

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 16, 2011

Zion Baptist Church  
605 Bel-Air Boulevard, Suite 27  
Mobile, AL 36606  
Attn: Pastor Bruce Moseley

**Re: Case #SUB2011-00122 (Subdivision)**  
**Zion Baptist Church Subdivision**  
2514 Halls Mill Road  
(Northwest corner of Halls Mill Road and Pollard Lane)  
**Number of Lots / Acres:** 2 Lots / 5.6 Acres±  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 4

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission decided to hold the matter over until the January 19, 2012, meeting, with revisions due to the Planning Section by noon on Wednesday, December 28, 2011, to address the following:

- 1) **dedication sufficient to provide 25 feet from the centerline of Pollard Lane;**
- 2) **illustration of 25-foot minimum building setback line after dedication;**
- 3) **compliance with Section V.B.16., in regards to curb radii should be required at the intersection of Halls Mill and Pollard Lane; and,**
- 4) **placement of a note on the Final Plat stating compliance with Urban Forestry**  
**Comments: “Preservation status is to be given to the 60” Live Oak Tree located on the center of Lot 1. Preservation status is to be given to the 48” Live Oak Tree, 50” Live Oak Tree and 52” Live Oak Tree on Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.”**

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

**Zion Baptist Church Subdivision**

**December 16, 2011**

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Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying of Mobile, Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 16, 2011

Zion Baptist Church  
605 Bel-Air Boulevard, Suite 27  
Mobile, AL 36606  
Attn: Pastor Bruce Moseley

**Re: Case #ZON2011-02614 (Planned Unit Development)**  
**Zion Baptist Church Subdivision**  
2514 Halls Mill Road  
(Northwest corner of Halls Mill Road and Pollard Lane)  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 4

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to hold the matter over until the January 19, 2012, meeting with revisions due to the Planning Section by noon on Wednesday, December 28, 2011, to address the following:

- 1) **submittal of an acceptable, detailed narrative describing the project in detail as required in Section 64-5.D. of the Zoning Ordinance;**
- 2) **revision of the site plan to show ALL required parking spaces on Lot 2, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the church and other information needed to ensure parking compliance;**
- 3) **approval of a sidewalk waiver or illustration of a sidewalk on the site plan is required;**
- 4) **compliance with Urban Forestry comments: *“Preservation status is to be given to the 60” Live Oak Tree located on the center of Lot 1. Preservation status is to be given to the 48” Live Oak Tree, 50” Live Oak Tree and 52” Live Oak Tree on Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;”***

- 5) **compliance with Traffic Engineering comments:** *“Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. As shown, the 10' asphalt drive is not wide enough to accommodate two-way traffic. A 14'-16' aisle is the minimum desirable width to designate an entrance as one-way. Also the gate at Halls Mill Road may prohibit circulation through the site if it is common practice to keep the gate closed or locked. Two-way traffic cannot occur between the maintenance building and the church; one-way traffic is very constrained. Parking stalls along Pollard Street are not accurately depicted in the site plan. Several of the "stalls" are less than 20' from the edge of the roadway. Any parking that requires backing into the right-of-way or parking within the right-of-way is not recommended. Excess asphalt and/or gravel surfaces within the right-of-way that are not permitted to be utilized as parking through a right-of-way use agreement should be removed. There is no existing designated handicap parking and the site plan does not show adequate facilities to account for handicap accessibility (for example, proper parking stall size, aisles, and solid surface access to the structures)”*; and,
- 6) **compliance with Engineering comments:** *“Any work performed in the existing ROW (right-of-way) will require a Right-of-Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Any increase in impervious area in excess of 4,000 square feet will require detention. Need to dedicate 10' of additional ROW along Pollard St., or as otherwise approved by the City Engineer. Any site improvements requiring a building permit will require full compliance with City Code Chapter 57 including repairing any existing sidewalk panels and driveway curb cuts.”*

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.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 16, 2011

Zion Baptist Church  
605 Bel-Air Boulevard, Suite 27  
Mobile, AL 36606  
Attn: Pastor Bruce Moseley

**Re: Case #ZON2011-02676 (Planning Approval)**  
**Zion Baptist Church Subdivision**  
2514 Halls Mill Road  
(Northwest corner of Halls Mill Road and Pollard Lane)  
Planning Approval to allow an existing church in an R-1, Single-Family Residential District.  
Council District 4

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered for Planning Approval the site plan to allow an existing church in an R-1, Single-Family Residential District.

After discussion, it was decided to hold the matter over until the January 19, 2012, meeting with revisions due to the Planning Section by noon on Wednesday, December 28, 2011, to address the following:

- 1) **revision of the site plan to show ALL required parking spaces on Lot 2, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the church and other information needed to ensure parking compliance;**
- 2) **approval of a sidewalk waiver or illustration of a sidewalk on the site plan is required;**
- 3) **compliance with Urban Forestry comments: “*Preservation status is to be given to the 60” Live Oak Tree located on the center of Lot 1. Preservation status is to be given to the 48” Live Oak Tree, 50” Live Oak Tree and 52” Live Oak Tree on Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;*”**

**Zion Baptist Church Subdivision**

**December 16, 2011**

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- 4) compliance with Traffic Engineering comments: “Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. As shown, the 10' asphalt drive is not wide enough to accommodate two-way traffic. A 14'-16' aisle is the minimum desirable width to designate an entrance as one-way. Also the gate at Halls Mill Road may prohibit circulation through the site if it is common practice to keep the gate closed or locked. Two-way traffic cannot occur between the maintenance building and the church; one-way traffic is very constrained. Parking stalls along Pollard Street are not accurately depicted in the site plan. Several of the "stalls" are less than 20' from the edge of the roadway. Any parking that requires backing into the right-of-way or parking within the right-of-way is not recommended. Excess asphalt and/or gravel surfaces within the right-of-way that are not permitted to be utilized as parking through a right-of-way use agreement should be removed. There is no existing designated handicap parking and the site plan does not show adequate facilities to account for handicap accessibility (for example, proper parking stall size, aisles and solid surface access to the structures)”; and,
- 5) compliance with Engineering comments: “Any work performed in the existing ROW (right-of-way) will require a Right of Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Any increase in impervious area in excess of 4,000 square feet will require detention. Need to dedicate 10' of additional ROW along Pollard St., or as otherwise approved by the City Engineer. Any site improvements requiring a building permit will require full compliance with City Code Chapter 57 including repairing any existing sidewalk panels and driveway curb cuts.”

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.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 16, 2011

Zion Baptist Church  
605 Bel-Air Boulevard, Suite 27  
Mobile, AL 36606  
Attn: Pastor Bruce Moseley

**Re: Case #ZON2011-02615 (Rezoning)**  
**Zion Baptist Church Subdivision**  
2514 Halls Mill Road  
(Northwest corner of Halls Mill Road and Pollard Lane)  
Rezoning from R-1, Single-Family Residential District and B-3, Community Business District, to R-1, Single-Family Residential District and to eliminate split zoning in a proposed subdivision.  
Council District 4

Dear Applicant(s):

At its meeting on December 15, 2011, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-3, Community Business District, to R-1, Single-Family Residential District and to eliminate split zoning in a proposed subdivision.

After discussion, it was decided to hold the matter over until the until the January 19, 2012, meeting with revisions due to the Planning Section by noon on Wednesday, December 28, 2011, to address the following:

- 1) rezoning of the entire development from B-3, Community Business to R-1, Single-Family Residential to allow with Planning Approval the allowed use of Lot 1 as a cemetery;
- 2) revision of the site plan to show ALL required parking spaces on Lot 2, including, but not limited to, dimensions of parking stalls or drive aisles, indicate paving materials, and indicate the seating capacity of the church and other information needed to ensure parking compliance;
- 3) approval of a sidewalk waiver or illustration of a sidewalk on the site plan is required;
- 4) compliance with Urban Forestry Comments: *“Preservation status is to be given to the 60” Live Oak Tree located on the center of Lot 1. Preservation*

*status is to be given to the 48" Live Oak Tree, 50" Live Oak Tree and 52" Live Oak Tree on Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;"*

- 5) **compliance with Traffic Engineering Comments:** *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. As shown, the 10' asphalt drive is not wide enough to accommodate two-way traffic. A 14'-16' aisle is the minimum desirable width to designate an entrance as one-way. Also the gate at Halls Mill Road may prohibit circulation through the site if it is common practice to keep the gate closed or locked. Two-way traffic cannot occur between the maintenance building and the church; one-way traffic is very constrained. Parking stalls along Pollard Street are not accurately depicted in the site plan. Several of the "stalls" are less than 20' from the edge of the roadway. Any parking that requires backing into the right-of-way or parking within the right-of-way is not recommended. Excess asphalt and/or gravel surfaces within the right-of-way that are not permitted to be utilized as parking through a right-of-way use agreement should be removed. There is no existing designated handicap parking and the site plan does not show adequate facilities to account for handicap accessibility (for example, proper parking stall size, aisles, and solid surface access to the structures;"*
- 6) **compliance with Engineering Comments:** *"Any work performed in the existing ROW (right-of-way) will require a Right-of-Way (ROW) permit from the Engineering Department and must comply with all City of Mobile ROW code and ordinance requirements. Any increase in impervious area in excess of 4,000 square feet will require detention. Need to dedicate 10' of additional ROW along Pollard St., or as otherwise approved by the City Engineer. Any site improvements requiring a building permit will require full compliance with City Code Chapter 57 including repairing any existing sidewalk panels and driveway curb cuts;"* and,
- 7) **compliance with all 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.