



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 22, 2019

Paul Persons, Jr.  
4474 Halls Mill Rd  
Mobile, AL 36693

**Re: South side of Halls Mill Road, 425'± West of Rochelle Street.**  
Council District 4  
**SUB-000903-2019 (Subdivision)**  
**Persons Development Subdivision**  
1 Lot / 0.9± Acre

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

At its meeting on May 16, 2019, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) verification of the width from the actual centerline of the Halls Mill Road right-of-way to the current property line, and, if less than 35', dedication sufficient to provide 35' from the centerline is required;
- 2) retention of the 25' minimum building setback line as measured from any required dedication;
- 3) revision of the plat to label the lot with its size in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement;
- 5) compliance with the 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 and label the reference monumentation for the corners labeled "NO CORNER SET" and "UNABLE TO SET" at the northeast corner of the propose lot. C. Revise the plat to label each lot with its size in acres and square feet, or the*

- furnishing of a table on the Plat providing the same information. D. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. E. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. F. Show and label all flood zones and boundary lines shown on the 2010 FEMA maps. Also indicate on the map by drawing or note that the proposed FEMA maps (2019) shows an increase in the X(unshaded) flood zone. G. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. Coordinate with City Engineering Dept. to provide the correct elevation. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. 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. K. 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. L. Add a note to the plat stating that all 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.];*
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot is limited to one curb cut with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. 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.);*
  - 7) compliance with the Fire Department 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);*
  - 8) compliance with the 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). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]; and*

**9) completion of the Subdivision process prior to issuance of land disturbance/building permits.**

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.

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).

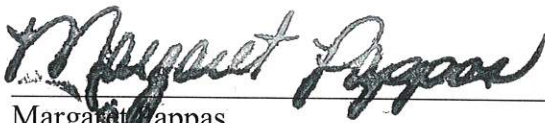
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Margaret Appas

Deputy Director of Planning and Zoning

cc: Rowe Engineering



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LETTER OF DECISION

May 22, 2019

Paul Persons, Jr.  
4474 Halls Mill Rd  
Mobile, AL 36693

**Re: SUB-SW-000904-2019 (Sidewalk Waiver)**

**Paul Persons, Jr.**

Request to waive construction of a sidewalk along Halls Mill Road.

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

At its meeting on April 4, 2019, the Planning Commission considered the above referenced request to waive the sidewalk along West Halls Mill Road.

**After discussion, the Planning Commission took the following actions:**

- 1) Approved the waiver of the sidewalk East of the existing guardrail; and**
- 2) Denied the waiver of the sidewalk West of the existing guardrail.**

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.

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Sincerely,

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Deputy Director of Planning and Zoning

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