



Agenda Item # 4

SUB-003250-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2729 Reaves Street & 2728 Betbeze Street

Subdivision Name:

Millville, Division A, Resubdivision of Lots 66, 67, 94, & 95

Applicant / Agent:

Lee A. Gill, Sr., The New Testament Holiness Church

Property Owner:

Lee A. Gill, Sr., The New Testament Holiness Church

Current Zoning:

R-1, Single-Family Residential Urban District

Future Land Use:

Mixed Density Residential

Applicable Codes, Policies, and Plans:

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

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create one (1) legal lot of record from four (4) legal lots of record.

Commission Considerations:

1. Subdivision proposal with nine (9) conditions.

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MILLVILLE, DIVISION A, RESUBDIVISION OF LOTS 66, 67, 94, & 95



APPLICATION NUMBER 4 DATE March 20, 2025



SITE HISTORY

The site was originally part of the Millville Subdivision, the plat for which was recorded in Mobile County Probate Court in 1906.

The site is partially developed with a religious facility (church), which is a non-conforming use in an R-1, Single-Family Residential Urban District, without previous approvals from the Planning Commission or City Council.

The Board of Zoning Adjustment denied a Variance for a reduced number of parking spaces on the church site in 1976.

STAFF COMMENTS

Engineering Comments:

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

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Revise NOTE #13 to read – “As shown on the 1984 aerial photo LOT A will receive 5,500 SF historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control).
- C. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- D. 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.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of

sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The purpose of this request is to create one (1) legal lot of record from four (4) legal lots of record. The site is served by public water and sanitary sewer services.

The proposed lot has frontage along Reaves Street, McCarley Street, and Betbeze Street, all minor streets with curb and gutter each requiring a 50-foot-wide right-of-way. The preliminary plat depicts a 40-foot-wide right-of-way along each street, which is substandard; as such, dedication sufficient to provide 25 feet from the centerline of each street should be required, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved by the Planning Commission.

The lot requires a 25-foot corner radius (or as approved by the City Engineer and the Traffic Engineering Director) where Reaves Street and McCarley Street intersect, and where McCarley Street and Betbeze Street intersect, in compliance with Section 6.C.6. of the Subdivision Regulations. If approved, the plat should be revised to depict sufficient dedication of each corner radius unless a waiver of Section 6.C.6. of the Subdivision Regulations is recommended by the City Engineer and Traffic Engineering Director.

The lot, as proposed, exceeds the minimum area and width requirements of Sections 6.C.2.(a)(1) and 6.C.2.(b)(3) of the Subdivision Regulations for lots served by public water and sanitary sewer service in an R-1 Urban district, and is appropriately labeled with its size in square feet and acres on the preliminary plat. If approved, this information should be retained on the Final Plat, adjusted for any required dedication; or provision of a table on the Final plat with the same information will suffice.

A front yard setback is illustrated along each street frontage, as required by Section 5.C.2.(i) of the Subdivision Regulations, but exceeds the five (5)-foot minimum setback requirements of Article 2, Section 64-2-5.E. of the Unified Development Code (UDC) for lots in an R-1 Urban district. If approved, retention of at least a five (5) foot front yard setback along each street frontage should be required, adjusted for any required dedication.

The existing church building is depicted on the preliminary plat. As mentioned, use of the church is non-conforming on property zoned R-1 Urban without previous Planning Commission or City Council approvals. The proposed subdivision expands the site on which the non-conforming use is located and, as such, it should be noted that the expansion or enlargement of non-conforming uses may only be extended within the site or premises on which the non-conforming use was originally located, per Article 6 of the UDC. Therefore, if the use of the church is extended to the newly incorporated portion of the property, full compliance with the development requirements of Article 3 of the UDC may be required. Moreover, extending use of the church to the newly incorporated portion of the property may require approval of a Conditional Use Permit by the Planning Commission and City Council. While no development or redevelopment of the property is proposed at this time, a note should be placed on the Final Plat, if approved, stating that use of the site is subject to compliance with the non-conforming provisions of Article 6 of the UDC unless redeveloped for compliance with current regulations.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities

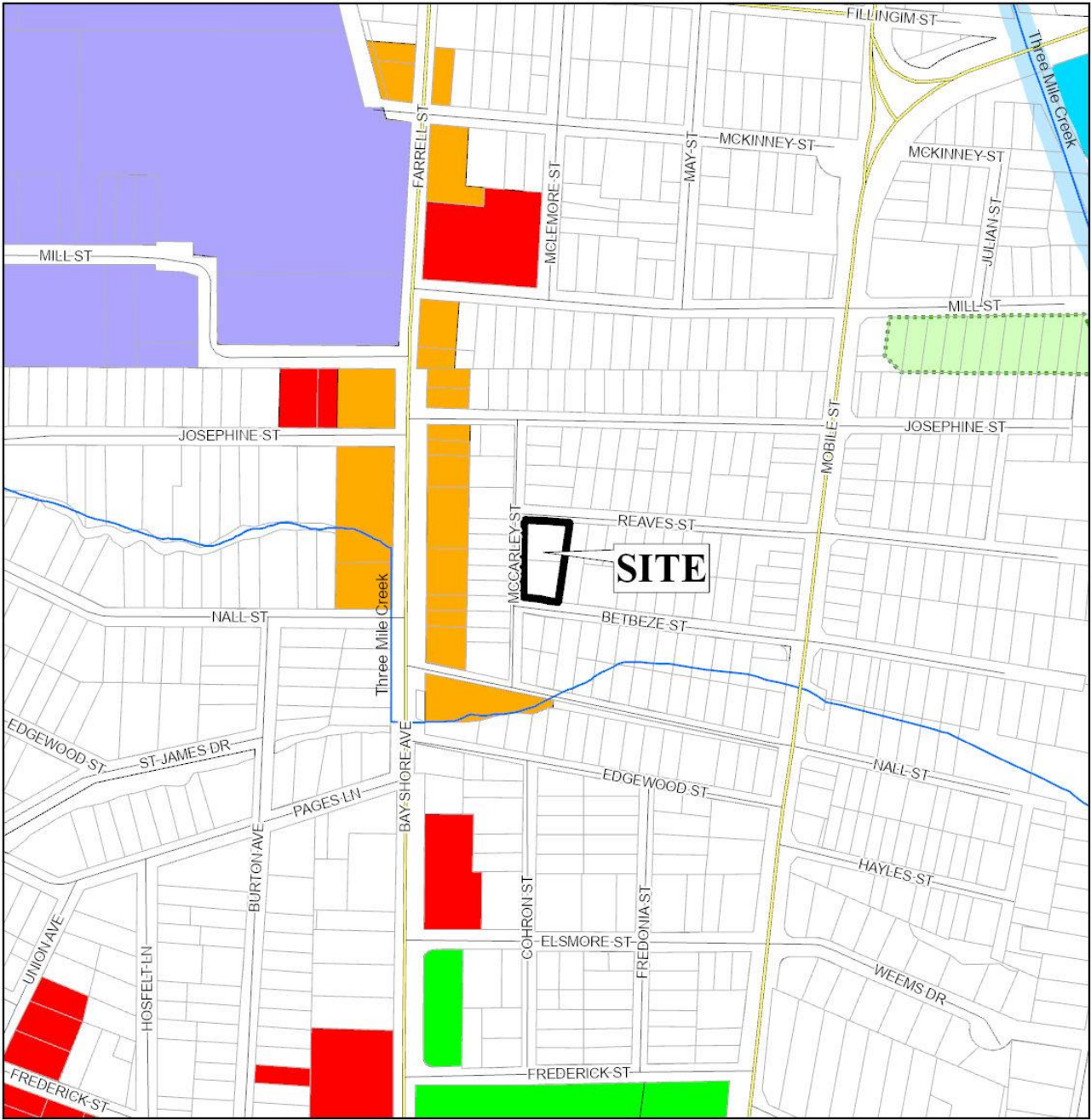
and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:


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

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Reaves Street, McCarley Street, and Betbeze Street, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved by the Planning Commission;
2. Revision of the plat to illustrate dedication of a 25-foot corner radius at the intersection of Reaves Street and McCarley Street, and McCarley Street and Betbeze Street, per Section 6.C.6. (or as approved by the City Engineer and the Traffic Engineering Director);
3. Retention of the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
4. Retention of at least a five (5)-foot front yard setback along each street frontage;
5. Placement of a note on the Final Plat stating use of the site is subject to the non-conforming provisions of Article 6 of the Unified Development Code unless redeveloped for compliance with current regulations;
6. Compliance with all Engineering comments noted in this staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
8. Compliance with all Urban Forestry comments noted in this staff report; and,
9. Compliance with all Fire Department comments noted in this staff report.

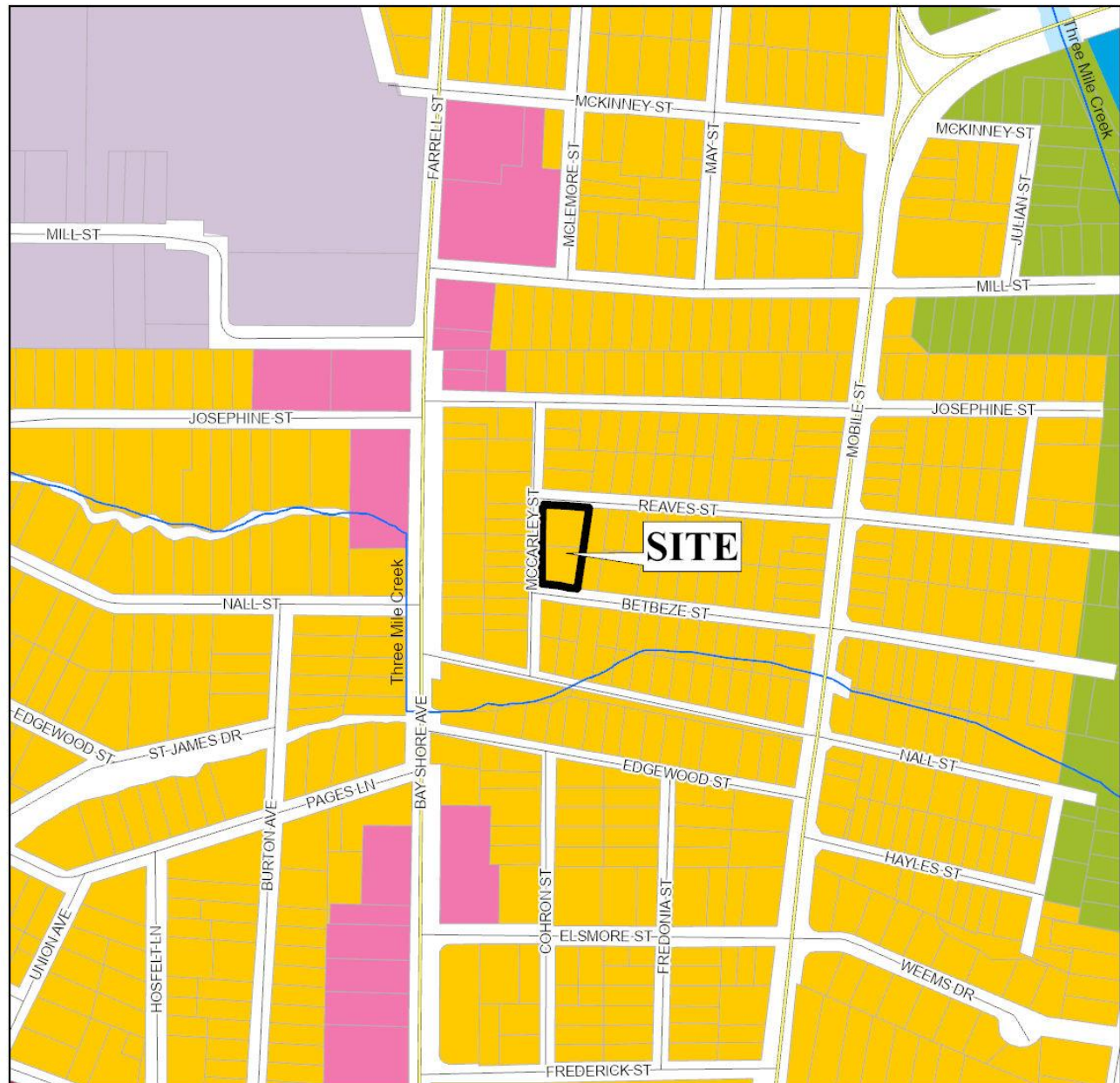
LOCATOR ZONING MAP



APPLICATION NUMBER	4	DATE	March 20, 2025
APPLICANT	Millville, Division A, Resubdivision of Lots 66, 67, 94, & 95		
REQUEST	Subdivision		


 NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE March 20, 2025
 APPLICANT Millville, Division A, Resubdivision of Lots 66, 67, 94, & 95
 REQUEST Subdivision

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



MILLVILLE, DIVISION A, RESUBDIVISION OF LOTS 66, 67, 94, & 95

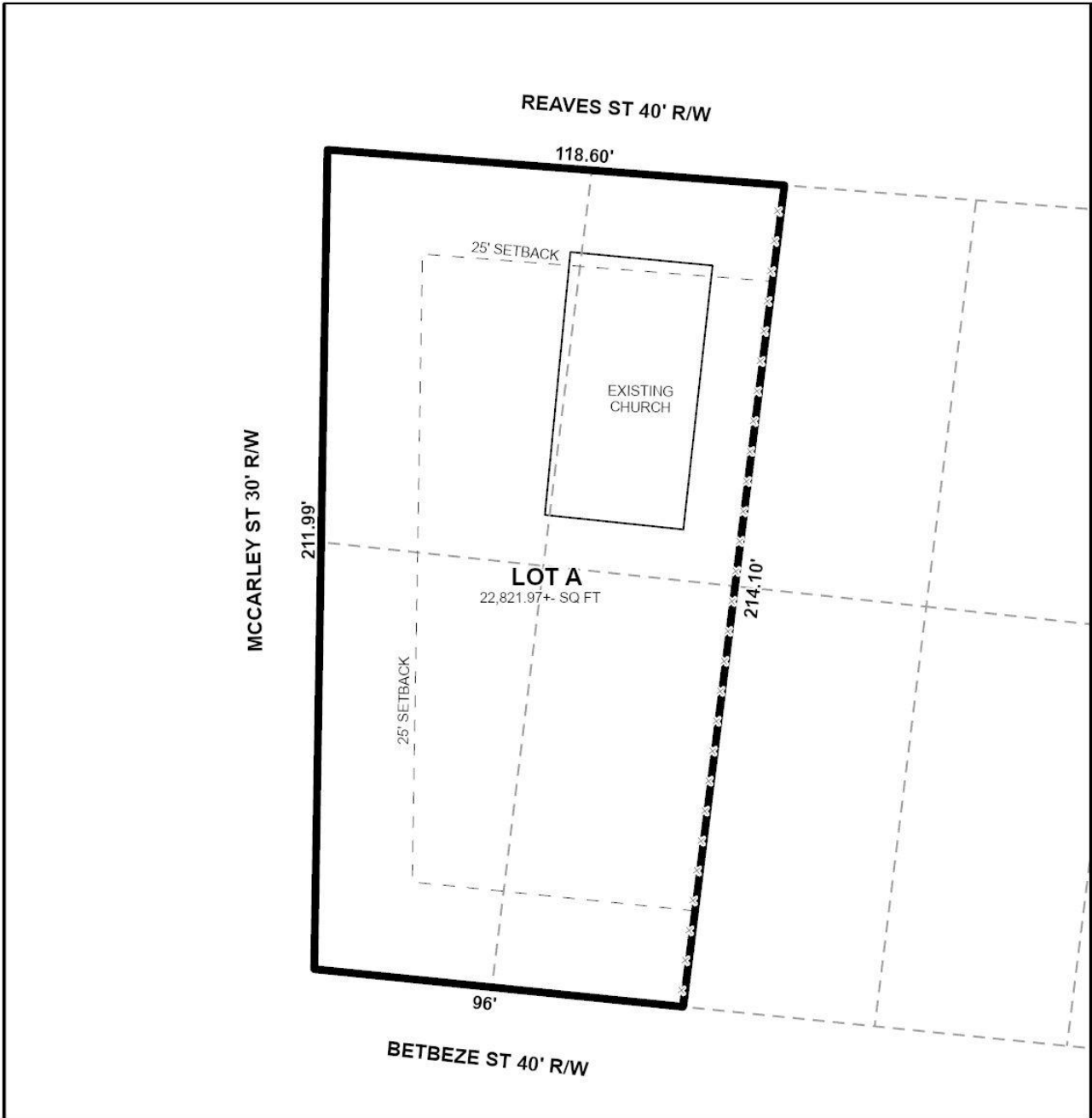


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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE March 20, 2025
 APPLICANT Millville, Division A, Resubdivision of Lots 66, 67, 94, & 95
 REQUEST Subdivision



ZONING DISTRICT CORRESPONDENCE MATRIX			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○				■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■					□		
HISTORIC BUSINESS	H-B				■		■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6				■									□		
DOWNTOWN DEV. DDD	T-5.1				■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2				■		■							□		
DOWNTOWN DEV. DDD	T-4				■		■		□					□		
DOWNTOWN DEV. DDD	T-3				■		■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□				□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○				□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○				□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3					■				■			○	□	○	
GEN. BUSINESS	B-4				■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

MIXED DENSITY RESIDENTIAL (MxDR)

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.