



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 07, 2014

Sweet Pilgrim Baptist Church
359 St. Charles Avenue
Mobile, AL 36617

Re: Case #SUB2014-00014 (Subdivision)
Sweet Pilgrim Baptist Church Subdivision
359 St. Charles Avenue
(North side of St. Charles Avenue, 435'± West of Dr. Martin Luther King Drive).
1 Lot / 2.1± Acres

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

At its meeting on March 6, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission heldover the application until the April 3, 2014 meeting, so that the following revisions can be made and submitted by March 20, 2014:

- 1) dedication to provide 25' from the centerline of St. Charles Avenue;
- 2) revision of the 25-foot minimum building setback line to reflect dedication;
- 3) retention of the lot size in square feet and acres;
- 4) compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway improvements cannot extend beyond the property line with the consent of the adjacent property owner. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 5) placement of a note limiting the site to two curb cuts to St. Charles Avenue;
- 6) compliance with Fire Department comments (*All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.*);
- 7) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will*

Sweet Pilgrim Baptist Church Subdivision
March 11, 2014

be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - # 71) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate amount of historical credit with City Engineering Department staff prior to the submittal of the Land Disturbance Permit application. C. 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. D. Show and label the monument set or found at each subdivision corner. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);

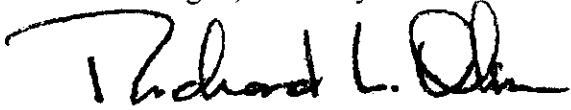
- 8) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

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: Polysurveying of Mobile, Inc.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 07, 2014

Sweet Pilgrim Baptist Church
359 St. Charles Avenue
Mobile, AL 36617

Re: Case #ZON2014-00223 (Planning Approval)
Sweet Pilgrim Baptist Church Subdivision
359 St. Charles Avenue
(North side of St. Charles Avenue, 435'± West of Dr. Martin Luther King Drive).
Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

At its meeting on March 6, 2014, the Planning Commission considered for Planning Approval to allow a church in an R-1, Single-Family Residential District.

After discussion, it was decided to holdover the application until the April 3, 2014 meeting, so that the following revisions can be made and submitted by March 20, 2014:

- 1) **dedication to provide 25' from the centerline of St. Charles Avenue;**
- 2) **revision of the 25-foot minimum building setback line to reflect dedication;**
- 3) **revision of the site plan to illustrate the location and size of existing live oak trees on the site, per Urban Forestry comments;**
- 4) **revision of the site plan to note the height and material of the dumpster screening;**
- 5) **compliance with Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Driveway improvements cannot extend beyond the property line with the consent of the adjacent property owner. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);**
- 6) **placement of a note limiting the site to two curb cuts to St. Charles Avenue;**
- 7) **placement of a note on the site plan state that parking lot lighting will be provided in compliance with Section 64-6.A.3.C. of the Zoning Ordinance;**

Sweet Pilgrim Baptist Church PA
March 11, 2014

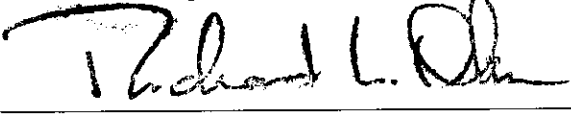
- 8) depiction and provision of a 6-foot high wooden privacy fence around the perimeter of the site where it abuts existing residential development, with the exception of within 25-feet of a street right-of-way, where the fence shall not exceed 3-feet in height;**
- 9) illustration of bumper stops where curbing is not provided; and**
- 10) full compliance with all other municipal codes and ordinances.**

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: Polysurveying of Mobile, Inc.