



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 21, 2017

Jeffrey Quinnelly  
3751 Sheips Lane  
Mobile, AL 36608

**Re: 406 & 456 North McGregor Avenue and 3772 & 3774 Sheips Lane**  
**(Northeast corner of North McGregor Avenue and Sheips Lane).**  
Council District 7  
**SUB-000117-2017 (Subdivision)**  
**North McGregor Subdivision, Quinnelly-Hale Addition to**

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

At its meeting on July 20, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) retention of the dedication along North McGregor Avenue and Sheips Lane to accommodate the required 12' wide sidewalk on the Final Plat, as illustrated on the preliminary plat;
- 2) retention of the dedication of the corner radii at the intersection of North McGregor Avenue and Sheips Lane per Section VIII.G.5. of the Subdivision Regulations on the Final Plat, as illustrated on the preliminary plat;
- 3) retention of the lot size in square feet and acres, adjusted for dedication;
- 4) 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 Surveyors. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Add a note to the ***SUBDIVISION PLAT*** stating 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. D. Add a note to the Plat stating 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. E. 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. F. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. G. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*

- 5) compliance with Traffic Engineering comments** *(Lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. With the addition of access to Sheips Lane the previously approved driveway on North McGregor Avenue should be considered one-way based on its constructed width. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. At least one handicap space must be van accessible (16' total width including the space and the adjacent accessible aisle). Improvements illustrated on North McGregor Avenue regarding the permanent striping are anticipated to be completed by an upcoming City resurfacing project and Traffic Engineering will assist with appropriate layout of on-street parking.);*
- 6) 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 (State Act 2015-116 and City Code Chapters 57 and 64).);*
- 7) compliance with Fire comments** *(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)); and*
- 8) completion of the Subdivision process prior to issuance of permits (demo ok).**

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).


**North McGregor Subdivision, Quinnelly-Hale Addition to  
July 21, 2017**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:   
Bert Hoffman  
Principal Planner

cc: Erdman Surveying, LLC



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**Re: 406 & 456 North McGregor Avenue and 3772 & 3774 Sheips Lane**  
**(Northeast corner of North McGregor Avenue and Sheips Lane).**  
Council District 7  
**ZON-000118-2017 (Amendment to Regulating Plan)**  
**Jeffrey Quinnelly**

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

At its meeting on July 20, 2017, the Planning Commission considered your request for an Amendment to the Village of Spring Hill Regulating Plan to change the regulating sub-districts from Neighborhood Center and Neighborhood General to Neighborhood Center.

**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) provision of an 8-foot high evergreen buffer along the south and east sides of the site;**
- 3) curb-cut to Sheips Lane to be located to align with the western-most access aisle of the proposed parking lot; and**
- 4) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$300.25. 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.

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: \_\_\_\_\_

Bert Hoffman  
Principal Planner

cc: Erdman Surveying, LLC