



Agenda Item # 11

SUB-003440-2025 & ZON-UDC-003443-2025

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

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

2243, 2245, 2345, & 2509 Halls Mill Road

Subdivision Name:

Farmers Market of Mobile County Subdivision

Applicant / Agent:

Sketchy Investments, LLC / J. Casey Pipes, Helmsing
Leach, P.C.

Property Owner(s):

Farmers Market of Mobile County, Inc.

Current Zoning:

B-3, Community Business Suburban District

Proposed Zoning:

B-5, Office Distribution District

Future Land Use:

Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

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

Proposal:

- Subdivision approval to create one (1) legal lot of record.
- Rezoning from B-3 to B-5
 - Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Commission Considerations:

1. Subdivision proposal with seven (7) conditions; and
2. Rezoning with one (1) condition.

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

APPLICATION NUMBER	11	DATE	October 16, 2025
APPLICANT	Farmers Market of Mobile County Subdivision		
REQUEST	Subdivision, Rezoning from B-3 to B-5		



SITE HISTORY

The site was annexed into the corporate limits of the City of Mobile in 1945, though it had already been identified for industrial use on the City's 1934 Use District Map. With the adoption of the 1951 Zoning Ordinance, the property was zoned C-2, Community Business District, and R-1, One-Family Residence District. In 1967, the zoning was amended to B-3, Community Business District, a classification the site has retained through the adoption of the Unified Development Code, at which time it was also given the additional "Suburban" Sub-District designation.

The property consists of two (2) metes-and-bounds parcels originally developed as a regional distribution center for fresh produce and farm goods, prior to the adoption of current development regulations.

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

STAFF COMMENTS

Engineering Comments:

Subdivision:

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 a signature block for the Planning Commission, Traffic Engineer, and City Engineer.
- C. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Rezoning:

- 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. 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.
- 3. Any existing or proposed detention facility shall be maintained as it was constructed and approved.
- 4. 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.
- 5. 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 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:

Subdivision

The purpose of this application is to create one (1) legal lot of record from two (2) existing metes-and-bounds parcels. The site is served by public water and sanitary sewer.

The proposed lot fronts Halls Mill Road, a Minor Arterial Street with a required 70-foot-wide right-of-way at this location. The preliminary plat depicts an existing 50-foot-wide right-of-way with an additional 10 feet proposed for dedication, providing a total of 35 feet from the centerline of Halls Mill Road. Accordingly, no further dedication should be required.

The lot exceeds the minimum size and area requirements for parcels served by public water and sanitary sewer within the site's existing and proposed zoning classifications. This information is properly labeled in both square feet and acres on the preliminary plat, in accordance with Section 5.A.2(e)(4) of the Subdivision Regulations and should be retained on the Final Plat if approved.

The lot also exceeds the minimum width requirement for non-residential lots, as specified in Section 6.C.2(b)(4) of the Subdivision Regulations.

A 25-foot front yard setback is not illustrated along Halls Mill Road, as required by Section 6.C.8 of the Subdivision Regulations and the dimensional standards of Article 2 of the Unified Development Code (UDC) for the site's existing and proposed zoning classifications. Therefore, if approved, the required 25-foot front yard setback should be illustrated along Halls Mill Road, adjusted to reflect the proposed dedication.

It should be noted that the additional right-of-way dedication will cause two (2) existing structures to encroach into the required 25-foot front yard setback, creating a nonconforming condition. Future development or redevelopment of the site may require full compliance with the applicable development standards of Article 3 of the UDC, including setback requirements. Alternatively, the applicant may seek a Front Yard Setback Variance from the Board of Zoning Adjustment to allow a reduced setback at that time.

Rezoning

The applicant requests rezoning of the lot resulting from the proposed subdivision from B-3, Community Business Suburban District, to B-5, Office Distribution District, to allow continued use and reinvestment in a 12±-acre site historically operated as the Mobile County Farmers Market, a regional hub for produce distribution and warehousing.

Additional details and the full application are available through the link provided on Page 1 of this report.

The site is bordered by properties zoned B-3, Community Business Suburban District, to the north and west; B-5, Office Distribution District, to the east; and R-2, Two-Family Residential Suburban District, to the south.

Surrounding land uses along this segment of Halls Mill Road include a mix of small- and large-scale warehousing and distribution facilities, wholesale establishments, retail stores, offices, a religious facility, a nursing home, and single- and two-family residences.

The Unified Development Code (UDC) and its associated zoning map are derived from long-range comprehensive planning studies intended to promote orderly, desirable development. Casual or unsupported amendments to the UDC can undermine this purpose. Therefore, rezoning requests are evaluated according to the following criteria:

- Consistency with the Comprehensive Plan
- Existence of a mistake or error in the original zoning map
- Compatibility with the surrounding neighborhood
- Promotion of public health, safety, and welfare
- Capacity of infrastructure to support the proposed zoning
- Presence of changed or changing conditions justifying the amendment

In support of the request, the applicant notes that the property—now underutilized and containing aging warehouse structures—is contiguous to land rezoned to B-5 under the same ownership in 2023. Rezoning would allow unified operation of both sites for warehousing, distribution, storage, and heavy vehicle/equipment storage,

consistent with the property's historic function and evolving conditions along Halls Mill Road. The request is also stated to align with the *Map for Mobile* Future Land Use designation of Mixed Commercial Corridor and with citywide goals promoting strategic infill, redevelopment of underutilized property, job creation, and economic development in underserved areas.

According to the Future Land Use Map, the site lies within a Mixed Commercial Corridor. While the Future Land Use Plan emphasizes office and commercial activity, it acknowledges the presence of existing commercial development along major transportation corridors. Given the historical and proposed use of the property for warehousing and distribution, and the prevalence of similar uses along this segment of Halls Mill Road, the proposal may merit consideration. The applicant also suggests that the request may correct a possible error in the original zoning designation by better aligning the property's zoning with its long-standing use.

It should be noted that rezoning of the adjoining property to B-5 was recommended by the Planning Commission in November 2023 and subsequently adopted by the City Council in January 2024. This action further supports the current request by reflecting changing conditions in the surrounding neighborhood.

A survey illustrating all existing site improvements was submitted in lieu of a site plan. While rezoning requests are not site-plan specific, it is unclear whether the existing development complies with current development standards. As such, if the rezoning is approved, any future development or redevelopment of the property may be required to achieve full compliance with the applicable provisions of the UDC.

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 Planning Commission considers approving the Subdivision request the following conditions could apply:

1. Retention of the proposed dedication, providing 35 feet to the centerline of Halls Mill Road, on the Final Plat;
2. Retention of the lot's size in both square feet and acres on the Final Plat, adjusted for any required dedication;
3. Revision of the Final Plat to illustrate a 25-foot front yard setback along Halls Mill Road, adjusted to reflect the required dedication, in compliance with Section 5.A.2(f) of the Subdivision Regulations and Article 2 of the Unified Development Code;
4. Compliance with all Engineering comments noted in this staff report;
5. Compliance with all Traffic Engineering comments noted in this staff report;
6. Compliance with all Urban Forestry comments noted in this staff report; and,
7. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether the proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and
- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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.

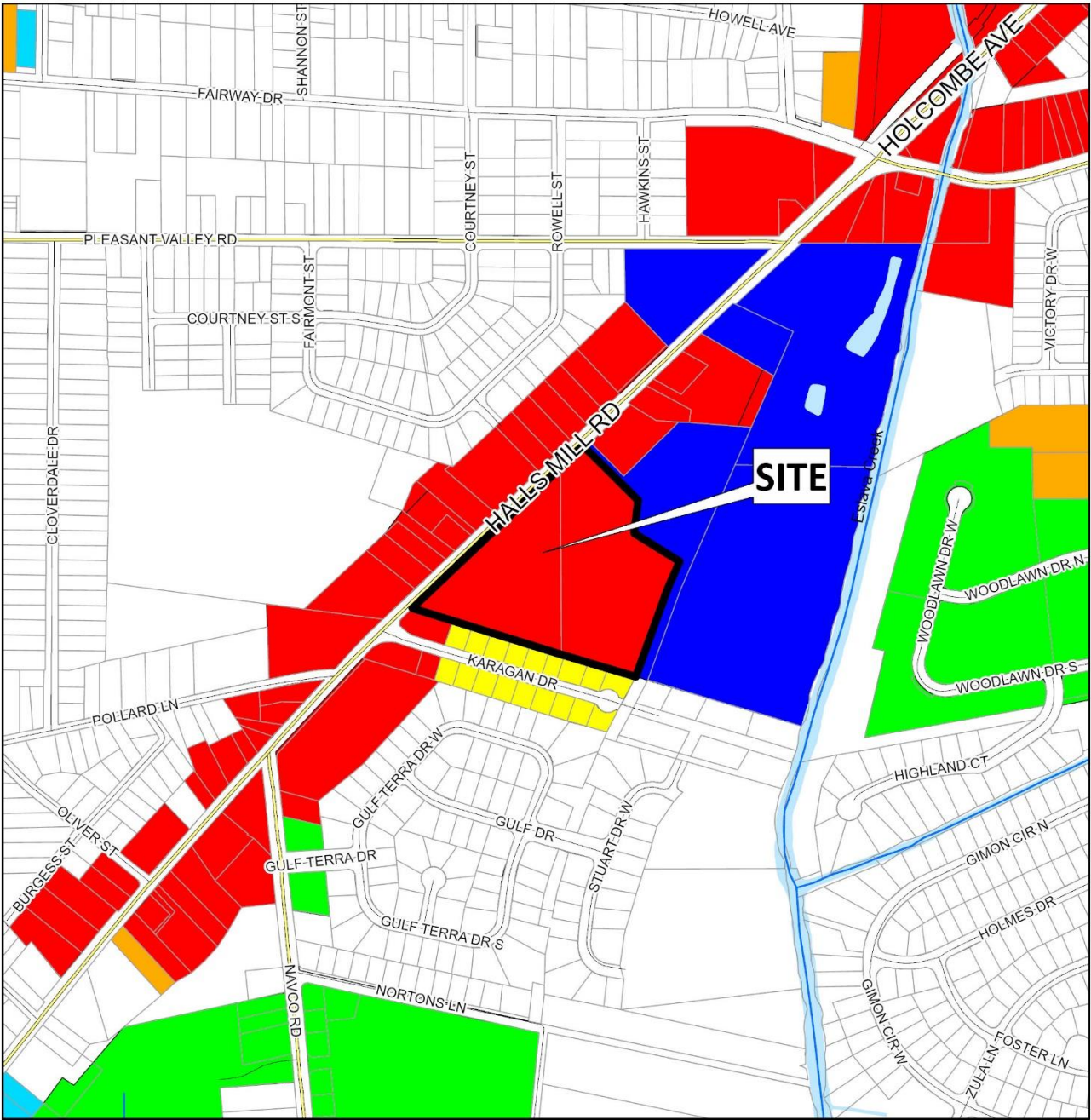
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following condition(s) could apply:

1. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



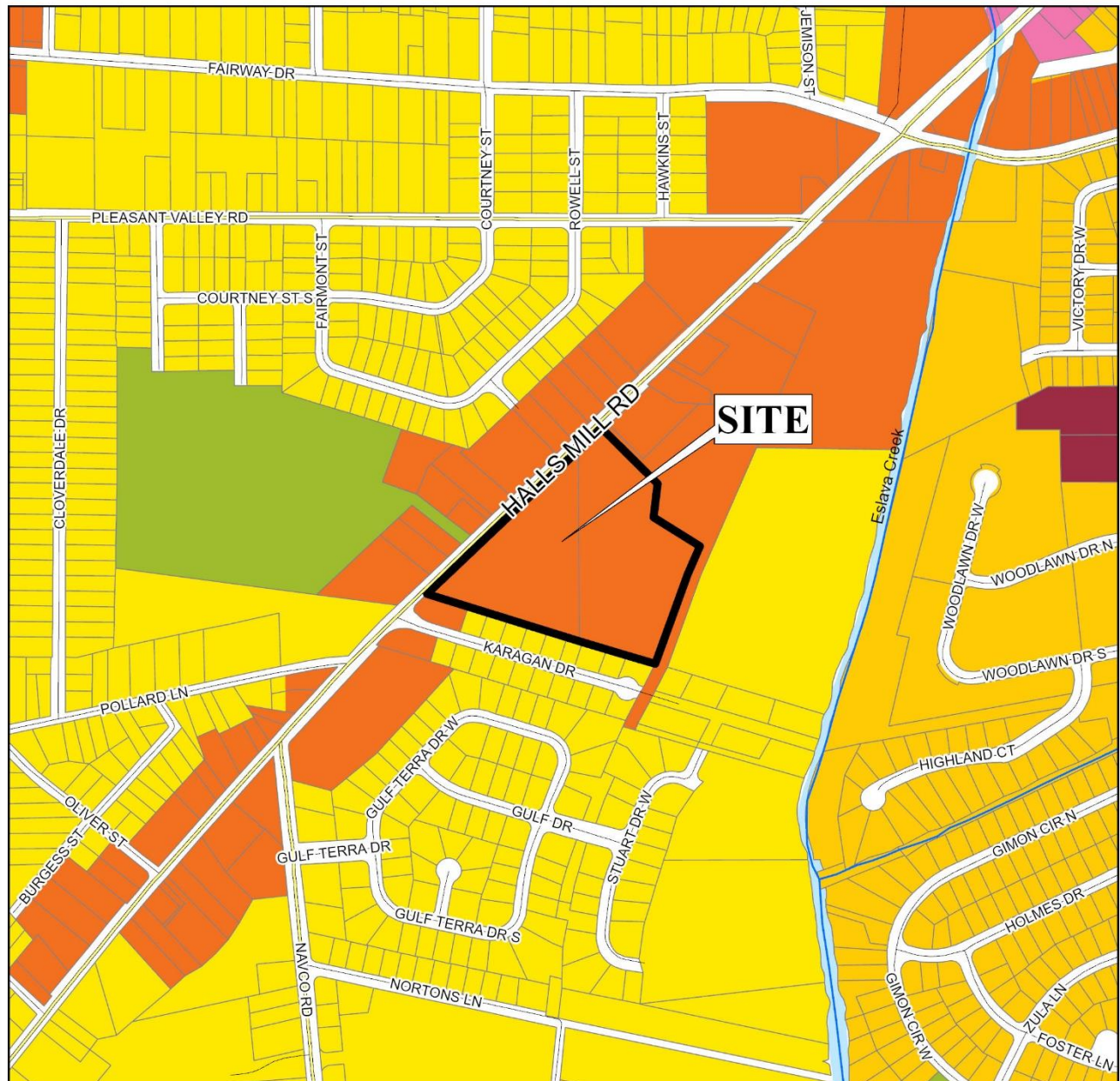
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REQUEST Subdivision, Rezoning from B-3 to B-5



FLUM LOCATOR MAP



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APPLICANT Farmers Market of Mobile County Subdivision

REQUEST Subdivision, Rezoning from B-3 to B-5

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



The map illustrates the Hales Mill area, showing a mix of commercial, industrial, and residential land uses. The proposed site is located in a yellow-shaded area, likely designated for residential development. The surrounding area includes various commercial and industrial facilities, as well as undeveloped land. The map is color-coded to represent different land use types: red for commercial/industrial, blue for water, yellow for residential, and white for undeveloped land. Key streets shown include Rowell St, Hales Mill Rd, Karagan Dr, and Gulf Terra Dr N. Labeled locations include Union Hall, Wholesale Grocery, Farmers Market, Supply Co, Auto Parts, Dist Whse, Oil Transport, Oil Co, VAC Land, WHSE, Retail, Farming, and a Nursing Home. A specific area is highlighted in yellow and labeled 'SITE'.

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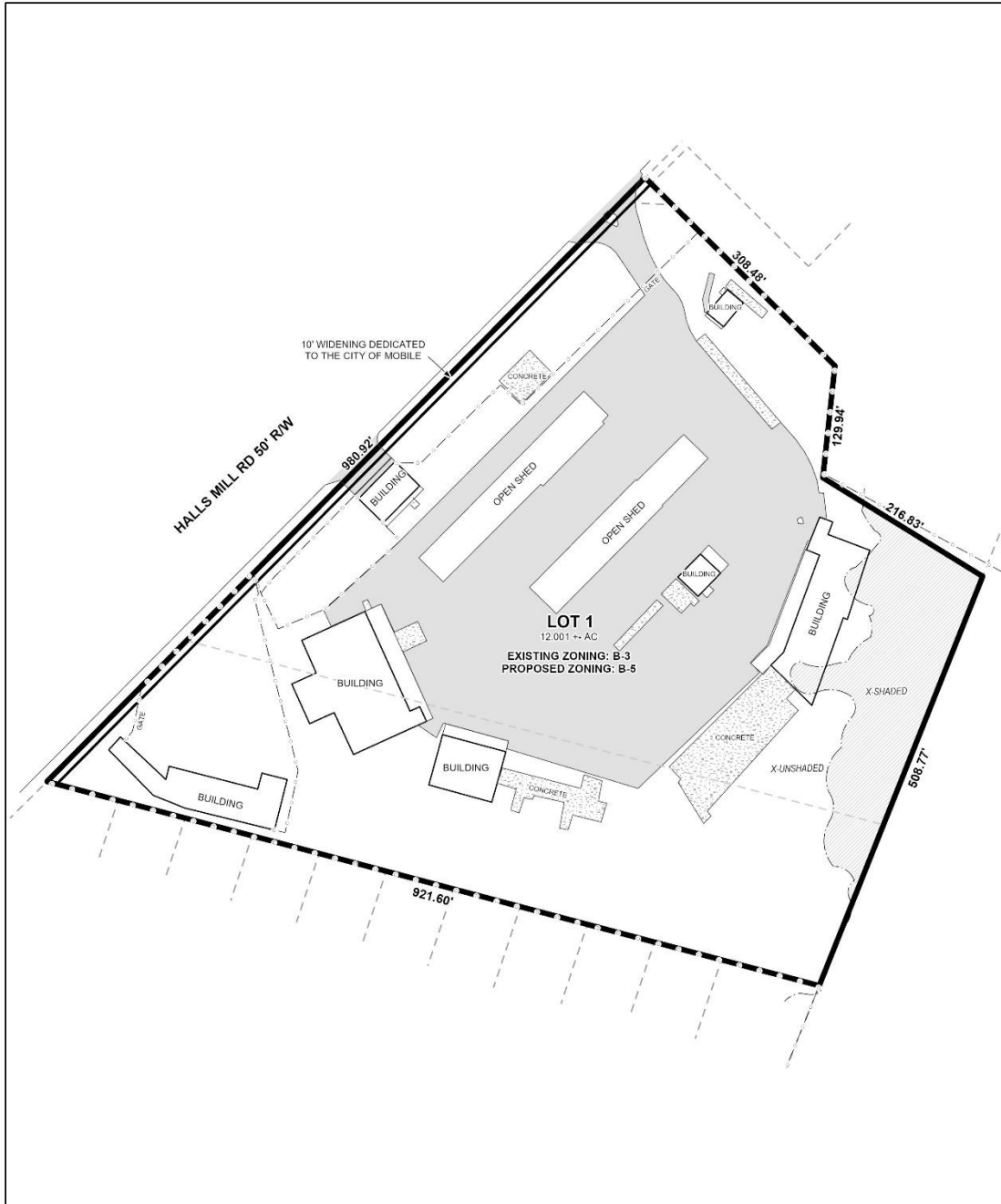
R-A
 R-3
 B-1
 B-2
 B-5
 ML
 I-2
 OPEN
 T-3
 T-5.2

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

N
NTS

SITE PLAN



The site plan illustrates proposed zoning, existing buildings, fencing and drives.

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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]

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example

