



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2022

Jerry Byrd  
Byrd Surveying  
2600 Halls Mill Road  
Mobile, Alabama 36606

**Re:    2351 Venetia Road**  
      (South side of Venetia Road, 600'± East of the South terminus of Navco Road).  
      Council District 4  
      **SUB-001930-2022**  
      **Green Estates Subdivision**  
      **Number of Lots / Acres:** 2 Lots / 3.2± Acres  
      **Engineer / Surveyor:** Byrd Surveying, Inc.

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

At its meeting on February 16, 2022, the Planning Commission considered the above referenced Subdivision application.

**After discussion, the Planning Commission Tentatively Approved the application, with waivers of Section V.D.1. and V.D.3. of the Subdivision Regulations, subject to the following:**

- 1) retention of the lot sizes in acres and square feet on the Final Plat, or provision of a table on the Final Plat providing the same information;**
- 2) retention of the 25-foot minimum building setback line along Venetia Road, in compliance with Section V.D.9. of the Subdivision Regulations;**
- 3) revision of the plat to depict compliance with Section IV of the Subdivision Regulations;**
- 4) Placement of a note on the Final Plat stating all future site improvements shall conform to current regulations;**
- 5) compliance with Engineering comments: (FINAL PLAT COMMENTS *(should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): 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***

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*Surveyors. B) Add the label for Riverview Ave to the vicinity map. C) Contact addressing at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) to change the address of LOT A from 2351 Venetia Rd. to 2353 Venetia Rd. D) Review and revise the distance labels for the east and west property lines to verify where the “calculated” distance ends – at the R&C monument or the property corner from the written description? Are the R&C monuments reference monuments? Are the corners of the property marked with BSI capped rebar? E) Check the written bearing in the legal description and the boundary label for the on the east property line. F) Provide a note that a 25' riparian buffer may be required for LOT A, during development, along the edge of anything considered by ADEM to be a water of the state. G) Show and label all flood zones. New maps went into effect on June 5, 2020. H) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. I) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. J) Provide the Surveyor’s Certificate. K) Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. L) Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. M) 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. N) Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. O) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. P) 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. Q) After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*

- 6) placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) compliance with 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.);*

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- 8) compliance with Fire Department comments and placement of a note: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and,*
- 9) full compliance with all other Codes and Ordinances.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas

Deputy Director of Planning and Zoning