



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

OFFICE OF THE CITY COUNCIL COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Richard and Rachel Nufrio
5650 Timber Pine Road
Wilmer, AL 36587

Re: Case #SUB2013-00020 (Subdivision)
Nurfio Subdivision
6606 Old Shell Road
(North side of Old Shell Road, 285'± West of Dickens Ferry Road).
1 Lot / 1.7± Acre

Dear Applicant(s)/ Property Owner(s):

At its meeting on June 6, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that access to Old Shell Road is limited to one curb cut, with size location, and design to conform to ASHTO standards and approved by the Traffic Engineer;
- 2) the 25' minimum building setback line be illustrated on the Final Plat, as it is on the Preliminary Plat submitted;
- 3) the lot size be noted in both acreage and square footage;
- 4) placement of a note on the final plat stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplain issues is required prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Nurfio Subdivision

June 11, 2013

Page 2

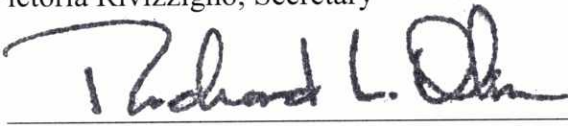
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: 
Richard Olsen
Deputy Director of Planning

cc: M. Don Williams Engineering



CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

June 11, 2013

Richard and Rachel Nufrio
5650 Timber Pine Road
Wilmer, AL 36587

Re: Case #ZON2013-00455 (Rezoning)
Richard & Rachel Nurfio
6606 Old Shell Road
(North side of Old Shell Road, 285'± West of Dickens Ferry Road).
Rezoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow a real estate office.

Dear Applicant(s)/ Property Owner(s):

At its meeting on June 6, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer-Business District, to allow a real estate office.

After discussion, it was decided to recommend this change in zoning to the City Council subject to the following conditions:

- 1) **completion of the subdivision process;**
- 2) **obtaining of all proper permits for commercial use (to replace all residential permits previously obtained – to be the under the building code in force at the time of commercial permits being issued), all appropriate inspections, and issuance of a CO prior to issuance of zoning certification, business license, sign permit, or the commercial occupancy of the site;**
- 3) **the site be brought into compliance to the greatest degree practicable with landscaping and tree planting requirements;**
- 4) **provision of an 8' privacy fence along the East property line, adjacent to the assisted living facility, supplemented by planting of required frontage trees that cannot be planted along the road frontage to provide additional buffering; and**
- 5) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$224.20**. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

REGGIE COPELAND, SR.
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.
DISTRICT 2

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA C. LAMBERT

Nurfio Resoning

June 11, 2013

Page 2

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: M. Don Williams Engineering