) legal lot of record from two (2) metes and bounds parcels. The site is served by public water and sanitary sewer.

The proposed lot has frontage along Halls Mill Road, a minor arterial street requiring a 70-foot-wide right-of-way at this location. A varying right-of-way is depicted on the preliminary plat along Halls Mill Road; therefore, if approved, the plat should be revised to illustrate right-of-way dedication sufficient to provide 35 feet from the centerline of Halls Mill Road.

The proposed lot meets the minimum width requirements of Section 6.C.2.(b)(2) of the Subdivision Regulations for Residential Suburban Districts. The lot also exceeds the minimum area requirements of Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) for lots served by public water and sanitary sewer within the R-1, Single-Family Residential Suburban District. The lot is properly labeled with its area in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat, adjusted for any required dedication; alternatively, a table providing the same information will suffice.

If approved, the plat should be revised to illustrate a 25-foot front yard setback along Halls Mill Road, in accordance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication.

As mentioned, the site may be considered non-conforming with respect to multiple dwellings and mobile homes on the property without previous approvals. As such, a note should be placed on the Final Plat stating future development of the site may be subject to the applicable requirements of Article 3 of the Unified Development Code.

Lastly, the plat illustrates an existing mobile home extending onto adjacent property to the east and may also be considered a non-conforming condition. All non-conforming conditions proposed to be retained on the site are subject to the non-conforming provisions of Article 6 of the UDC. A note stating as such should be placed on the Final Plat, if approved.

SUBDIVISION CONSIDERATIONS

Standards of Review:

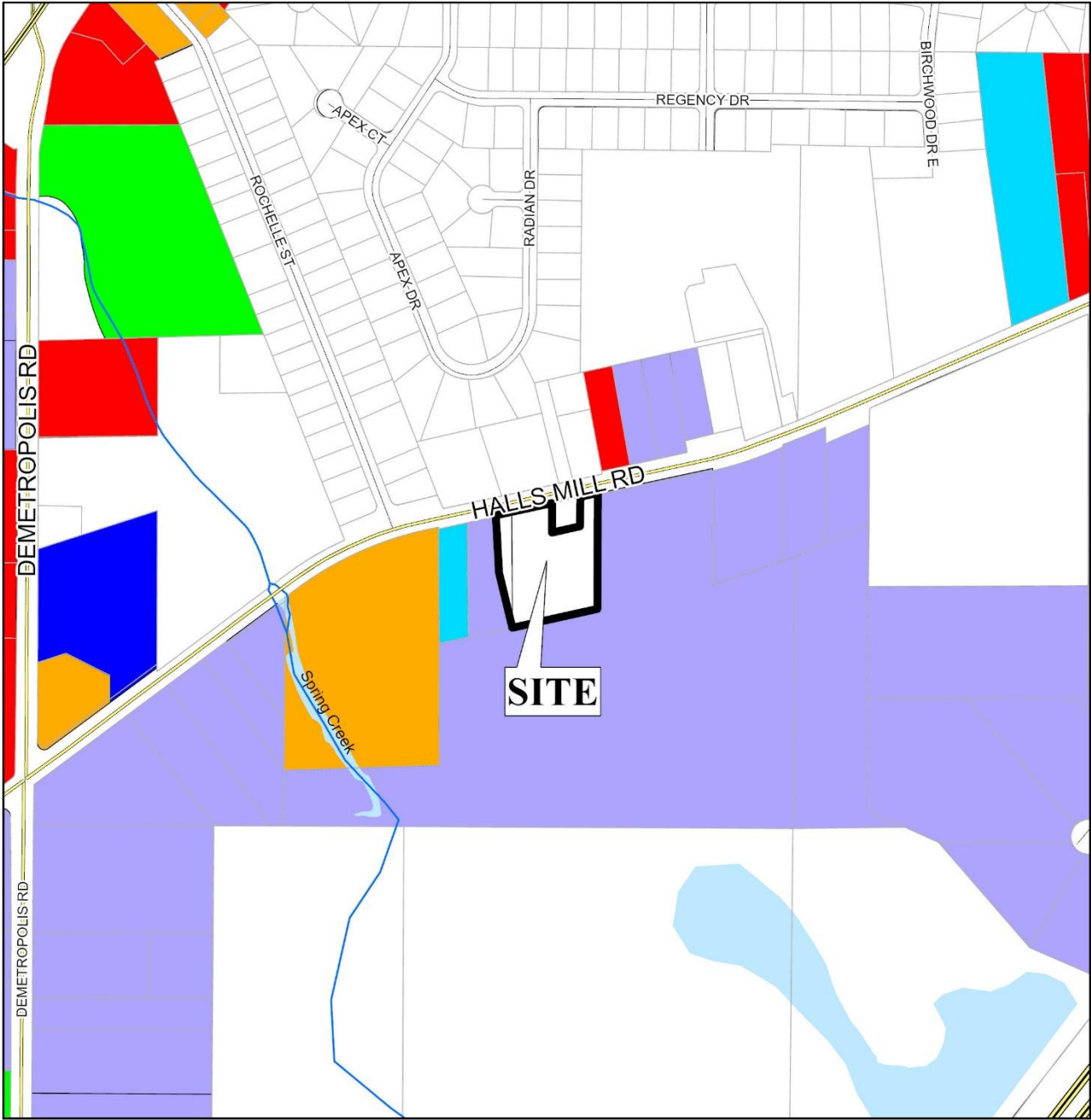
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval the following conditions could apply:

1. Revision of the plat to illustrate dedication sufficient to provide 35 feet from the centerline of Halls Mill Road;
2. Retention of the lot's size in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat providing the same information;
3. Revision of the Final Plat to illustrate the required 25-foot front yard setback along Halls Mill Road, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
4. Provision of a note on the Final Plat stating future development of the site may be subject to the applicable requirements of Article 3 of the Unified Development Code;
5. Provision of a note on the Final Plat stating that non-conforming conditions proposed to be retained on the site are subject to the applicable non-conforming provisions of Article 6 of the Unified Development Code;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

LOCATOR ZONING MAP



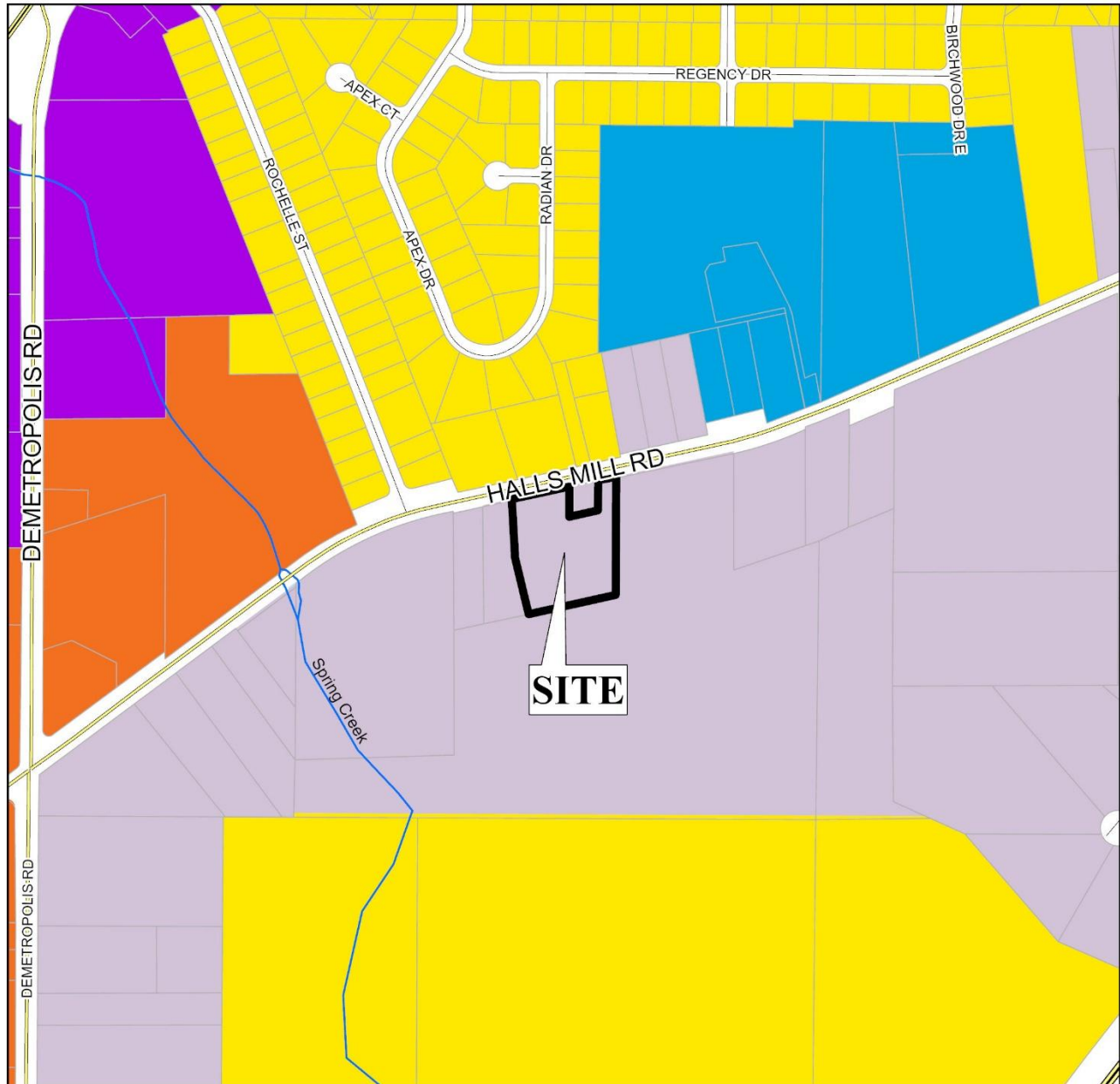
CASE NUMBER 4 DATE 8/20/2026

APPLICANT Halls Mill Mixed Use Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



CASE NUMBER 4 DATE 8/20/2026

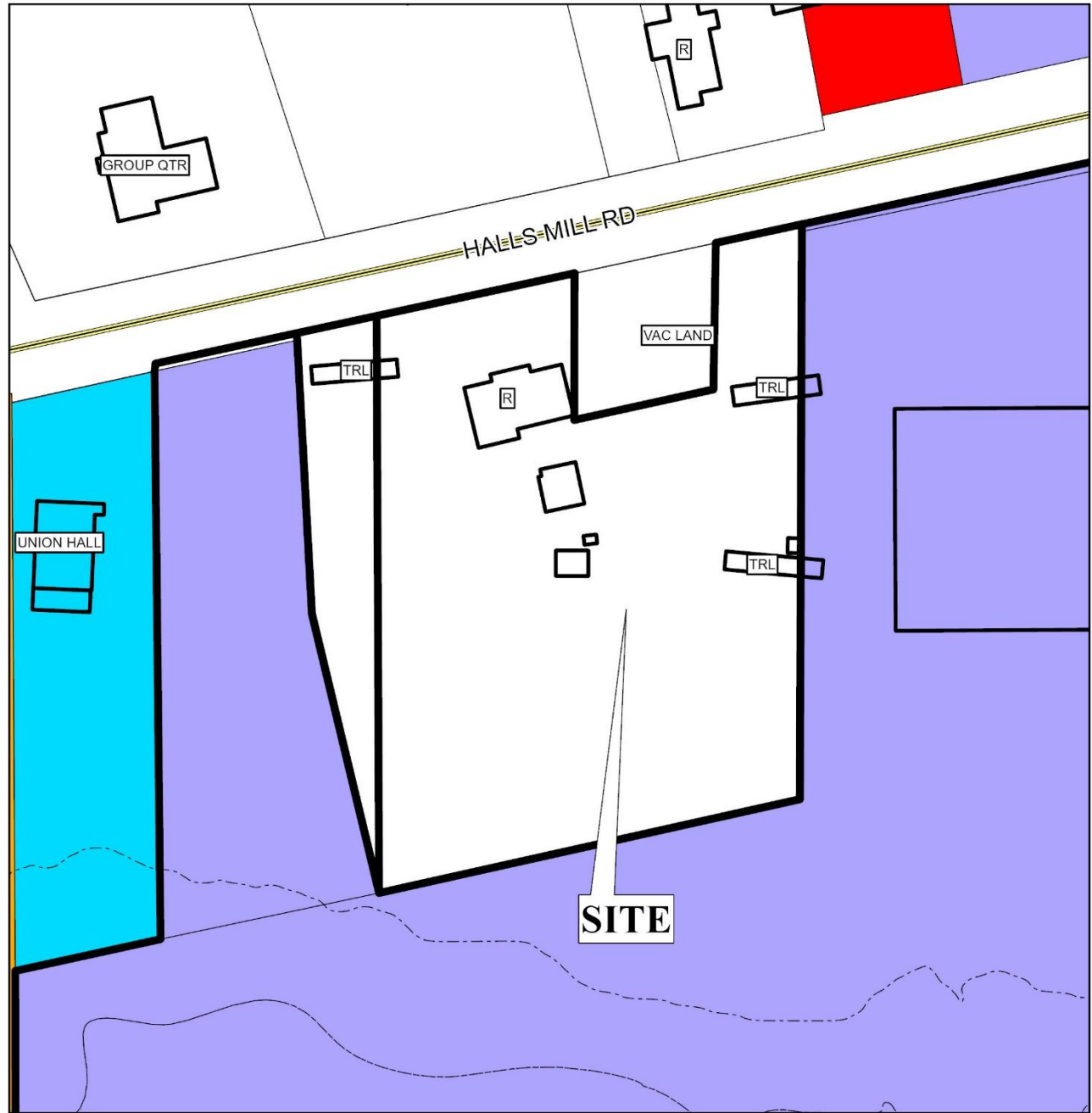
APPLICANT Halls Mill Mixed Use Subdivision

REQUEST Subdivision

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



HALLS MILL MIXED USE SUBDIVISION

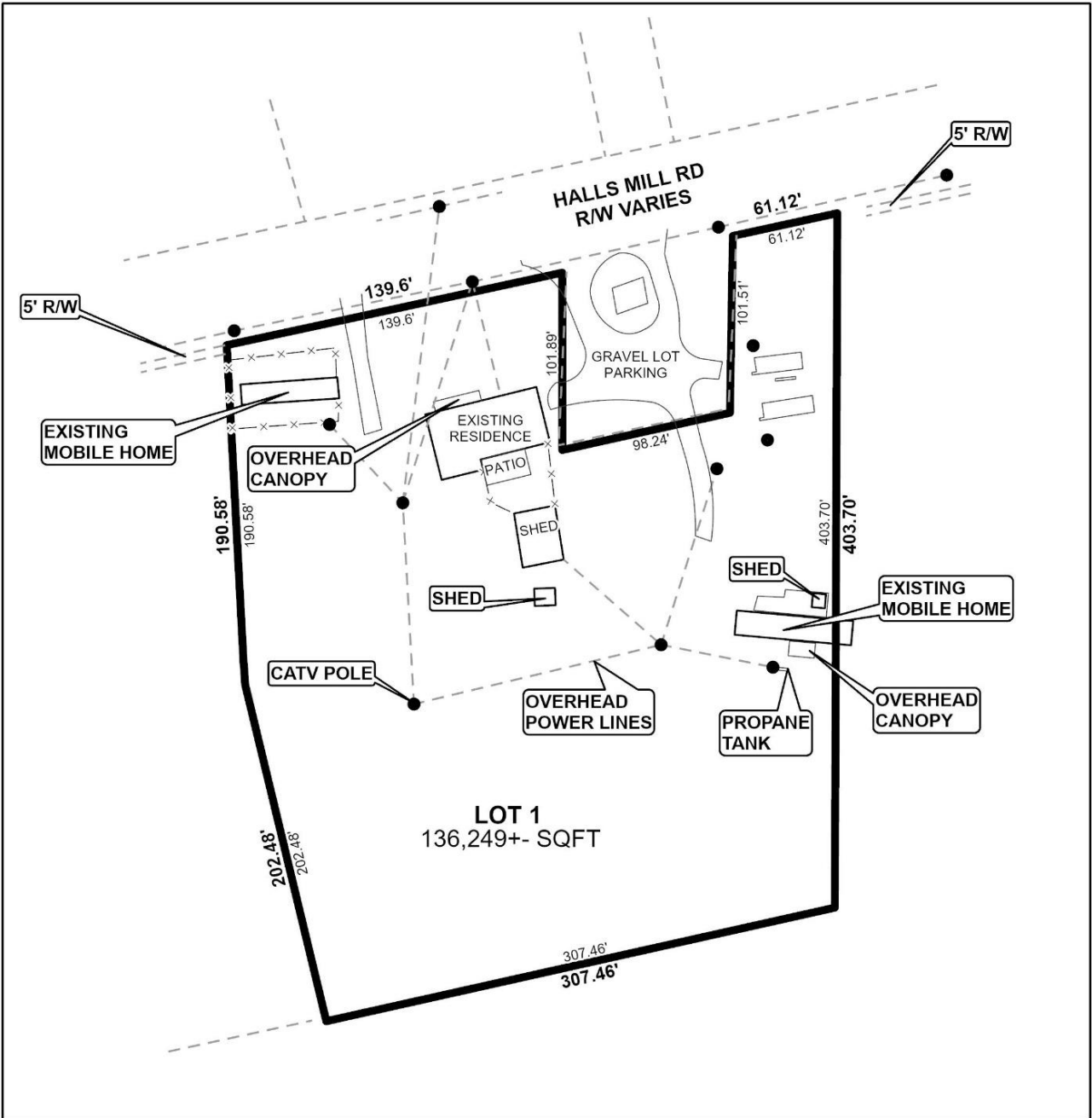


CASE NUMBER 4 DATE 8/20/2026

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



CASE NUMBER	4	DATE	8/20/2026
APPLICANT	Halls Mill Mixed Use Subdivision		
REQUEST	Subdivision		

N

NTS

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).

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.

Zoning correspondence matrix

[illegible]

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

