



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 7, 2014

Georgia Crown Distributing  
100 Georgia Crown Dr.  
McDonough, GA 30253

**Re: Case #SUB2014-00066 (Subdivision)**  
**Georgia Crown Distributing Subdivision**  
4476 Shipyard Road  
(Southwest corner of Shipyard Road and Crown Drive)  
1 Lot / 3.9± Acres

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

At its meeting on July 3, 2014, the Planning Commission considered the above referenced subdivision application.

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

- 1) **retention of the right-of-way width of Shipyard Road and Crown Drive on the Final Plat;**
- 2) **illustration of the 25' minimum building setback line along Shipyard Road and Crown Drive on Final Plat;**
- 3) **the labeling of the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **prior to any new construction on the site, the applicant should submit a sidewalk waiver or provide a sidewalk at time of new construction as required by the Subdivision Regulations;**
- 5) **placement of a note on the Final Plat stating that the lot is limited to two curb-cuts to Crown Drive with any changes to the size, design, and location to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards;**
- 6) **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;**

- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for flood zone issues prior to the issuance of any permits or land disturbance activities;
- 8) compliance with Engineering comments: *“The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will 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. Storm water detention may be required for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #90) 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 with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. 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. Provide a vicinity map. F. Revision of 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. G. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. H. Show and label all flood zones. I. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. J. Provide and label the monument set or found at each subdivision corner. K. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. L. Provide the Surveyor’s Certificate and Signature. M. Provide the Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. N. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.”;*
- 9) compliance with Traffic Engineering comments: *“Site is denied access to Shipyard Road, and limited to the two existing curb cuts on Crown Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;*
- 10) 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 61-929 and City Code Chapters 57 and 64).”;* and

**Georgia Crown Distributing Subdivision**  
**July 7, 2014**

**11) compliance with Fire 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."***

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 Land Use Administration 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 Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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: Don Williams



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 07, 2014

Georgia Crown Distributing  
100 Georgia Crown Dr.  
McDonough, GA 30253

**Re: Case #ZON2014-01211 (Rezoning)**  
**Georgia Crown Distributing Subdivision**  
4476 Shipyard Road  
(Southwest corner of Shipyard Road and Crown Drive).  
Rezoning from R-1, Single-Family Residential District, to I-1, Light-Industry District, to accommodate an existing business.

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

At its meeting on July 3, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to I-1, Light-Industry District, to accommodate an existing business.

After discussion, it was decided to recommend for approval as a B-5, Office-Distribution District to the City Council subject to the following conditions:

- 1) provision of adequate frontage trees to be coordinated with Planning and Urban Forestry when redeveloped, or with renovation or addition of 50% or more;**
- 2) completion of the Subdivision process; and**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$252.95. 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.


**Georgia Crown Distributing Subdivision REZ**  
**July 07, 2014**

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: Don Williams