



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2024

FGP Manufacturing, LLC
1201 W. I-65 Service Road N.
Mobile, Alabama 36601

Re: 3107 Halls Mill Road
SUB-002658-2023
The Resubdivision of Southern Oaks Subdivision
FGP Manufacturing, LLC
District 3
Subdivision of 3 lots, 16.42± acres

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

At its meeting on January 18, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the existing right-of-way along Halls Mill Road;
2. Revision of the plat to correctly label "McVay Drive North";
3. Retention of the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
4. Revision of the Final Plat to illustrate a cross-access easement between Lots A and B, or provision of a recorded legal document with the same information;
5. Revision of the plat to illustrate the 25-foot minimum building setback line along each street frontage, per Section 64-2-13.E. and 64-2-14.E. of the UDC for lots in B-2 and B-3 zoning districts;
6. Compliance with all Engineering comments noted in the staff report;
7. Provision of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted

SUB-002658-2023 The Resubdivision of Southern Oaks Subdivision
January 22, 2024

on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2024

FGP Manufacturing, LLC
1201 W. I-65 Service Road N.
Mobile, Alabama 36601

Re: 3107 Halls Mill Road
MOD-002791-2023
The Resubdivision of Southern Oaks Subdivision
FGP Manufacturing, LLC
District 3

Modification of a previously approved Planning Approval allowing a popsicle manufacturing facility in a building larger than 50,000 square feet in a B-3, Community Business Suburban District.

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

At its meeting on January 18, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

- A. The request is consistent with all applicable requirements of this Chapter;
- B. The request is compatible with the character of the surrounding neighborhood;
- C. The request will not impede the orderly development and improvement of surrounding property;
- D. The request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - i. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - ii. Includes adequate public facilities and utilities;

January 22, 2024

- E. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. The request shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Based on the Findings of Fact, the Planning Commission voted to recommend Approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Provision of a note on the recorded site plan stating future development, redevelopment, or any changes to the use and/or scope of operations of an existing use of the site may require additional modification of the Planning Approval to be approved by the Planning Commission and City Council;
2. Revision of the site plan to illustrate a cross-access easement between Lots A and B, or provision of a recorded legal document with the same information;
3. Revision of the site plan to provide a table noting the off-street parking requirements of Table 64-3-12.1 of Article 3 of the UDC for each use of the site, along with the number of parking spaces provided;
4. Provision of a note on the recorded site plan stating that a buffer in compliance with the applicable standards of Article 3, Section 64-3-8 of the UDC is required to be provided and/or maintained where any portion of the subject site abuts a residentially zoned property;
5. Revision of the site plan to illustrate the 25-foot minimum building setback line along each street frontage, per Section 64-2-13.E. and 64-2-14.E. of the UDC for lots in B-2 and B-3 zoning districts;
6. Revision of the site plan to correctly label "McVay Drive North";
7. Revision of the site plan to illustrate the two (2) protected Live Oak trees, depicting their sizes (68" and 74" DBH or larger due to growth) and noting their preservation status;
8. Revision of the site plan to illustrate any existing or proposed dumpster pads, or placement of a note on the recorded site plan stating curbside waste services will be utilized;
9. Compliance with all Engineering comments noted in the staff report;
10. Provision of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and
12. Compliance with all Fire Department comments noted in the staff report.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

MOD-002791-2023 3107 Halls Mill Road

January 22, 2024


The advertising fee for this application based on the current legal description is **\$739.48**. Upon receipt of this fee (*check made out to the "City of Mobile"*), 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: 

Margaret Pappas
Deputy Director of Planning and Zoning