

Public Comments received for Planning Commission – September 17, 2026

UPDATED 09/16/2026 AFTER 2:00 P.M.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Dear Sir or Madam

I am writing to memorialize my support for Food Pak International's rezoning efforts in Spring Hill. I have been a customer of Food Pak since I returned to Mobile in 1994. They provide a quality shopping experience for many people. Their presence is quiet, orderly, friendly and they bring variety to the community in many ways. I cannot imagine any objections to their operation.

Please give their request full consideration.

Thank you.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Dear Sir or Madam,

I am writing to express my opposition to the upcoming rezoning request scheduled for September 17. The Hejazi Family is requesting that the plot of land next to Lavretta Park be rezoned from R-1 to B-2 to construct a 10,000-square-foot Food Pak.

For context, the family currently rents the existing Food Pak location with an agreement to purchase the property upon the passing of the current owner. They also own the adjacent Masonic Lodge, two other businesses on Old Shell Road, and numerous residential properties in Country Club Village.

As a resident of this neighborhood for 34 years, I strongly believe another business is neither wanted nor needed. Following the recent addition of the pickleball courts, our neighborhood is already overdeveloped. Introducing a business of this scale will worsen our existing traffic and parking issues, as it will require 18-wheelers, large dumpsters, and additional parking spaces. Furthermore, there are significant concerns regarding storm drain runoff and the potential for the current Food Pak location to be converted into a less desirable business, such as a vape store.

Given that most of our residents are elderly or first-time homebuyers, this development would negatively impact the character and safety of our community.

Thank you for your time and attention to this matter.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Good Afternoon,

I have some questions about the proposed rezoning at 5070 Old Shell Road for the construction of a super large Food Pak. I am absolutely opposed to any rezoning from residential to commercial!

1. How many parking spaces are they required to provide, on their property, for the building they are proposing? It shows 8 but it seems they should have more.
2. It appears that they think they will take control of the playground parking lot and the small city owned green space, to redesign it to meet their parking requirements. Is there something we should know? Is taking over the playground parking lot an option for them?
3. Because they sell prepared food with their lunch time business, are they required any type of special zoning for a restaurant?
4. In a meeting they held last month they said that if they need more space (for parking, dumpster, water remediation, etc...), they are talking with the homeowners of the houses that back up to the property, to purchase at least one (maybe 2) of those homes. If they did so, would the additional property have to be rezoned to commercial use or could they just bulldoze them down and park cars on them?
5. They have stated previously that they would be interested in developing a strip mall on property they control and own on the other side of the park using their current building and the building they own next to it. This rendering shows separate awnings and divided spaces. Knowing their favorable feelings of a strip mall, they were asked if they planned to have multiple businesses on this site. They said they don't intend to put multiple businesses in this building but they have a history of saying one thing and doing another. If their zoning application is approved, could they put multiple businesses in this space?
6. Storm water... I assume they will be required to come up with a plan for their drainage rather than just letting it flow into the park's newly designed, soon to be built, retention area. Have they made any effort to meet with the city to come up with a plan?
7. Do you think it's appropriate to have a building 3xs the size of their current building and 3xs the size of neighboring Maple Street Biscuit in the entrance of this neighborhood?

Best Regards

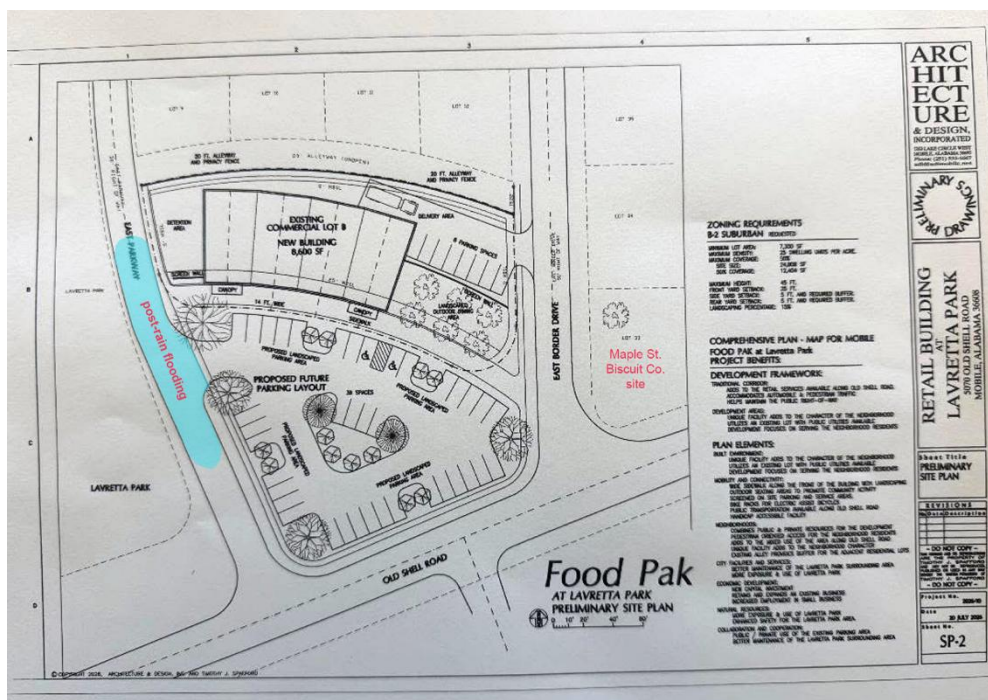
Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Dear Members of the Mobile Planning Commission, I am writing to express my support for the rezoning application submitted by Food-Pak Inc., Agenda Item #07, Case ZON-UDC-003870-2026, requesting that the subject property be rezoned from Single-Family Residential Suburban District (R-1) to Neighborhood Business Suburban District (B-2). Food-Pak is a long-standing, locally owned and operated family

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I am opposed to the rezoning of the property at 5070 Old Shell Rd. from R-1 to B-2. The individuals who want the zoning change currently operate the business, Food Pak, a short distance west on Old Shell Rd. They want to build a new building more than twice the size as the existing building they now occupy (under lease). Changing the zoning would allow a multitude of new problems and exacerbate existing problems. Parkway East, which borders the property to the west, already has a severe drainage problem when it rains - there is no stormwater drainage. Adding more impermeable pavement at a new business would only make this worse. The city of Mobile owns the parking lot south of the piece of property proposed for rezoning, which is intended for use by Lavretta Park visitors. It is paved with semipermeable pavement, and even that doesn't help much with the drainage problem. When it rains, there is always a small "lake" near the south end of Parkway East. This city-owned parking lot also accommodates overflow parking from Maple St. Biscuit Co. across Border Dr. East. Yet, the proposed new structure (drawing included below) suggests they want to alter and use the parking lot for their business.



Country Club Village has existed since 1946. It is composed mainly of about 400 small simple frame homes unlike what most would consider the typical "Spring Hill" home. On the north side of CCV is Spring Hill Woods, which is accessed only through our neighborhood off of Old Shell Rd. Most of us are happy living here. To add a new building at this location would present a situation that, besides intruding into our neighborhood, would add more traffic to an already growing problem. Old Shell Rd. is a two-lane road in this area and is probably not suited to widening to accommodate more traffic. At certain times of the day, it is quite congested.

One more thing: I realize that there is a concerted effort on Facebook and Nextdoor promoting the zoning change. Most of these people, I believe, want to support a favorite long-time Mobile business. I, too, have supported Food Pak for as long as they have been in their current location. And I hope they can have an agreement with their leaseholder to buy the property on which Food Pak already stands.

Thank you for your attention.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Hello. I am opposed to the rezoning of 5070 Old Shell Road.

We have lived here for over 20 years.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Based on reality check -

I DO NOT APPROVE THE ZONING CHANGE

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I DO NOT APPROVE THE ZONING CHANGE

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

To whom it may concern,

Please DO NOT approve the rezoning request for the following for FoodPak:

ZON-UDC-003870-2026

Such change would be detrimental to our neighborhood, which is already a choke point with only one traffic light. Springhill Woods and Country Club Village would suffer greatly, including property values.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Hi,

I am a resident and owner of 5222 Azalea Circle South in the Country Club Village neighborhood. I am emailing to let you know that I am against the rezoning of 5070 Old Shell Rd and want it to be kept a residential area only. Opening up that area to such a massive proposed building will bring down the value of not just the CCV neighborhood but for the homes in Country Club Estates across the street. It would cause harmful impacts to those homes and people that live around that area as well. There is absolutely no demand for this area to develop into a commercial zone nor a need for another grocery store. Rezoning that area will bring more harm than good.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

As a former resident of the CVV and a current Mobile resident I support rezoning of this location to support FoodPak efforts to move locations. The FoodPak is a staple of Mobile and the rezoning of this undeveloped lot in favor of a small locally owned business is a great way to support the community.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Food Pak is a staple of the community and needs to exist as close to the original location as possible to continue serving the members of the community that have supported it for over 30 years. Please approve the rezoning so that its existence can continue.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Let them stay. It's a mobile landmark at this point

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Fully support this family and their long standing local business's request to rezone their property. If that neighborhood doesn't want them I'm sure midtown would welcome them.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I live in this neighborhood and would be in favor of rezoning.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

The Food Pak is part of Mobile. My daughter serves in the US Navy. The first thing she wants when she gets home is a food park gyro. Reza and his family are the best of us. They are hardworking and kind. Not to mention they make the best gyroes I have ever had. And I have traveled all over this country. Please let them keep their store. It is unique in our city. It would be a huge loss to lose it.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I have lived in this neighborhood for almost 10 years and the highlight of this place is the Food Pak. I support the rezoning. We do not want them down the road. Having a safe walkable neighborhood is what we need. The real concerns of the residents are not considered. We did not want the pickle ball courts but the city does what they want it seems. Hopefully this time they actually listen to what the residents want.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Please grant request for Internal Food Pact. They are a local small business that deserves support!!!

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

To the Mobile City Planning Commission: I am writing to you today as a resident of Country Club Village where I have lived since 2017. Our neighborhood holds a unique and historic place in Mobile's fabric having been originally built in the 1940s to provide homes for soldiers returning from World War II. At our entrance sits a large crescent-shaped layout featuring a beloved city park down the middle flanked by the Food Pak store which has operated successfully since 1991. While we all hold a deep affection for the Food Pak and its long-standing operators I urge the Planning Commission to deny the request to rezone the residential property on the opposite side of the crescent to a B-2 commercial lot. Although a substantial number of signatures have been gathered in support of the Food Pak the vast majority of those signers do not reside in our neighborhood. They are supporting a business they enjoy but they do not have to live with the permanent daily consequences of rezoning a residential parcel at the very gateway of our historic community. The voices of the actual homeowners and residents who shoulder the daily impact are being drowned out and we are deeply concerned about the long-term precedent this sets. Granting this rezoning creates severe irreversible concerns for our neighborhood: Traffic and Congestion: The entrance to our neighborhood is a tight crescent configuration. Shifting commercial operations or expanding commercial footprints right onto the residential side will exacerbate traffic bottlenecks delivery truck disruptions and vehicular conflicts right where residents enter and exit daily. Parking Challenges: Commercial use on a residential lot will inevitably generate overflow parking demands that spill directly into our neighborhood streets creating safety hazards for pedestrians and residents attempting to access their driveways. Water Runoff and Drainage: Increased paving parking or commercial building footprints on this residential parcel threaten to worsen local water runoff and

drainage issues a critical concern during heavy rain events in our area. The "Dominino Effect" on Adjacent Residential Lots: Rezoning this property opens the door for adjacent homeowners to feel pressured or find it financially viable to sell their own residential lots to the expanding B-2 property slowly eroding the perimeter and residential integrity of Country Club Village block by block. Future Commercial Uncertainty: While the current operators are trusted neighbors a rezoning to B-2 runs with the land not the business. If and when the Food Pak or its successors sell or move on our neighborhood will be permanently saddled with a commercial lot capable of hosting a wide array of high-traffic B-2 businesses directly adjacent to homes. We love the Food Pak and we respect its history in our community but it should not come at the risk of losing the front door of our neighborhood to commercial creep. Protecting our residential zoning preserves the historic character safety and livability of Country Club Village for the families who call it home every single day. Thank you for your time your service to Mobile and your careful consideration of our neighborhood's future.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I am opposed to the rezoning as well as the size of the proposed build

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I DO NOT SUPPORT THIS. KEEP OLD SHELL calm. Please do not allow this B-2 Zone to be established at the front of Springhill Village

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

As a lifelong Mobilian who has spent nearly 60 years living within a mile or two of my current home, I am writing to express my concerns regarding the proposed rezoning of the property adjacent to Lavretta Park.

My family has owned and rehabilitated property in Country Club Village since the late 1960s, and my grandmother lived there for more than 40 years. I have lived in Spring Hill Woods since 1998 and was an active supporter of Park Project 08 with Kellie Myers. I also supported the redevelopment of the Rester Brothers property for a restaurant. I mention this because my concern is not against thoughtful development or change, but with whether this particular zoning change is appropriate for this parcel and the surrounding community.

Rezoning this property to accommodate an 8,000+ square-foot commercial building would, in my opinion, be an inappropriate use of the site. The parcel appears to have inadequate space to reasonably accommodate the required parking, dumpster enclosure, deliveries and receiving, and most importantly, stormwater management.

The City of Mobile, is currently making a significant investment in drainage improvements as part of the renovations to Lavretta Park. Commercial development directly upstream from the playground raises

legitimate concerns about how additional impervious surface and runoff could affect those improvements and the park in the years ahead.

I also ask you to consider the long-term implications of changing this property from residential to commercial zoning. The decision before you is not simply whether the current proposed business is desirable. Once a broader commercial zoning classification is granted, it remains with the property and may allow future uses very different from the one being presented today. Kyle Ankersen, a resident of Country Club Village, recently shared a very good explanation of the risks of “rezoning for the applicant rather than the use.” I have attached his comments below for your consideration, as I believe they clearly illustrate why the long-term consequences of this decision deserve careful attention.

I respectfully ask that you consider not only the current proposal, but the precedent and permanent impact this rezoning could have on Lavretta Park and the surrounding residential neighborhoods.

Thank you for your service, representation, and thoughtful consideration of this matter.

Posted 3 days ago by Kyle Ankersen on Facebook

“ When a property is changed from an R-1 (Single-Family Residential) to a B-2 (typically General Business or Community Business, which allows for a wide array of retail, service, and high-turnover commercial uses), the zoning change stays with the land forever, long after the beloved local business that originally inspired the community support has closed or moved on.

Real-world examples and common patterns of this phenomenon highlight why regret often follows:

1. The "Popular Local Cafe/Bakery" Trap

A very common variation involves a resident wanting to open a quaint, locally loved coffee shop, boutique bakery, or neighborhood market inside or adjacent to an R-1 residential pocket.

The Initial Phase: Neighbors rally in support. They speak at city council or planning commission meetings, talking about how great it would be to walk down the street for a fresh pastry or latte, praising the local entrepreneur, and pushing the city to approve the B-2 rezone (or a spot-zoning/neighborhood business equivalent).

The Regret: The cafe operates successfully for a few years, but the owner eventually sells the property or retires. Because the land is now permanently zoned B-2, the next buyer isn't a quiet bakery—it's a high-volume drive-thru fast-food chain, a 24-hour convenience store with bright fluorescent lighting, a noisy auto-repair garage, or a bar with late-night patio crowds. Neighbors realize they have lost their residential buffer forever, traffic spikes, headlights sweep into their bedroom windows, and they have no legal leg to stand on because the commercial classification allows it "by-right."

Why This Happens (The Urban Planning Warning)

City planners and planning commissioners routinely warn communities against "rezoning for the applicant instead of the use."

When citizens support a rezoning because they like the person asking for it or the specific idea currently on the table, they often overlook the breadth of the B-2 classification. A B-2 zone doesn't just permit the one friendly mom-and-pop shop the neighborhood likes; it usually permits dozens of other intense commercial uses—ranging from gas stations and strip retail to liquor stores and commercial parking lots—that would have faced immediate, furious neighborhood opposition if proposed from scratch.”

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

To the Mobile City Planning Commission,

I am writing as a resident of Country Club Village, where I have lived since 2017. Our neighborhood has a distinct historic identity, originally built in the 1940s for returning World War II soldiers.

While many of us value the Food Pak and its operators, I urge the Commission to deny the request to rezone the residential parcel from R-1 to B-2. Most signatures supporting the request come from people outside our neighborhood—individuals who enjoy the business but will not bear the daily, permanent consequences of commercial zoning at our front door. The voices of actual residents are being overshadowed, and the precedent this sets is deeply concerning. It does and would not matter who is requesting the zoning ordinance, there is historical precedence in opposition to that lot being rezoned to anything other than residential.

Rezoning this lot poses significant and irreversible impacts:

- **Traffic & Congestion:** The crescent entrance is already tight and heavily used. Expanding commercial activity onto the residential side will worsen bottlenecks, increase delivery truck disruptions, and create unsafe conflict points for residents entering and exiting the neighborhood.
- **Parking Overflow:** Commercial use on a residential lot will push parking into neighborhood streets, creating hazards for pedestrians and limiting safe access to driveways.
- **Drainage & Runoff:** Additional paving or commercial structures will intensify runoff and drainage issues—already a serious concern during heavy rain events.
- **Commercial Creep:** Allowing B-2 zoning here pressures adjacent homeowners to sell, gradually eroding the residential perimeter of Country Club Village.
- **Future Uncertainty:** Zoning runs with the land. Even if current operators are trusted neighbors, future owners could introduce high-traffic B-2 uses incompatible with our residential environment.

We appreciate the Food Pak's history and role in our community, but expanding commercial zoning onto the other residential side of our entrance threatens the character, safety, and stability of Country Club Village. Protecting R-1 zoning preserves the neighborhood for the families who live here every day. The people requesting the ordinance have multiple properties throughout the city that are already zoned for commercial use that could be utilized to fit this particular need.

Thank you for your time and consideration.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I am a resident of the neighborhood where the current Food Pak is located. I love the Food Pak and want them to succeed. However I do not want to rezone additional land from residential to commercial in order to do so. There are so many unused commercial properties we do not need another one

(especially one so close to the neighborhood). This has turned into an emotionally charged issue and I think people are focusing on short term instead of long term impacts this could have on our neighborhood. Things like drainage garbage increased traffic right around a park for children would happen while the Food Pak exists in this lot. I know they have to get all permits up to standards to be approved by the city to build in the first place but it still is a concern. A long term issue is that in another 10-20 years the Food Pak may not be here anymore. What could this now commercial lot become then? We have little to no say about this once it is commercial. I'm really not even opposed to the Food Pak moving to this particular lot as long as it isn't changed from residential zoning. I know that the Maple Street Biscuit Company is on a residential lot that has a use variance. Could the same be done for Food Pak? At least then we know that we have more control over what the land would become in the event the Food Pak leaves. Otherwise I do not agree that we should rezone this lot.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I live off Old Shell across from Food Pac. I attended a community meeting a few weeks ago and was informed of this proposal. For many reasons, I do not support this proposal. I will not be able to attend the meeting on September 17.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I would like to express my concern about the zoning change from residential to business for the Food Pak.

I do not approve.

I live in Springhill Woods in the back of Country Club Village and fear this would not be good for our home values. The size of the proposed building is too large for the small space, and there is insuffiecent parking and traffic access.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I signed the Save the Food Pak petition but since learning more about what is proposed in the application to rezone 5070 Old Shell Road, I no longer wish to support this application.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I signed the "Save the Food Pak" petition but since learning more about what is proposed in the application to rezone 5070 Old Shell Road, I no longer wish to support this application.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

We signed the Save the Food Pak petition but since learning more about what is proposed in the application to rezone 5070 Old Shell Road, we no longer wish to support this application.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I signed the Save Food Pak petition before fully understanding what was at stake. There was no mention of rezoning a separate residential parcel on the petition.

I DO NOT support rezoning this parcel.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

RE: FORMAL OBJECTION TO REZONING & SUBDIVISION REQUEST

Case Numbers: REZ-003606-2026 & SUB-003605-2026

Applicant Name: Mehran Hejazi / FOOD PAK INC

Target Property Location: 5070 Old Shell Rd, Mobile, AL 36608

Requested Action: Rezoning from Single Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-2)

Dear Members of the Mobile City Planning Commission,

I am writing as a resident located within the mandatory 300-foot notification radius of the subject property to formally register my strong opposition to the rezoning and subdivision requests submitted by FOOD PAK INC for 5070 Old Shell Rd (Case Nos. REZ-003606-2026 and SUB-003605-2026). Because I am unable to attend the public hearing in person, I respectfully request that this letter be formally entered into the official public record, added to the case file, and distributed to all members of the Commission prior to the meeting and vote.

Altering this parcel to a Buffer Business Suburban District (B-2) classification directly threatens the safety, peace, and residential integrity of our established neighborhood. I urge the Commission to deny this request based on the following critical community impacts:

1. Severe Traffic Hazards at Old Shell Road Entrance:

The intersection and entrance leading off Old Shell Road into our neighborhood is already a dangerous bottleneck. Residents constantly face hazardous conditions with vehicles pulling out of the existing parking lots while traffic tries to turn off Old Shell Road into the subdivision. Adding a B-2 commercial zone at 5070 Old Shell Rd will generate even more customer traffic and delivery vehicles, turning an already failing infrastructure point into an absolute safety crisis.

2. Existing Acoustic Disturbance and Noise Encroachment:

The noise level in this pocket of the neighborhood is already unacceptable and disruptive due to the relentless noise from the active park pickleball courts. Forcing a commercial B-2 footprint into this exact

residential space will compound an already miserable noise situation with commercial delivery engines, backup alarms, customer parking lot commotion, and commercial lighting. Our quality of life is already compromised; it cannot handle more.

3. Pedestrian Safety and Threat to Public Infrastructure:

The parcel at 5070 Old Shell Rd sits directly within a tight residential pocket adjacent to our neighborhood park and playground. Introducing commercial traffic overflow, delivery zones, or commercial vehicle turnover to this specific property creates immediate safety hazards for the children, families, and pedestrians who are already navigating chaotic traffic patterns to use public park infrastructure.

4. Creation of Adverse "Spot Zoning" Precedent:

Encroaching into an established Single Family Residential (R-1) district to provide commercial footprint growth for a private business establishes an unfavorable precedent for spot zoning. It erodes the protective buffers meant to shield low-density neighborhoods from commercial encroachment.

For these reasons, I respectfully request that the Planning Commission uphold the current R-1 residential protections for 5070 Old Shell Rd and deny applications REZ-003606-2026 and SUB-003605-2026.

Thank you for your time, consideration, and commitment to protecting Mobile's residential neighborhoods.

**Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.**

To the City of Mobile Planning and Zoning Commission:

As homeowners in Country Club Village and as residents of the surrounding community where our primary residence is less than one-half mile away, we are writing to express our support for Food Pak, Inc.'s request to rezone the property located at 5070 Old Shell Road from R-1 to B-2.

We both understand the concerns associated with adding another commercial property near the entrance to Country Club Village. However, given this property's location along a heavily traveled thoroughfare and its proximity to existing commercial development and parking, we believe the site is better suited for a thoughtfully designed business use than for residential development.

Several of the commercial properties along this portion of Old Shell Road are aging and would benefit from reinvestment. We are confident that the Hejazi family intends to construct an attractive, well-maintained building that will be an improvement to the corridor and an asset to Country Club Village and the greater Spring Hill community. We believe that responsible business and property owners who are willing to invest in and improve our community should be encouraged and supported.

Food Pak has demonstrated its commitment to this area through more than 35 years of successful business operations. The Hejazi family has developed a loyal customer base, and their continued involvement in both the business and the neighborhood (their family members are CCV homeowners

also) gives us confidence that this is intended to be a long-term investment rather than a short-term commercial venture.

We recognize that there are important details that must still be addressed, including the appropriate size and scale of the building, adequate parking, traffic considerations, drainage and stormwater runoff, and the overall impact on neighboring residential properties. With Susan having several years of experience serving on the Planning Commission, we trust that these important matters will receive careful review by the appropriate City departments (i.e. Planning, Permitting, Inspections, etc) and that any necessary conditions will be incorporated into the development process. We are grateful these departments exist specifically for this purpose to protect the City's residents, businesses, home owners and property owners by insuring that new construction is done properly.

With those considerations appropriately addressed, we support the rezoning of 5070 Old Shell Road from R-1 to B-2. We both believe a well-designed and properly managed development at this location can represent a positive investment in the Old Shell Road corridor while remaining compatible with the surrounding community.

We regret that we are unable to attend in person to express our views and appreciate the opportunity to have this letter included as part of the consideration of this matter.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I signed the Save the Food Pak petition but since learning more about what is proposed in the application to rezone 5070 Old Shell Road, I no longer wish to support this application.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Good Morning:

I signed the Save the Food Pak petition but since learning more about what is proposed in the application to rezone 5070 Old Shell Road, I no longer wish to support this application.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

It has come to my attention that you are meeting regarding a rezoning on September 17th at 2:00pm. I **DISAPPROVE** this being rezoned to commercial. An 8,600sft building is entirely too big for the space.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

To whom it may concern –

I am OPPOSING the rezoning and proposition by Food Pak. This has been a historically residential area for over a hundred years. Having the Maple Street built on the corner was enough of a headache for us to adapt to with noise and parking, this would cause even more unnecessary noise, parking, and disrupt the peace and sanctity of our residential area. Especially of what is essentially a strip mall being placed there. It would take out the natural forests that protect our privacy and natural wildlife, subjecting all wildlife to the park which has already been wiped out to make way for those pickle ball courts and blank empty park behind it.

Here is what the old manager of Maple Street informed me and other neighbors in 2025:

“My employees used to rent some of his MANY rental houses in the neighborhood – he does not file taxes on these properties. He rents under the table, cash only, and never fixes any problems with the house because there are no contracts signed for the disadvantaged people who live there. He let one of my employees live in a 3B/2b home with no A/C for 5 months with giant holes in the flooring and rodents living in the ceiling and charged her \$1500/mo. She was a disabled veteran from Texas and had no where else to live so she couldn’t get out of the home. We had to fundraise her money to move back to Texas and he eventually fixed the home and rents it out again – under the table. He has many, many homes in the neighborhood he does this with, not just the one. “

Although I support his Food Pak business, I do not believe the establishment of this rezoning will benefit the neighborhood in any way, for nature and residential. Especially if the above statement has any truth or substance to it. Even if it wasn’t true, I still don’t believe commercializing our neighborhood is attractive to anyone in the community besides the one who profits from it.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Planning Commission,

I am writing in opposition to the zoning request to rezone 5070 Old Shell Road from R1 to B2. This property was sold to the current owner ~6 years ago, knowing that it was zoned R1 and that the previous owners also investigated rezoning the property to B2 and were told that this property was to stay R1 based on the residential nature of the area. There is a wonderful park across the street from this proposed zoning request with a parking lot where children will be going back and forth across this street. The increased traffic for this business (not to mention large delivery trucks) has the potential to put children at danger.

While Hejazi family is beloved by the Spring Hill community and they have a wonderful business, there are many existing locations in the area already zoned commercial where they could successfully relocate. It is important to protect our residentially zoned property.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

DISAPPROVE of the rezoning of 5070 Old Shell Road from R-1 to B-2.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I disapprove of this zoning change from R1 to B1 in the Village neighborhood.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I DISAPPROVE of the rezoning of 5070 Old She'll Rd. from R-1 to B-2 as it would be detrimental to my residential neighborhood. Thank you for considering my strong opposition.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I DISAPPROVE of the rezoning of 5070 Old Shell Road from R-1 to B-2 as I strongly believe it would be detrimental to my neighborhood. Thank you for considering my strong opposition and please keep the homeowners in this area in mind at your meeting this week.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I am AGAINST the zoning change of 5070 Old Shell Road. Country Club Village is a neighborhood full of young children, and it is being enhanced by the park renovation that will be amazing once completed. The last thing the area needs is an additional commercial property that will draw more traffic to the neighborhood. It seems like a conflict of interest to update the park so that children and families utilize the space but also put in a large strip mall next to it where additional cars will be entering and exiting throughout the day. Currently Boarder Drive East is a mess when the restaurant is receiving deliveries due to trucks blocking the road, and a second commercial property would make the area almost impassable during deliveries which is a detriment to the neighborhood and the people that live there.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I am strongly against the rezoning of 5070 Old Shell Road. To begin with, when I purchased my home, I never expected a strip mall to be 2 lots away from my house. I feel quite certain a large strip mall as proposed will lower my property value. The size alone is concerning and removing that much of the green space will ultimately make my street flood worse during hard rains due to additional water runoff. As a neighborhood resident, I am also concerned about the B2 designation because it opens up

a caliber of businesses that could be very damaging to our area. There is also minimal parking and during the summer, and on holidays when patrons are eating at the restaurant and families are using the park simultaneously, the parking lot is full as is. Adding another structure that will draw vehicle traffic will magnify the congestion on a highly traveled portion of Old Shell Road. As a resident of the neighborhood, I think rezoning is a huge mistake.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I signed the Save the Food Pak petition but since learning more about what is proposed in the application to rezone 5070 Old Shell Road, I no longer wish to support this application.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

5070 Old Shell Road is nestled right on a central corridor in Midtown Mobile making it a suitable spot for local commerce. Given that it is not positioned on an off-street or neighborhood street it is even further suitable for commercial use and that is amplified by the commercial interest of the local business Food Pak a staple to the Mobile community and economy. Please think of the community and local economy when considering this zoning change. Thank you.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I live on Old Shell Road. When I was younger I used to wish I could walk to a nearby store. I felt heavily restricted relying on my parents to buy everything for me which took a toll on my mental health and I'm still recovering as an adult. As we get older and more used to driving everywhere we tend to forget the freedom that comes with walking and being able to take a comfortable walk to a nearby shop is just one example. We shouldn't shy away from putting shops in or around neighborhoods just because car traffic might increase- in fact if we did it more people wouldn't be driving so much because they too would have a little shop right by them! Modeling that sense of freedom and physical independence in our youths is especially important. Independence in teens doesn't have to mean rebellion. Sometimes it just means being able to take a stroll through your neighborhood and taking care of your own needs without needing anyone to do it for you and without needing to pay for a car insurance or your life. Because that's freedom.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I live on Spring Hill Ave around the corner from Food Pak. I pass it nearly everyday and consistently stop on my way home for groceries that I can't get anywhere else. By rezoning the nearby lot Food Pak can continue to be a cornerstone in the community. Furthermore this rezoning would be in line with the parcel's Mixed Density Residential designation under the FLUM. While there are concerns on traffic and parking the adjacent parking lot is sparsely used and any traffic associated with the new location would likely be the same traffic that Food Pak sees now on the same street. The general problem with

congestion in Old Shell should be a separate consideration. The development of our community should not be halted for concerns that are already addressed under the City of Mobile's development code.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I signed the Petion before I understood everything involved. I'm very much against this type of development in this area!

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I am here to say that I **DISAPPROVE** of the zoning change.

Before I had understood what was all going on with Food Pak, I signed their petition, but after reading both sides of the story and understanding that they want to build a 6000 or 4000 plus sqft building on this small parcel, Nope I want my name removed from their petition.

I can't fathom that large of a building on that lot. Nor can I imagine how or where an 18-wheeler will be able to park to make a delivery, more so is there any room for a dumpster!!? Not to mention the crazy flooding of roads and into the park playground from the poor drainage system in the whole neighborhood!

Border Rd and Old Shell Rd getting in and out is already a mess and No we do not need a traffic light there. It would not help.

I love Food Pak, I will continue to buy from them, but from another site than where they can buy and build..

There is a nice piece of property on Bit n Spur Rd., down from Old Shell Rd, right before the entrance to Country Club Estates, where that little hair salon is that to me would be perfect. Still close where people can walk, ride their bike or golf cart and easy access for the 18-wheeler and dumpster. This is where I believe they should look into and or buy.

Please hear my objection from re-zoning this property. I Vote Against!!

Thank you for your time, I pray you vote correctly! With a DENY!

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Hello, I was writing to say that I **DISAPPROVE** of the zoning change requested for 5070 Old Shell Road.

I also want to say that I hastily signed a petition on change.org in favor of the zoning change before I had all the information about what was entailed in the zoning change being requested.

I want to WITHDRAW my name from the petition and am going to request change.org to remove my name from the petition.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I signed the Save the Food Pak petition but since learning more about what is proposed in the application to rezone 5070 Old Shell Road, I no longer wish to support this application.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Dear City of Mobile Planning Department,

I DISAPPROVE of the rezoning of 5070 Old Shell Road from R-1 to B-2. I am opposed to this zoning change and respectfully request that my opposition be included as part of the public record for Case# zon-udc-003870-2026.

Thank you for considering my concerns and the concerns of residents in the surrounding community.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

To whom it may concern:

I am writing to express my concerns regarding the proposed rezoning of the property at 5070 Old Shell Road in Mobile, Alabama.

After graduating from the University of South Alabama and marrying a lifelong Mobilian, Springhill Woods became my home for the last 28 years. It's where I raised my family and became a part of this great community.

During my time here, Country Club Village has experienced a wonderful resurgence. It's a family neighborhood, parents take their kids to Lavretta Park, everyone walks on the new sidewalks along Old Shell Road, and many neighbors enjoy playing pickle ball on the new courts. Homes are being renovated, new homes are being built, second and third generation families are staying in the area to raise their own families.

Things are going great; however, much of this is now at risk as a commercial development seeks to rezone the property at the entrance to my neighborhood. I feel very strongly that this will negatively impact our community and my neighborhood.

Food Pak is a valued part of the community that we would like to see continue to thrive; however, the proposed site where they want to move is not a good fit for our neighborhood. Increased commercial traffic in the form of semi-trucks delivering to multiple businesses, additional commercial traffic in Lavretta Park's parking area, increased storm water runoff in an area where the streets currently flood during afternoon thunderstorms are just a few of the things that greatly concern me. Not to mention the fact that a business will be literally in the back yards of homes where families reside.

Fortunately, the City is working to improve park drainage and hopefully the long overdue repaving of neighborhood streets will help address the storm water runoff. But adding 8600 square feet of retail

space, along with the required parking and facilities that a business must have, I fear will negate the city's improvements.

Many people have spoken out in support of Food Pak, it's a valued part of our community; however, the problem is they want to rezone for this particular applicant rather than for the use of the property, which poses a long term threat to the neighborhood as a whole.

As a member of the Park Project 08 steering committee, our goal in revitalizing the park was to provide lifelong memories for all who enjoy the park. Once a property is zoned commercial, it is open to a wide variety of business uses that may be less than family friendly. Would a vape shop or package store be appropriate to share a parking lot with a neighborhood park?

I ask the planning commission to consider what is in the best long term interest of the community before making a decision that could prove to be detrimental to our small family oriented neighborhood for years to come.

I am 100% against any rezoning of the above mentioned property located at 5070 Old Shell Road from residential to business/ commercial.

Thank you for your consideration.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Good morning,

I signed the save the food pak petition, but since learning more about the rezoning, I no longer wish to support their application for any change at the residential section.

Thank you for logging my non-vote, I am unable to attend the meeting due to a long-standing doctors appointment. I know the commission will do the right thing.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

To Whom it May Concern,

I am writing to voice my opposition to any zoning change in Country Club Village, specifically the lot in question between Parkway East and Border Drive East (to allow a new/larger commercial building for the Food Pak).

In the spirit of full disclosure, I will note that I previously signed a petition supporting this zoning change. Unfortunately I allowed myself to be influenced by a misleading social media campaign, and believed the Food Pak to be in danger of closing if not allowed to move. The full facts of this issue were not presented in the early social media posts, nor were any pictures or diagrams or description of the building they want to put there. Since this information has been made available, I now understand and join the opposition.

I do not support any commercial business going into this space, as it would adversely and directly affect several homes in the adjacent area. Dumpster noise and pests would likely be an issue. For such an increase in size, surely they anticipate an increase in customer traffic - parking could become an issue for neighbors. Additionally, a large business/commercial building in this space would permanently change the quiet, wooded feel which has always been a hallmark of this particular part of town. And

while the current property owners maintain they will be respectful of the neighbors - that does not guarantee anything for potential future building owners/tenants.

In conclusion, this space is simply not suited for further commercial development. Please leave the zoning unchanged.

I appreciate your time and consideration in this matter.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I am writing to express my concern and opposition to the the rezoning of 5070 Old Shell Road proposed by the owners of the Food Pak.

I originally signed the petition in support but was not aware of the full scope of what they were requesting, which was my mistake.

What they are proposing is a multi-tenant strip mall and is not in keeping with the surrounding residential area. Most importantly, there is no control over what businesses will be allowed to operate there once the rezoning is approved. While some businesses, like the Food Pak, would be a great addition, others such as a lounge/bar would negatively impact not just the immediate neighbors but the broader Springhill community.

I believe parking will also be an issue and it will either impact the neighborhood's ability to use the city services (playground, tennis, park) or it will spill over into the neighborhood which will negatively impact those homeowners.

I am also concerned about the waste generated by the tenants of retail strip mall. The dumpsters will likely create a smell and attract rodents and pests that will likely negatively impact not only the homeowners but any visitors trying to enjoy the park.

I do support the Food Pak and would hate to see them leave the area. That is why I originally signed the petition. However, I do not feel that the proposed retail development is the correct answer.

Thank you for your careful consideration of this matter.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I am reaching out as a primary resident of the Country Club Village neighborhood. It has come to our attention that there is a strategy in place to rezone our neighborhood area to allow a strip mall to be built directly in our neighborhood more or less. I absolutely disapprove of this plan and desperately ask that the city of Mobile reconsider such an action. The people in our neighborhood love our little community and have no interest in our area to become a commercial site for the public. Please let our voices be heard in this matter!

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Dear Planning Commissioners:

I am writing to respectfully ask for your support in protecting the integrity of The Village of Spring Hill Master Plan by denying the application to rezone residential property in the Country Club Village neighborhood from R-1 to B-2 for commercial development. Our Master Plan was created with the overwhelming support of the Spring Hill community to preserve the character, stability and integrity of our neighborhoods and to provide clear guidelines for appropriate development. For more than 21 years The Village of Spring Hill has worked successfully with property owners and developers who embrace these principles while opposing efforts to circumvent or weaken our plan.

In 2006, with the support of the Planning Commission, we successfully opposed a non-conforming application to locate a cable billing company to this exact property that the residents opposed. We cannot change zoning based on individual proposals or popularity assuming that a desirable use today will always occupy the property. Once this property is zoned B-2 any use permitted under that zoning could occupy the site. Approving this request would establish a precedent that would undermine the long-term protections the Master Plan provides and could be challenged in similar areas all over our Village.

When Country Club Village was developed in the 1940's, the two properties fronting Old Shell Road were reserved for commercial use by the developer. However, when the city adopted zoning in the 1960's these properties were zoned R-1 rather than B-1, recognizing that the area had evolved into a residential neighborhood. The existing businesses were grandfathered, but their commercial use was not consistent with the residential character that had developed around them. More than 80 years ago there was no way to anticipate that this area would ultimately become predominately a residential neighborhood centered around a children's park. Today that residential character is firmly established and should be protected not gradually eroded through piecemeal rezoning.

Thank you for your consideration and continued support.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Hello,

I disapprove of the rezoning of 5070 Old Shell Road from R-1 to B-2.

My wife and I are lifelong Mobilians. I was born in the house next door to the one I live in now and my Dad's treehouse still stands in the backyard. We have young children that go to Spring Hill Presbyterian and are very invested in this community. Upon reviewing the arguments, we believe this change will severely hurt this community and neighborhood.

Thank you for your review.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

We have lived very close to Lavretta Park for 51 years. We have taken our children and our granddaughter there many times to play in the park over the years. We are very concerned about the increased traffic the inadequate parking of this proposed 8600 square foot development and the safety of children and parents as they come to play in the new park. Children on electric bikes whisk in and out as they go to the park and the pickleball courts. This proposed development will be detrimental to the neighborhood character of Country Club Woods but first and foremost the safety of children should be the primary concern with the already crowded shared parking for the park and for the Maple Street Biscuit Company. Adding additional businesses which will also share parking will be irresponsible on the part of the Planning Commission.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I have owned my home in Country Club Village since 1991. I strongly oppose the application for rezoning the parcel of land at 5070 Old Shell Rd. from R-1 to B-2. I believe the owners of Food Pak have other properties nearby that are already zoned for commercial use, and should focus their expansion of Food Pak in those areas.

Rezoning the residential lot in question will bring hardship to all neighbors. The additional traffic, noise, trash, dumpsters, delivery trucks, lighting and signage will negatively impact use of the children's area of Lavretta Park, currently under construction to become Mobile's all-inclusive playground for children across the city and county. The added traffic on Parkway Drive East will cut off the playground from its designated parking area. The new playground will bring an expected increase in the use of motorized wheelchairs required to cross over Parkway Dr. East for access.

The added traffic on Border Dr. East will impact neighbors and customers of Maple Street Biscuit Company. Maple Street currently accepts deliveries at its rear entrance parking lot which looks to be closely aligned with the proposed rear entrance of a new Food Pak. The traffic bottle-neck for deliveries and or dumpster servicing will be a nightmare for neighbors just trying to get home.

Thank you for considering my plea.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Hello,

As a long time resident of Country Club Village I am opposed to any zoning changes to the property along Old Shell Road in front of our neighborhood.

As traffic is already hard to navigate on Border Drive East since the Maple Street Biscuit opened at the corner any additional commercial properties would make it almost impossible to enter Old Shell Road from Border. Also from the preliminary drawings it doesn't look as though there will be enough parking at the store which means overflow will trickle on to the bordering streets.

Please take this as a no to any zoning changes in our neighborhood.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I am writing to express my strong opposition to the proposed zoning change. As a resident of Country Club Village since 1973, I firmly believe this change would be detrimental to our community.

There are numerous vacant commercial properties in this area that could be renovated before any residential zoning is reclassified for commercial use. Adding a large commercial development and the resulting traffic directly adjacent to Lavretta Park is inappropriate for this neighborhood.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

Dear Mobile Planning Committee, I grew up in Country Club Village off of Old Shell Road. I am opposed to any zoning change for the parcel on Old Shell Road next to Lavaretta Park - Case# zon-udc-003870-2026. Please do not approve it.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I live approximately 250 feet from the subject property. While I support Food Pak as a business, I want to express my strong opposition to the re-zoning of this parcel from R-1 to B-2 classification. This re-zoning request fails to meet any of the objective criteria which would support an increase in zoning intensity, nor does it meet basic design requirements related to parking, stormwater retention, landscaping, or building placement under the Spring Hill overlay. For these reasons, the application should be denied.

This parcel has a history of failed commercial zoning attempts, including as a business parking lot and as a cable billing office, and prior precedent indicates its unsuitability for re-zoning as B-2. In terms of consistency with the UDC and Spring Hill Overlay, the City's Comprehensive Plan calls for this parcel to remain residential (Mixed Density Residential); both current businesses at the neighborhood's entrance were grandfathered in and are operating with use variances to R-1 designation. The parcel's current R-1 designation was not made in error; in fact it has been in place since the City incorporated the neighborhood and established the initial zoning classifications. Furthermore, the proposed use is incompatible with surrounding uses (four residential properties abut the parcel to the north), and increased traffic intensity, on streets without traffic signals to Old Shell Road, will significantly increase risks to pedestrians visiting the adjacent park as well as to other drivers. The presence of a B-2-zoned parcel at this location will certainly lower property values of adjacent residential owners and decrease the level of health, safety, and general welfare for the neighborhood as a whole---and to visitors to the adjacent park and playground. Additionally, there is no capacity need outside of the individual business' desire to remain in nearly the same location. There are available parcels and buildings within a mile or two of the subject property, and these would certainly support Food Pak's ongoing operation---and would be supported by residents of this neighborhood. There have been no changes to underlying use

of the area, other than a change of status to the Food Pak's current lease, so a zoning change is not supported. For the benefit of the neighborhood as a whole, and in support of the City's UDC and Spring Hill Overlay, this zoning request should be denied.

Beyond the change in zoning, the applicant's proposed design, including the 11,000 square foot version presented at the neighborhood meeting, the 8,600 square foot version submitted with the re-zoning application, and even a newly introduced 6,500 square foot version, fail to meet basic requirements related to parking, stormwater retention, and landscaping. In fact, requests are currently before the Board of Zoning Adjustment to attempt to lessen these requirements. Rule of thumb planning assumptions would only support a 3,500 to 4,500 square foot commercial building on a parcel this size (just under 25,000 square feet). The proposed primary use of an adjacent City-owned park parking lot is preposterous; the recent redevelopment of Rester Brothers into Maple Street Biscuit Company required fully on-property parking, which the developers satisfied. Nearby commercial locations at Bit & Spur Road, including similarly-sized properties, provide significant on-property parking.

Based on mandated re-zoning criteria and fundamentally incompatible design issues, I request the Planning Commission deny this application. Thank you for your consideration.

Agenda #07 ZON-UDC-003870-2026 Food Pak, Inc.

Dear Members of the Zoning Committee,

I reside within the Country Club Village neighborhood.

I am opposed to any zoning change regarding the property located between Border Drive East and Parkway Street East.

I am writing to respectfully request that the Committee deny the proposed change in zoning.

I have lived and raised my four children in this neighborhood for over 26 years. Now, two of my children have also moved into Country Club Village and Spring Hill Woods. We have always enjoyed taking our children and now grandchildren for play days in Lavretta Park which always includes a stop into Food Pak.

We support Food Pak and the Hejazi family BUT do not want another commercial building at the entrance of Old Shell Road. The new proposed commercial building will increase the already strained traffic at the Border Drive East intersection as well as parking demand, water run-off problems, lighting, noise etc.

I respectfully ask the Committee to consider the potential effects of the proposed zoning change on neighboring properties.

Thank you for your consideration and for your service to the community.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I reside within the Country Club Village neighborhood.

Please be advised that I am opposed to the rezoning of the above mentioned property.

I respectfully ask that you consider the future effects an 8000 square foot commercial building will have on neighboring properties.

Thank you for your consideration and for your service to the community.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

As a resident of Country Club Village I am writing to voice my support for the proposed rezoning from R-1 to B-2 by Food Pak Inc. My family moved to this neighborhood several years ago and it has truly been a privilege to live in such a close-knit community where one can walk down the block to our neighborhood grocery pick up some items for dinner and chat with the owners and other neighbors. The families who come to Lavretta Park bring their children to Food Pak for cold drinks and treats. The family who owns and runs the Food Pak live in our neighborhood and are part of our community. This is not just a business. It is a cornerstone of our neighborhood and an iconic part of Mobile similar to Dew Drop Inn or other locally-owned businesses. To lose the Food Pak at this location will negatively affect our neighborhood and the Spring Hill community. Furthermore you should be aware that there is an organized group who opposes this rezoning effort a majority of whom do not even live in our neighborhood yet their voices are amplified by social media and through personal connections to politicians and direct competitors of Food Pak. I encourage you to consider these ethical implications and carefully weight your decision in favor of those who live in the neighborhood versus those who have other motivations and are not directly affected by this decision. In the original 1943 Plat for Country Club Subdivision this location was originally zoned for business. Clearly the original intent by the founders of the neighborhood was for a business to be in this area. Indeed this is a logical location for a business given the proximity to busy Old Shell Road a public park and another existing business (Maple Street Biscuit Company which is zoned R-1 but received a variance several years ago to operate). This is an opportunity to support a small beloved locally-owned neighborhood business at a time when so many faceless corporations are dominating communities across the country and the vision of a close-knit main street America fades. I urge you to grant this zoning request and/or a variance which will allow Food Pak to continue to be a part of our community for many more years to come. Thank you for your time and consideration!

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Dear Planning Commission,

I am writing to express my opposition to the proposed rezoning of 5070 Old Shell Road from R-1 to B-2 (Food Pak application ZON-UDC-003870-2026).

I understand and appreciate the business and the people behind Food Pak, but I am concerned about changing this property from residential to commercial zoning in the middle of an established residential neighborhood. As someone who lives immediately in the area, this change could directly affect our neighborhood through increased traffic, noise, lighting, parking, and future development.

My concern is not simply the proposed business today, but what a B-2 zoning designation could allow on this property in the future. Once the property is rezoned, future uses or ownership could change, while the surrounding residents would have to live with the consequences.

I respectfully ask the Planning Commission to consider the long-term impact on the residents who live here and to deny the requested rezoning.

Thank you for considering the concerns of those of us who live directly in this neighborhood.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I support rezoning the parcel from R-1 to B-2 for Food pak. I live around the corner from food pak.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I am writing in SUPPORT of the proposed rezoning of 5070 Old Shell Road from R-1 to B-2 for the new Food Pak- ref: ZON-UDC-003870-2026.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

I am opposed to the rezoning request.

I reside in 36608 zip code, within 1/2 mile of the rezoning request area.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

This is an addendum to my initial comment:: Primary Statement: As a current Mobile Resident and a former resident of the CCV I would like to stand with the FoodPak in their efforts to Rezone this parcel from R-1 to B-2 for the future use of a new FoodPak following the impending termination of their 35-year lease. Since the early 1990's the FoodPak has served the Country Club Village (CCV) as a cornerstone local grocer and I am happy to see continued support for this local grocer from both the local community and from Mobilians at large. Opposition Arguments / Solutions: Proactively and based on community input in public forums the FoodPak has already indicated a willingness to adapt their proposal to fit the needs of the CCV community. For example following complaints from the Opposition (Group named Oppose Residential Rezoning and Support Food Pak) on the size of the proposal at 8000sqft FoodPak has already proposed a revision to 6500sqft in efforts to minimize impacts and address this particular concern. I would like to note a contradiction that the Opposition Group is now rebranding to fight this zoning while they were actively supporting variances and parking lot on this exact parcel when Maple Street Bakery was on the table for discussion. In effect FoodPak has shown that they are willing to adapt their plans for the future-use of the site. The opposition has brought forth both in this forum and in online discourse several speculative issues with this zoning change. One solution that would balance development while taking community input into consideration would be the implantation of the Restrictive Form titled "Voluntary Conditions and Use Restrictions rev March 2023". The following are statements from the Opposition. I have reviewed comments and would like to pose logical dissents. All of this is to say these oppositional arguments can be addressed via implementation of the referenced Restrictions Form. 1.Opposition boasts 927 followers on their public Facebook page as of September 16 2026. It should be noted that nearly all of these followers originally joined this page which was a support page for the adjacent Maple Street Bakery Rezoning Efforts. It has since been renamed to be against rezoning contrary to the original purpose. 2.Opposition has stated they are against rezoning this site however in 2017 the Opposition Group has shown support for the rezoning of this site for a Parking Lot that would have supported Maple Street Bakery. This is a clear "rules for thee and not for me" scenario that contradicts the idea that this is simply a zoning issue.3.Opposition also made several posts about Zoning signage in front of the Rester Brothers property with support from the current Opposition. Ultimately Opposition supported the implementation of a Variance that allows the Maple Street Bakery to utilize this property as a Commercial Development despite the official designation. 4.Opposition states this would have an adverse impact on water runoff. Having lived in the CCV in 2015 I observed issues with drainage and surface runoff along Border Dr E. These issues persist and I believe that proper onsite design would prove beneficial to the water runoff issues. FoodPak as an opportunity to implement measures to improve drainage already their preliminary plans implement a detention area that would mitigate existing issues. In addition City Engineers have indicated that they will need to implement Erosional and Sedimentation controls in addition to the 1984 Mobile Alabama Food Plain Management Plan and the Storm Water Management and Flood Control plan. 5.The proposal would back up to Four (4) residences. Much like the current location an adequate buffer exists between these residential areas. The UDC requires a 10-foot wide Protective Buffer according to Article 3 Section 64-3-8. The site maintains a 20-foot buffer from adjacent residences consistent with these requirements that are deemed appropriate under the UDC. 6.Opposition has posed much speculation about the future use of the site should a commercial allocation be authorized. However all of this speculation can be

simply addressed by implementing the Restrictive Form. A majority of the opposition many of whom do not even live in our neighborhood continue to flood social media while flexing their personal connections to politicians and direct competitors of Food Pak. I encourage the Board to consider these ethical implications and to carefully weigh your decision in favor of those who live in the neighborhood versus those who have other motivations and are not directly affected by this decision. The original 1940s Plat for CCV originally proposed this site to be commercial. The CCV founders' intent was for a business to be in this area which would offer walking-distance amenities to the community at large. I stand with the original vision for the CCV.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

ZON-UDC-003870-2026

Hi. I live in the neighborhood of Country Club Village. I own my house.

I am writing this email to voice my opposition to the zoning change. All of us in the neighborhood love the Food Pak and want it to stay where it currently is. Most of the people in support of this zoning change do not live in CCV or the surrounding neighborhoods.

My main issue is with traffic. Ingress and egress to this site is on Border Dr. E. in the neighborhood. We do not have a traffic light at the intersection of Old Shell Rd. and Border Dr. E. and don't want one. There's already a commercial establishment at the corner of Border Dr. E. and Old Shell Rd. Another commercial business at that intersection will be a nightmare for people who live on Border Dr. People like me.

My other main concern is that if the Food Pak leaves the site, it could become anything allowed under the B2 zoning which include tattoo parlors, bars, and vape shops.

Please vote no on the request for zoning change.

Agenda #07 ZON-UDC-003870-2026

Food Pak, Inc.

I am opposed to the rezoning of 5070 Old Shell Road from R-1 to B-2. Having served on the Mobile Historic Development Commission for a number of years and also having chaired the Endangered Properties Committee on the commission, I am painfully aware of the number of things that can change from the original intent of the owner requesting the rezoning. Personal matters, unanticipated expenses, changed minds mid stream, the list is too long for this correspondence. Long range planning is a positive thing as is setting a high standard. I wish FoodPac well, just not at this location!

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

Dear Mobile Planning Commission Please support Food Pak's application to rezone from R-1 to B-2.

Agenda #07 ZON-UDC-003870-2026
Food Pak, Inc.

To: Mobile Planning Commission From: George Phillips Subject: Rezoning of the property on Old shell for Food Pack. Date: Sept 16.2026 I am in full disagreement with this zoning change. Several Points I have listed below. This is a residential area. The commercial sites already there should have never been allowed. There are several commercial sites available at both the intersection of Old Shell and University Blvd and Old Shell and McGregor. These two locations are with walking distance of the current location of Food Pak. When the current owner of Food Pak decides to close his business permanently. This opens the door for a truly undesirable business to open in a residential neighborhood or a vacant building like the CVS at University and Airport.

Agenda #10 SUB-003838-2026, MOD-003841-2026 & MOD-003842-2026
Third Annunciation Greek Orthodox Church Subdivision

Dear Members of the Mobile Planning Commission:

As a resident of Bradford Avenue in the Old Dauphin Way Historic District, I am writing to express my strong opposition to the proposed expansion by Annunciation Greek Orthodox Church located at the corner of Ann and Azalea Streets in Mobile.

The church currently owns several residential properties on Bradford —specifically 59, 61, and 67 Bradford Avenue—along with a large vacant lot that extends from Bradford all the way back to Ann Street. Their plan to demolish one home and subdivide the remaining two, and convert this space into additional church parking space and facilities would change the character, appearance, and stability of our neighborhood.

Bradford Avenue is a quiet, residential street lined with historic homes. Two of the old brick bungalows proposed for subdivision were built in the 1930's. With the exception of the garage apartments behind these homes, they appear to be in good repair. The church was not specific about their plans when stating in a letter to Bradford Avenue residents that these nice old houses would be "subdivided". I'm not sure what that means, however, I am against any proposal that would alter or change the appearance and structure of these old family residences. It would be a shame to alter these charming old homes in any way since they are two of the oldest and nicest houses on the street.

Introducing a parking lot entrance on Bradford would also substantially increase traffic volume, noise, and congestion on a street not designed for institutional traffic flow. In addition to traffic concerns, demolition of the home at 67 Bradford would create a huge gap on the street since this home is located next to the church's vacant lot. This property may not be historically old, but, demolishing it would fundamentally alter the architectural and cultural fabric of the street.

As you know, the district's value lies in its continuity, charm, and preservation of historic residential streetscapes. Replacing or altering homes in order to build a parking lot and institutional facilities would disrupt that continuity and also set a precedent for future institutional encroachment.

Additionally, the proposed development raises legitimate concerns about declining property values. Residential homes adjacent to or across from parking lots typically experience reduced desirability due to increased noise, lighting, traffic, and loss of neighborhood character. Many residents have invested in their homes specifically because of the historic nature and residential stability of this district. This project threatens those investments.

I respectfully request that the Planning Commission carefully evaluate the long-term impact of this proposal on the Old Dauphin Way Historic District and the residents who call Bradford Avenue home. I urge the Commission to consider alternative solutions that allow the church to meet its needs without compromising the character of our neighborhood. Any expansion should avoid creating a parking entrance or exit on Bradford Avenue and should preserve the residential nature of the street. As it is, the vacant lot owned by the church has been an eyesore for years since a metal building or shed and stored items are plainly visible from Bradford. Only a chain link fence separates the lot from the sidewalk and street.

I understand the church's need for additional parking space, but strongly object to their current proposal for the reasons cited above. I want my street and neighborhood to remain quiet and residential, not a large portion on one side of the block devoted to a parking lot and institutional outbuildings.

There is also the fact that according to City of Mobile rules, regulations and ordinances governing historic Old Dauphinway, many of the changes the church is proposing are not allowed in this district which surely their Parish Council already knows.

Thank you for your attention to this matter and for your commitment to protecting Mobile's historic neighborhoods. I appreciate your consideration and respectfully ask that the church significantly modify their proposed expansion to prevent harm to our street and neighborhood.

Agenda #10 SUB-003838-2026, MOD-003841-2026 & MOD-003842-2026 Third Annunciation Greek Orthodox Church Subdivision

The fact that the Greek Church wants to alter or subdivide two properties they own on Bradford, and demolish a third is most upsetting. If the church is allowed to construct a parking lot and additional outbuildings visible from Bradford Avenue, this will completely deface our street making it appear institutional rather than residential.

There is already a lot of traffic on Bradford as it is due to Walgreens and Dairy Queen at the corner of Bradford and Government Streets, along with drivers using Bradford to cut through to Dauphin St. We definitely don't need more traffic on Bradford.

It seems to me that if the church needs additional parking space for its increasing membership, they should approach the homeowners on Azalea St. whose properties back up to the church, and offer to buy a back portion of their lots. The house on Azalea that my house backs up to has a long lot extending back to church property. Selling some of this land to the church would still leave the house sitting on a fair sized lot.

In their recent correspondence to Bradford Avenue residents, the Church Council stated that they have valued being a neighbor. I personally have seen no evidence of this over the years. Take a drive down

Bradford and you will see their empty lot with a large metal outbuilding at the back that looks like a building you'd see on a commercial business site. It is, to be blunt, an eyesore on a residential street. Even the chain link fence that fronts Bradford is old and rusty. The church has never seen the need over the years to plant a hedge or shrubbery screening this view which would have greatly improved the appearance of the street and neighborhood.

I implore you not to approve the Church's proposal. It is not fair to the residents of Bradford Avenue and definitely not in keeping with City rules and regulations governing Mobile's historic districts.

**Agenda #10 SUB-003838-2026, MOD-003841-2026 & MOD-003842-2026
Third Annunciation Greek Orthodox Church Subdivision**

No

**Agenda #10 SUB-003838-2026, MOD-003841-2026 & MOD-003842-2026
Third Annunciation Greek Orthodox Church Subdivision**

Good evening,

I do not agree with the Greek Orthodox Church's plans to demolish a house to make room for parking and other outbuildings. It would negatively impact the character of the neighborhood and would take away a historic house. However, I do approve of their request to subdivide 2 houses because we need more housing and more "middle housing" like duplexes and apartments. Any future plans to put parking lots in the historic area should be denied, and if the city of Mobile was forward looking we would ban surface lots altogether. We do not want or need more surface parking in Midtown or downtown, and it should not be allowed for any reason, especially for a church, who would only use it once or twice a week.

Thank you.