

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 17, 2012

New Shiloh Missionary Baptist Church  
2756 Old Shell Road  
Mobile, AL 36607  
Attn: Rev. Clinton L. Johnson, Sr.

**Re: Case #SUB2012-00005 (Subdivision)**  
**New Shiloh Baptist Church Subdivision, Plat #1**  
2756 Old Shell Road  
(Northwest corner of Old Shell Road and Bay Shore Avenue)  
**Number of Lots / Acres:** 1 Lot / 3.4± Acres  
**Engineer / Surveyor:** Jeffcoat Engineers & Surveyors  
Council District 1

Dear Applicant(s):

At its meeting on February 16, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the dedication sufficient for the lot to comply with Section V.D.6. of the Subdivision Regulations regarding curb radii;**
- 2) **retention of the 25-foot minimum building line along all rights-of-way including any dedications;**
- 3) **retention of the labeling of the lot area size in square feet on the Final Plat;**
- 4) **retention of a note on the Final Plat stating that the lot is limited to one curb-cut to Old Shell Road and three curb-cuts to Bay Shore Avenue, with the size, location, and design of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;**
- 5) **full compliance with Engineering comments: “Any new work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Must comply with all stormwater and flood control ordinances of the City of Mobile. Construction punch list items must be completed, including providing stabilized, permanent ground cover;”**
- 6) **full 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). Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;"*

- 7) full 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;" and,
- 8) retention of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species.

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 (DXF or DWG – AutoCAD 2007 compatible) 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: Jeffcoat Engineers and Surveyors

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 17, 2012

New Shiloh Missionary Baptist Church  
2756 Old Shell Road  
Mobile, AL 36607  
Attn: Rev. Clinton L. Johnson, Sr.

**Re: Case #ZON2012-00140 (Planned Unit Development)**  
**New Shiloh Baptist Church Subdivision, Plat #1**  
2756 Old Shell Road  
(Northwest corner of Old Shell Road and Bay Shore Avenue)  
Planned Unit Development Approval to amend a previously approved Planned  
Unit Development to allow multiple buildings on a single building site.  
Council District 1

Dear Applicant(s):

At its meeting on February 16, 2012, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **completion of the Subdivision process;**
- 2) **placement of appropriate directional arrows at the drive aisle both under the canopy and beside the canopy;**
- 3) **full compliance with landscaping and tree planting requirements;**
- 4) **full compliance with Engineering comments: “Any new work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Must comply with all stormwater and flood control ordinances of the City of Mobile. Construction punch list items must be completed, including providing stabilized, permanent ground cover;”**
- 5) **full 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). Preservation status is to be given to the 60" Live Oak Tree located on the North side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;"*

- 6) full 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;"* and,
- 7) full compliance with all 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: Jeffcoat Engineers and Surveyors

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February 17, 2012

New Shiloh Missionary Baptist Church  
2756 Old Shell Road  
Mobile, AL 36607  
Attn: Rev. Clinton L. Johnson, Sr.

**Re: Case #ZON2012-00139 (Planning Approval)**

**New Shiloh Baptist Church**

2756 Old Shell Road

(Northwest corner of Old Shell Road and Bay Shore Avenue)

Planning Approval to amend a previously approved Planning Approval to allow an expansion of an existing church in a R-1, Single-Family Residential District.  
Council District 1

Dear Applicant(s):

At its meeting on February 16, 2012, the Planning Commission considered for Planning Approval the site plan to amend a previously approved Planning Approval to allow an expansion of an existing church in a R-1, Single-Family Residential District.

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

- 1) completion of the Subdivision process;**
- 2) placement of appropriate directional arrows at the drive aisle both under the canopy and beside the canopy;**
- 3) full compliance with landscaping and tree planting requirements;**
- 4) obtaining a sign permit for the relocation of the existing sign on the right-of-way;**
- 5) full compliance with Engineering comments: *“Any new work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Must comply with all stormwater and flood control ordinances of the City of Mobile. Construction punch list items must be completed, including providing stabilized, permanent ground cover;”***

**New Shiloh Baptist Church**

**February 17, 2012**

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- 6) **full 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). Preservation status is to be given to the 60” Live Oak Tree located on the North side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger;”*
- 7) **full 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;”* and,
- 8) **full compliance with all 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: Jeffcoat Engineers and Surveyors