



Agenda Item # 7

SUB-003803-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

601 Charleston Street & 354 South Warren

Subdivision Name:

Symone Mixon Subdivision

Applicant/Agent:

Sophia Newby

Property Owner:

Sophia Newby

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Mixed Density Residential

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 one (1) metes-and-bounds parcel and one (1) legal lot of record.

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

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SYMONE MIXON SUBDIVISION



CASE NUMBER 7 DATE 8/20/2026



SITE HISTORY

This development area was originally annexed into the Mobile City Limits in 1814. This includes the subject site, which now has a metes-and-bounds description.

The property located at 601 Charleston Street was originally a part of the *Central Texas Street Area, Unit 5, Map No. 1 Subdivision*, approved by the Planning Commission in September 1971 and subsequently recorded in the Mobile County Probate Court.

The Board of Zoning Adjustment approved a Use Variance at 354 South Warren Street to allow a child day care center at its September 10, 1967, meeting. The Board of Zoning Adjustment later approved a Use Variance to allow a daycare center at 601 Charleston Street at its March 7, 1976, meeting.

There are no additional 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 information for Curve #1 and clarify on the plan and in the written description whether it is a 20' radius or a 25' radius.
- C. Check the graphic scale.
- D. Provide the Flood Zone designation in SURVEYOR'S NOTES #6.
- E. Revise ENGINEERING COMMENTS #1 to read "As shown on the 1984 aerial photo LOTS 1 - 2 share the 6,500 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 lot as follows: LOT 1 – 9,000 sf, LOT 2 – 5,500 sf. Stormwater detention will be required for any additional impervious area that exceeds the allowable credit for that LOT.
- F. Revise ENGINEERING COMMENTS #4 from "THAT SIDEWALK..." to "SIDEWALK...".
- G. Retain NOTES 2, 3, 5, and 6.
- 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 create two (2) legal lots of record from one (1) existing metes-and-bounds parcel and one (1) legal lot of record. The site is served by public water and sanitary sewer.

Proposed Lot 1 fronts Charleston Street and South Warren Street, and proposed Lot 2 fronts South Warren Street. Both are minor streets with curb and gutter improvements, each requiring a 50-foot-wide right-of-way. If approved, the 50-foot right-of-way width should be retained on the Final Plat along both street frontages, as illustrated on the Preliminary Plat.

Section 6.C.6. of the Subdivision Regulations requires street intersection corners to have radii of at least 25 feet. The Preliminary Plat includes a table indicating a 20-foot corner radius at the intersection of Charleston Street and South Warren Street, which appears to have been approved as part of the 1971 subdivision. Accordingly, a waiver of Section 6.C.6. will be required. Given that the existing 20-foot radius appears to have been previously approved, the waiver may be appropriate in this case.

The lots are properly labeled with their area in both square feet and acres on the preliminary plat, as required by Section 5.A.2(e).4. of the Subdivision Regulations. If approved, this information should be retained on the Final Plat; alternatively, a table providing the same data is acceptable.

It should be noted that the proposed Lot 2 does not meet the 6,000 square foot minimum area requirement of Article 2, Section 64-2-5.E. of the UDC. As such, a waiver of Article 2, Section 64-2-5.E. will be required for approval.

A 25-foot minimum front yard setback is illustrated along both street frontages, in compliance with Section 64-2-5.E. of the UDC. If approved, this information should be retained on the Final Plat.

It should be noted that residential lots located within a Suburban designation per the Unified Development Code, shall be at least 60 feet wide at the building setback per Section 6.C.2.(b)(2). of the Subdivision Regulations. The proposed Lot 2 is illustrated with a width of 39.76 feet. As such, a waiver of Section 6.C.2.(b)(2). of the Subdivision Regulations will be required for approval.

An existing commercial daycare building is depicted on Lot 1 of the preliminary plat. It should be noted that Section 64-3-8.A. of the Unified Development Code states that a protection buffer shall be required where any commercially utilized property adjoins a residentially utilized property. A fence is illustrated on the preliminary plat along the north property line of proposed Lot 2. If approved, the fence should be retained on the Final Plat.

A dwelling is visible in recent aerial and street-view imagery on proposed Lot 2. The structure does not appear to meet the required setbacks and may exceed the maximum permitted lot coverage, which could constitute a nonconforming condition. If the structure is to remain, it should be depicted on the Final Plat. Otherwise, the plat should include a note indicating that the structure will be demolished with the required permits.

SUBDIVISION CONSIDERATIONS

Standards of Review:

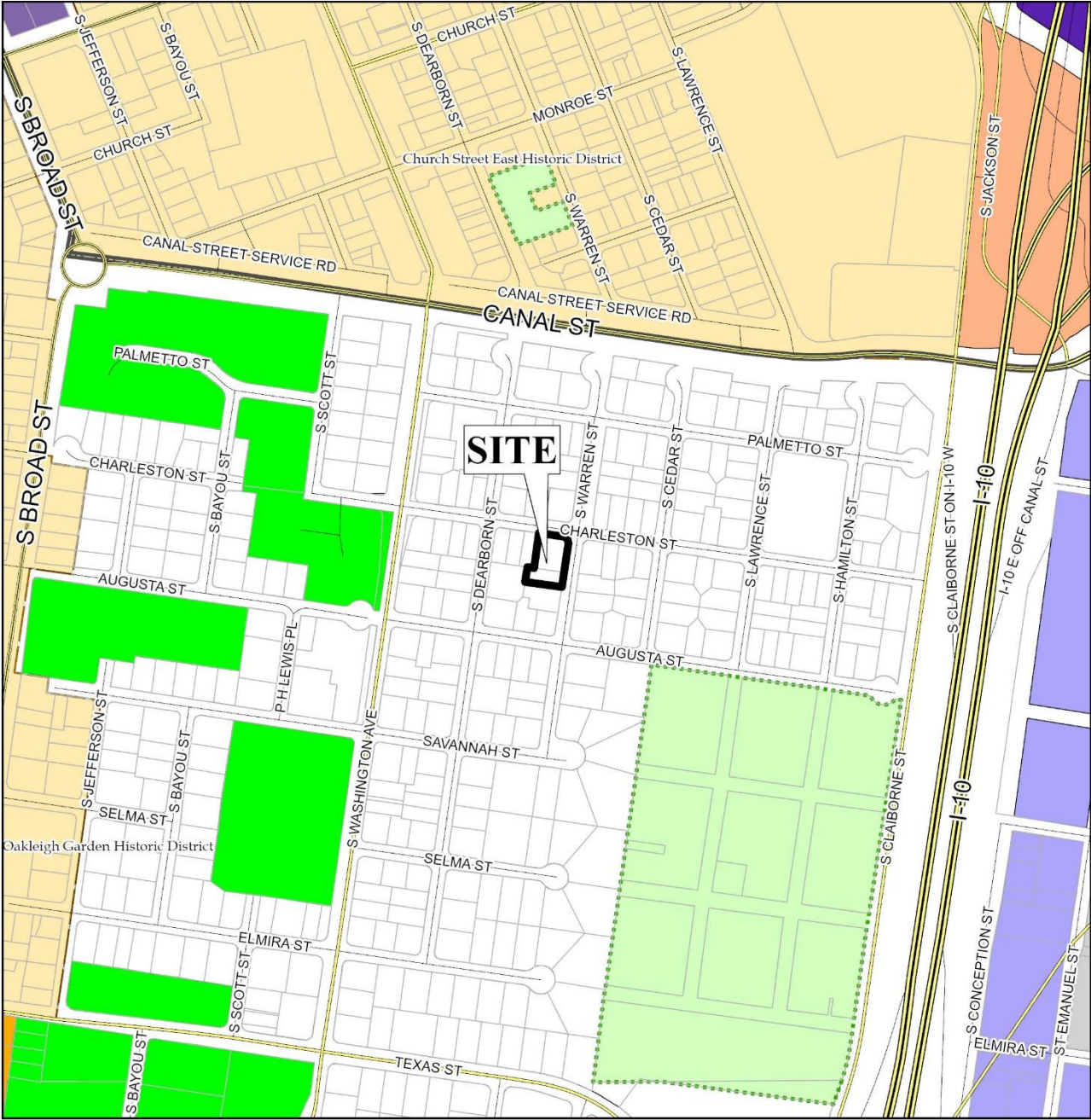
Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set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

Considerations:

If the Subdivision request is considered for approval waivers of Section 6.C.2.(b)(2) (for lot width), Section 64-2-5.E. (for lot area) and Section 6.C.6. (for corner radius dedication) of the Subdivision Regulations will be required, and the following conditions could apply:

1. Retention of the 50-foot right-of-way width along Charleston Street;
2. Retention of the 50-foot right-of-way width along South Warren Street;
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Retention of the illustrated protection buffer between Lots 1 and 2;
5. Revision of the plat to depict the existing structure on Lot 2, or provision of a note stating that the structure will be removed pursuant to the required demolition permits;
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.

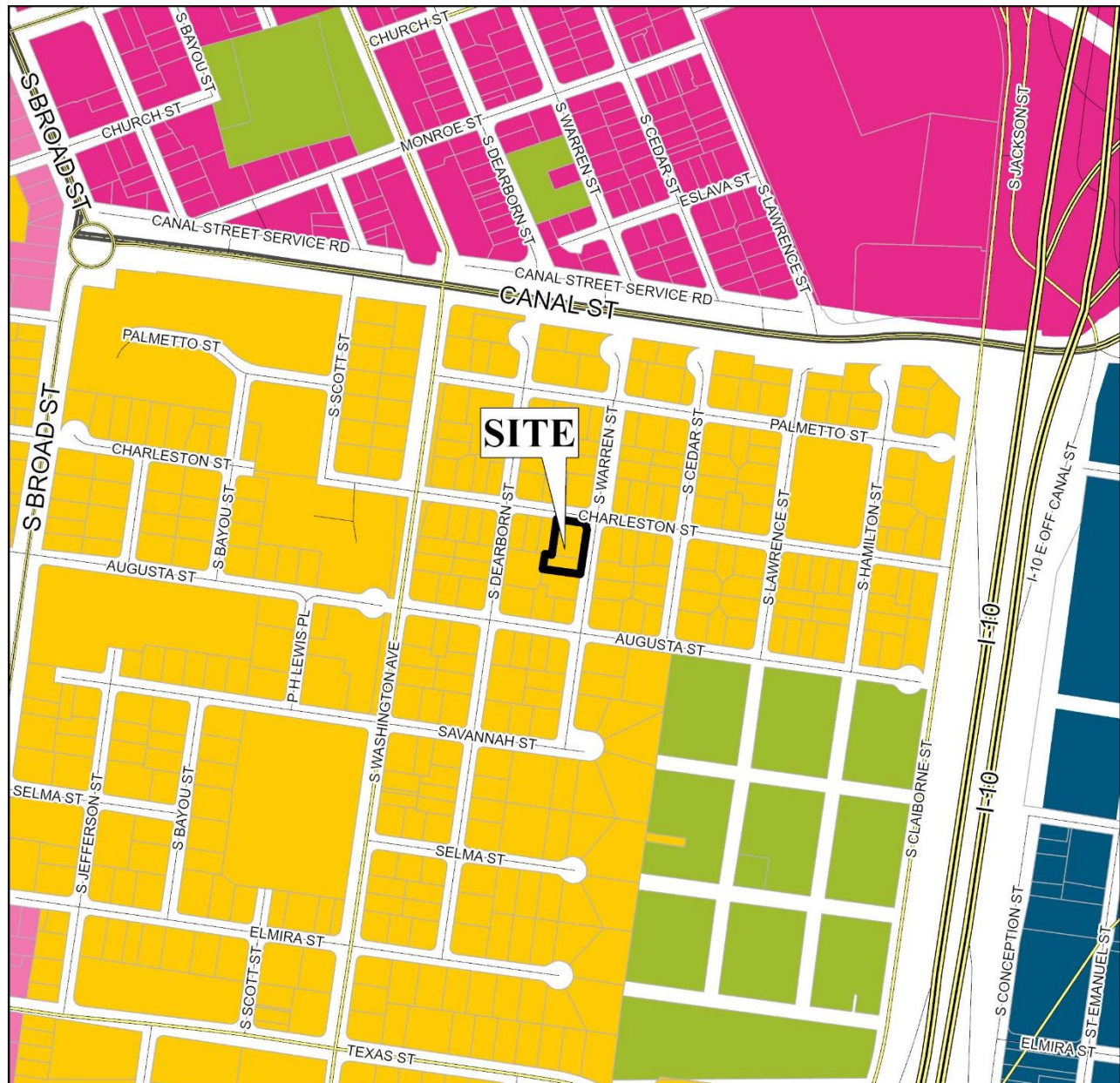
LOCATOR ZONING MAP



CASE NUMBER 7 DATE 8/20/2026
APPLICANT Symone Mixon Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



CASE NUMBER 7 DATE 8/20/2026

APPLICANT Symone Mixon 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



SYMONE MIXON SUBDIVISION

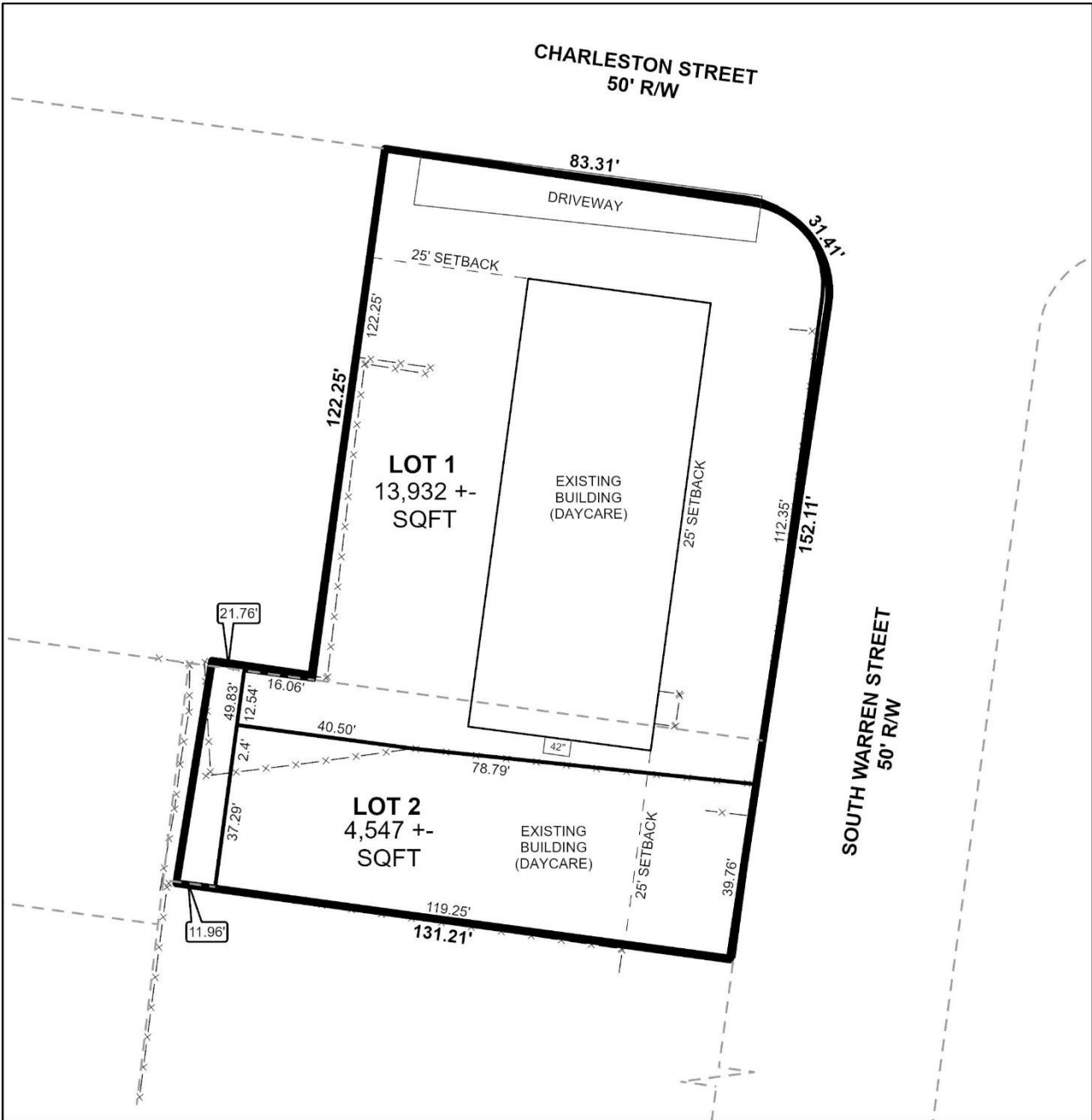


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



CASE NUMBER 7 DATE 8/20/2026

APPLICANT Symone Mixon Subdivision

REQUEST Subdivision



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.

MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

Development Intent

- › Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- › Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

Land use mix

Primary Uses

- › Residential, Single family
- › Residential, Attached

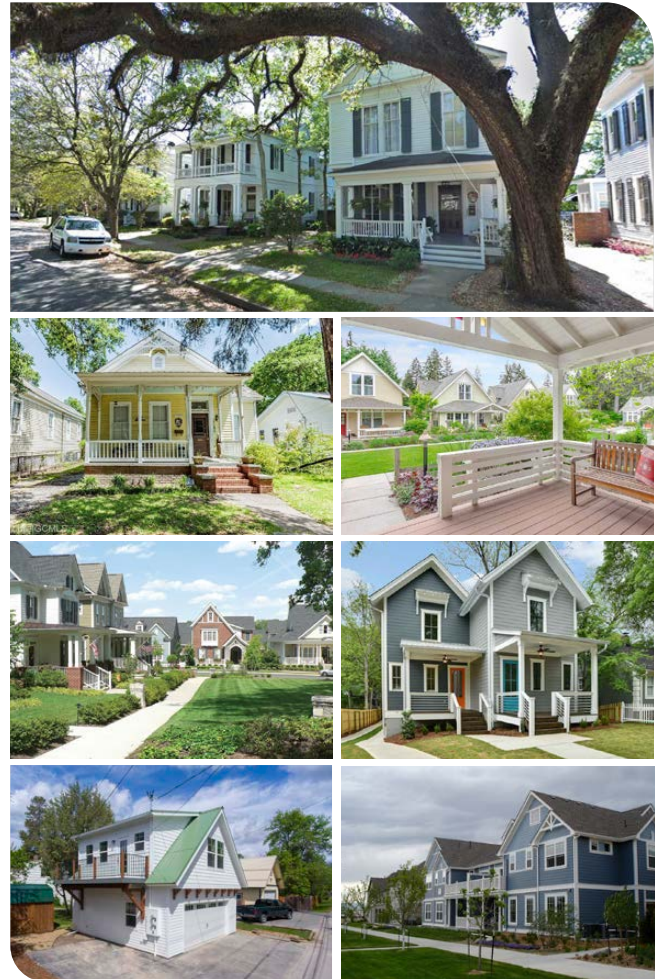
Secondary Uses

- › Residential, Multifamily
- › Commercial
- › Civic
- › Parks

Housing mix

- › Single family on small to medium sized lots
- › Attached residential such as duplexes, multiplexes, and townhomes
- › Small scale multifamily buildings

Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl