Planning Commission
February 19, 2026

Agenda Item # 5
SUB-003605-2026

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

Applicant Materials for Consideration

DETAILS

Location:
2237 & 2247 Bear Fork Road

Subdivision Name:
Resubdivision of Ledian M. Williams Subdivision

Applicant / Agent:
Derrick McMillian

Property Owner(s):
Derrick McMillian / Elmo Kiel, Jr.

Current Zoning:
R-1, Single-Family Residential Suburban District

Future Land Use:
Low Density Residential

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 two (2) legal lots of record from two (2) legal lots of record.

Commission Considerations:
1. Holdover.

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RESUBDIVISION OF LEDIAN M. WILLIAMS SUBDIVISION

APPLICATION NUMBER 5 DATE February 19, 2026

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SITE HISTORY

The site was originally part of the *Ledian M. Williams Subdivision,* a two-lot subdivision approved by the Planning Commission in November 2013 and subsequently recorded in the Mobile County Probate Court.

The smaller of the two lots is developed with one (1) single-family dwelling. An accessory structure appears to be located near the rear property line.

The larger of the two lots remains vacant.

There are no other 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 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. Add Derrick McMillian to the Notary statement as one of the Owners.
C. Add the site location to the vicinity map.
D. Revise SURVEYOR'S NOTES #6 to include the AE flood zone.
E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an A, AE, or X (shaded) flood zone designation. BFE = 40.
F. Retain ENGINEERING COMMENTS #2-6.
G. Revise ENGINEERING COMMENTS #1 to - As shown on the 1984 aerial photo LOTS 1 - 2 will share the 4,200 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 share the 8,000 SF credit provided to the original SF residential lots as follows: LOT 1 – 6,100 sf and LOT 2 – 6,100 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
H. 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 adjust an interior lot line between two (2) legal lots of record. The site is served by public water and sanitary sewer.

The proposed lots have frontage along Bear Fork Road, a Minor Arterial Street with a 60-foot-wide right-of-way at this location. The preliminary plat depicts sufficient right-of-way; therefore, additional dedication should not be required.

Each proposed lot meets 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. Lot areas are labeled in both square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat. Alternatively, the same information may be provided in a table on the Final Plat, if approved.

The proposed lots meet the minimum width requirement of Section 6.C.2.(b)(2) of the Subdivision Regulations for residential lots within the Suburban Sub-District (60 feet).
A 25-foot front yard setback is illustrated along each street frontage, consistent with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

Side and rear yard setbacks are also illustrated on the preliminary plat; however, this information is not required on the Final Plat and should be removed, if approved.

A large drainage easement is depicted on Lot 1. As such, if approved, a note should be placed on the Final Plat stating no structures are permitted in any easement without permission from the easement holder.

Staff notes that a comparison of the proposed lot lines for Lot 2—currently developed with a single-family dwelling and an apparent accessory structure—to the lot lines shown in the City's internal mapping system indicates that the proposed subdivision may create potential zoning violations. Specifically, the reduction in lot size may result in the existing dwelling encroaching into the required side and/or rear yard setbacks. Additionally, the proposed lot line adjustments would place the accessory structure on the currently vacant lot, which would not be permitted unless that lot were developed with a principal structure.

Given these concerns, the Planning Commission may wish to consider holding over the request to allow the applicant to address potential zoning compliance issues.

SUBDIVISION CONSIDERATIONS

Standards of Review:

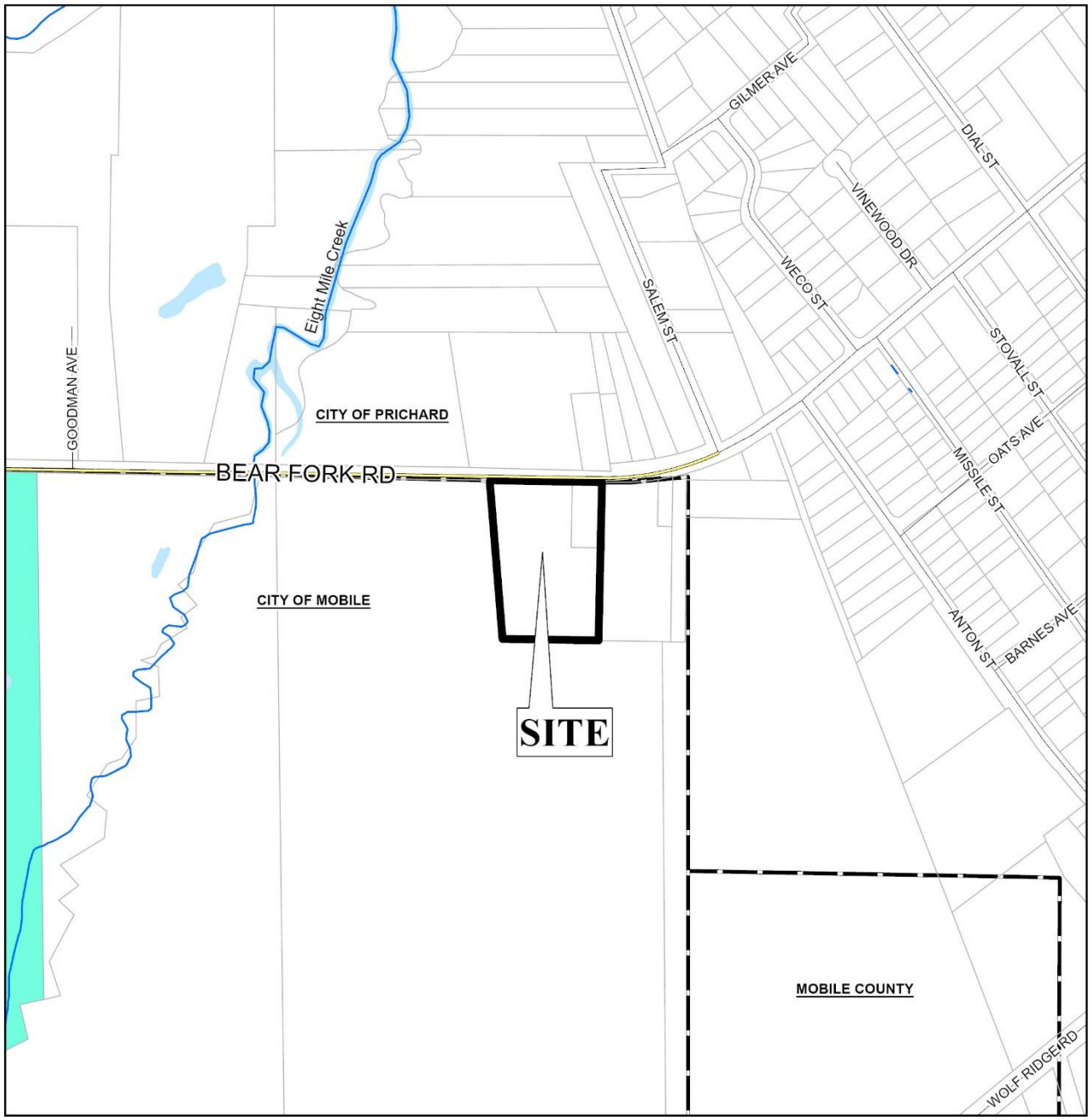
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set 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 March 19 meeting, with any revisions and additional materials submitted to the Planning and Zoning Department no later than March 6, to allow the applicant time to address the following:

1. Revise the preliminary plat to depict all existing structures within the proposed subdivision and demonstrate that approval of the Final Subdivision Plat would not result in any violations of the Unified Development Code.

LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE February 19, 2026

APPLICANT Resubdivision of Ledian M. Williams Subdivision

REQUEST Subdivision

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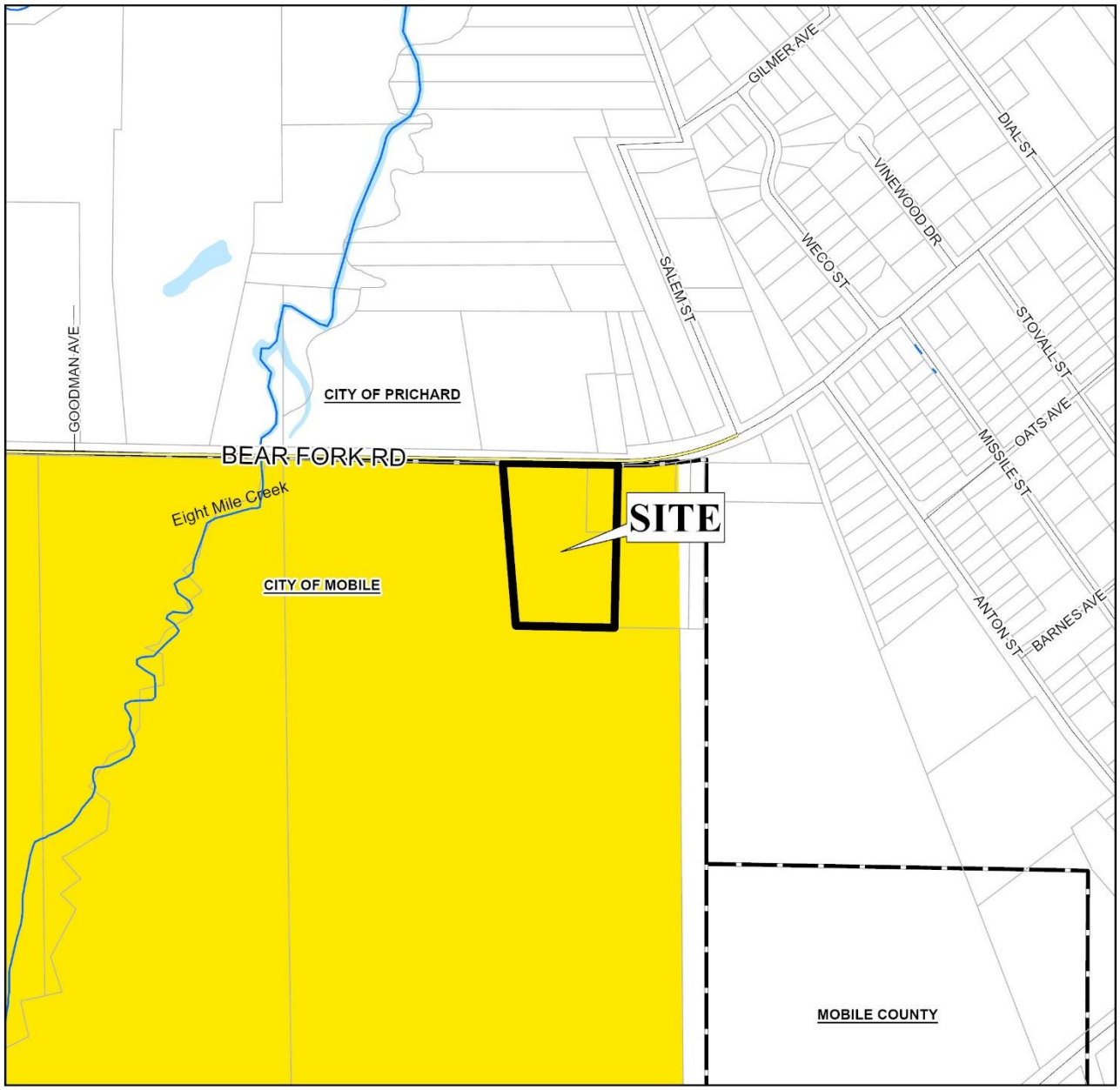
FLUM LOCATOR MAP



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APPLICANT Resubdivision of Ledian M. Williams Subdivision

REQUEST Subdivision

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

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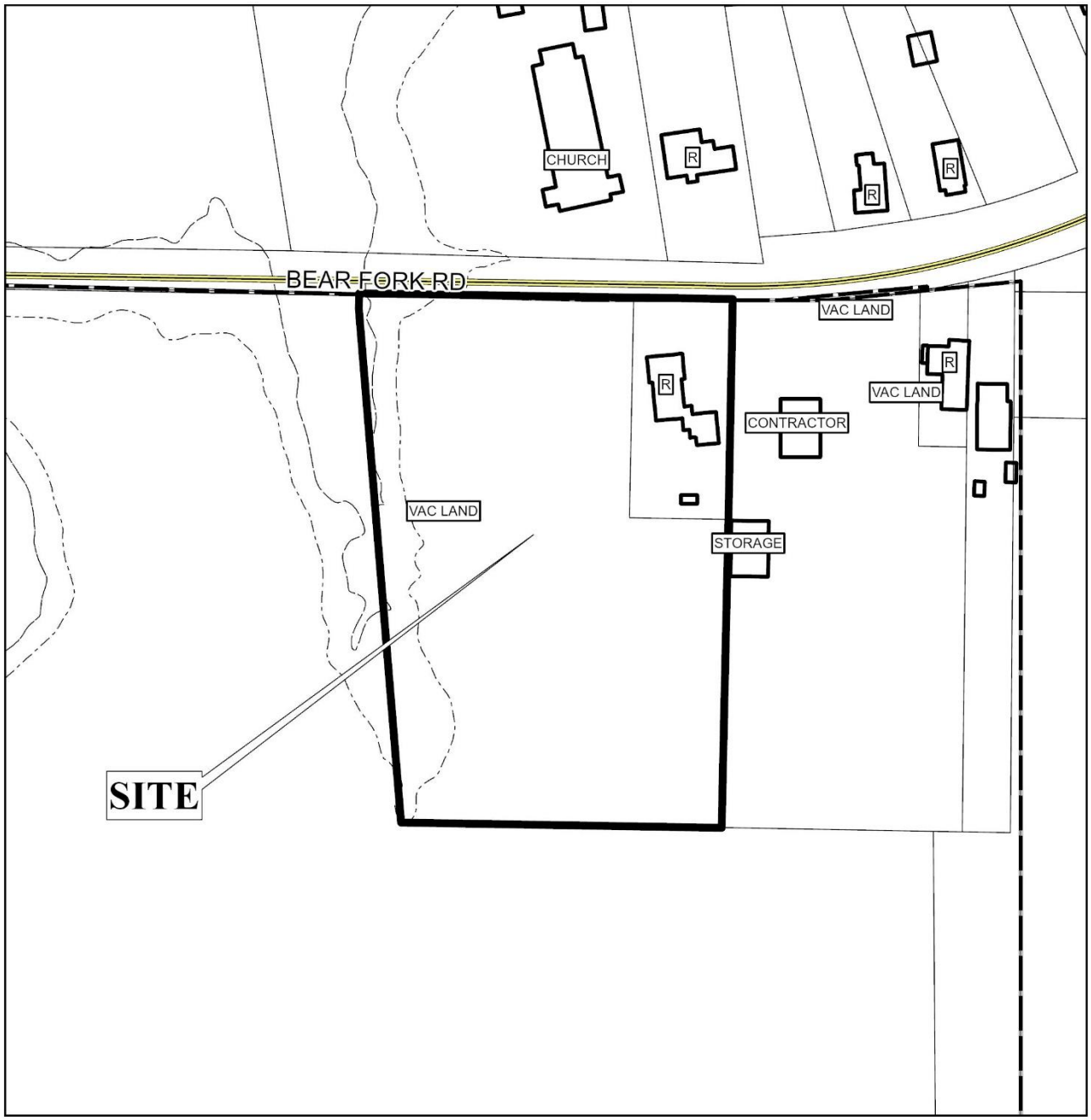
RESUBDIVISION OF LEDIAN M. WILLIAMS SUBDIVISION



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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	

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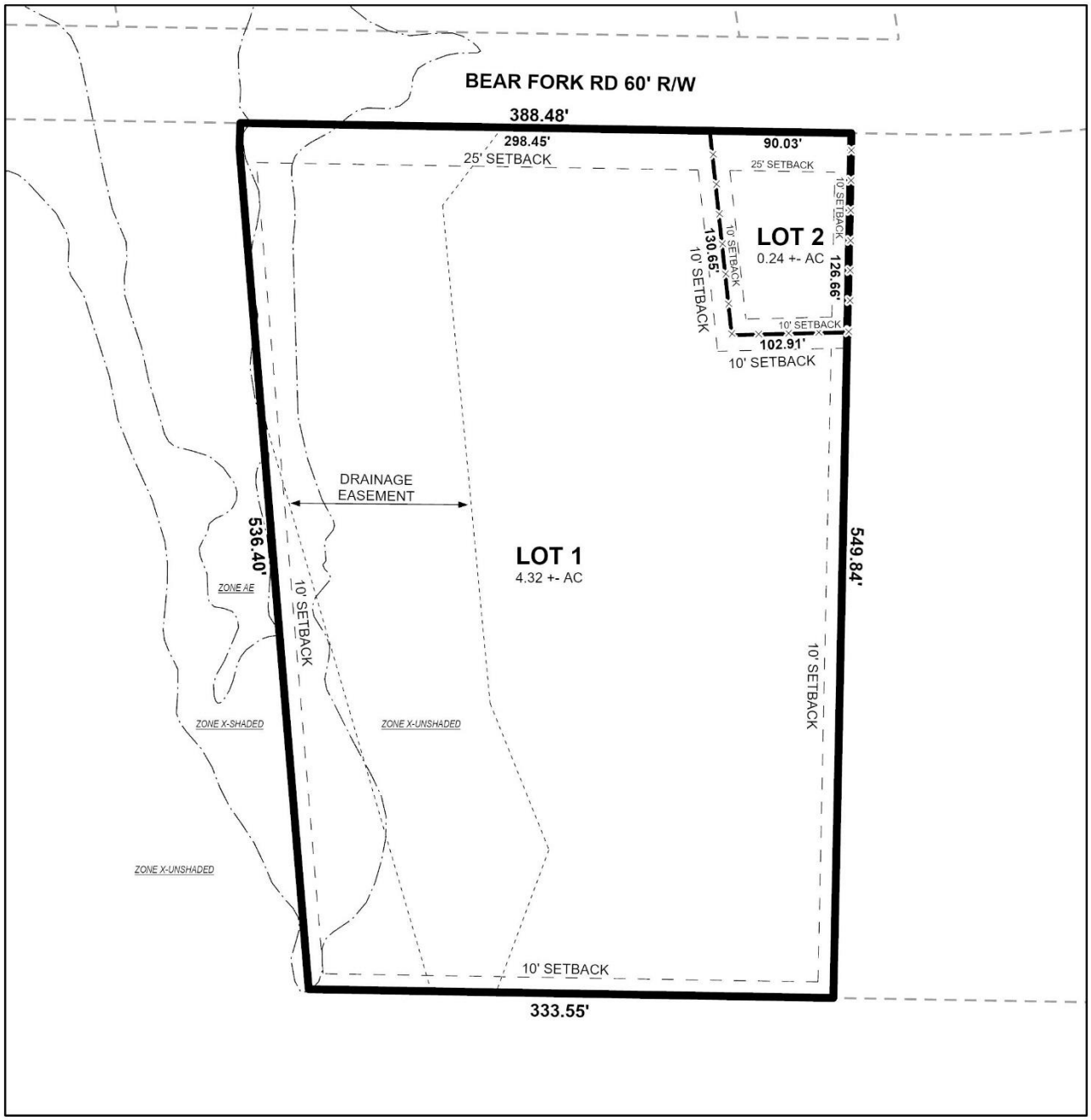
DETAIL SITE PLAN



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NTS

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

■ Zoning district is appropriate to implement the future land use category.

U S 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.

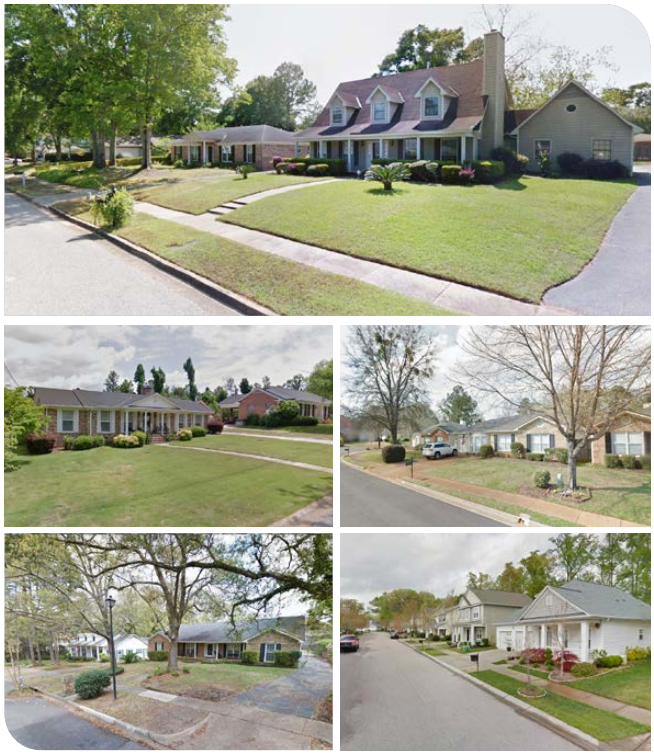
□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	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. DDD (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)	■					○									■	■	■		○										

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).

Character Example



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