

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 18, 2011

Alabama Power Company
P.O. Box 2641
Birmingham, AL 35291

Re: Case #ZON2011-02680

Alabama Power Company

East side of Navco Road 130'± South of Columbus Avenue)

Planning Approval to allow the expansion of an existing electrical substation in an R-1, Single-Family Residential District.

Council District 4

Dear Applicant(s):

At its meeting on November 18, 2011, the Planning Commission considered for Planning Approval the site plan to amend a previous Planning Approval to allow the expansion of an existing electrical substation in an R-1, Single-Family Residential District.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) revision of the site plan to depict the proposed substation compound boundary and property lines;**
- 2) revision of the site plan to depict the 25-foot minimum building setback line from both Navco Road and Columbus Avenue;**
- 3) revision of the site plan to depict a six-foot high privacy fence or a 10' vegetative buffer along the North, South, and East property lines, except within the 25-foot setback area, where the fence shall only be 3-feet in height;**
- 4) revision of the site plan to show a paved driveway to the new compound gate, with the exact location of the driveway to be coordinated with Urban Forestry, Traffic Engineering and Engineering (Right-of-Way);**
- 5) submission of a separate building permit for the fence if barbed-wire, razor-wire or similar is proposed, so that a separate review by the Director of Urban Development can be undertaken;**
- 6) fence height is limited to 8-feet;**

- 7) **compliance with Engineering comments:** *“Must comply with all stormwater and flood control ordinances. Any work performed in the existing ROW (right-of-way) will require a Right-of-Way (ROW) permit from the Engineering Department;”*
- 8) **placement of a note on the site plan stating that approval is site plan specific, and that any changes to the site will require a new request for approval from the Planning Commission; and,**
- 9) **submission of a revised Planning Approval site plan to Planning, prior to the request for any permits.**

Please note that revised site plans will also be required for any permit requests currently under review by the City of Mobile, specifically the land disturbance permit.

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