



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 23, 2017

Faith Ministries, Inc.  
6694 Royalty Way  
Mobile, AL 36618

**Re: 6401 Overlook Road**  
(Southwest corner of Overlook Road and Middle Ring Road).  
Council District 7  
**SUB-000246-2017 (Subdivision)**  
**Faith Ministries Subdivision**

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

At its meeting on October 19, 2017, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the dedication of the corner radius at Overlook Road and Middle Ring Road per Section V.D.6. of the Subdivision Regulations;
- 2) retention of the lot size in square feet and acres;
- 3) placement of a note on the Final Plat stating the lot should be limited to one curb cut to Overlook Road and two curb cuts to Middle Ring Road, with size, location and design of new curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) label the existing 25' easement with the type of easement;
- 5) placement of a note on the Final Plat stating that no structures are allowed in the easement;
- 6) compliance with 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. List the amount of dedicated ROW acreage (square feet) at the NE corner of LOT 1.*

- C. Show and label the existing 40' wide ROW that is being requested for ROW Vacation. The ENG Dept. has not received a copy of the ROW Vacation request. D. Include the recording data for the Vacated ROW on the Final Plat. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 19 - #67 LOT 1 will have to share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. G. 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. H. 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. I. 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. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. L. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 7) compliance with Traffic Engineering comments (Lot is limited to one curb cut to Overlook Road and two curb cuts to Middle Ring Road, with 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.);*
  - 8) 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 2015-116 and City Code Chapters 57 and 64).);*
  - 9) compliance with Fire 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)); and*
  - 10) completion of the right-of-way vacation process prior to the signing of the Final Plat.*

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.

**Faith Ministries Subdivision**

**October 23, 2017**

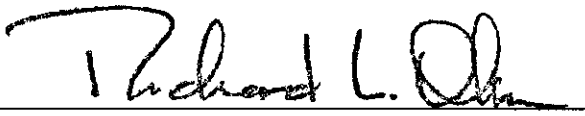
It is also requested that a digital copy of the final plat be submitted to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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

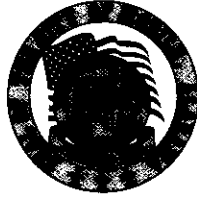
Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning & Zoning

cc: John Farrior Crenshaw



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LETTER OF DECISION

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Faith Ministries, Inc.  
6694 Royalty Way  
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**Re: 6401 Overlook Road**  
(Southwest corner of Overlook Road and Middle Ring Road).  
Council District 7  
**ZON-000247-2017 (Rezoning)**  
**Faith Ministries, Inc.**

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

At its meeting on October 19, 2017, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District, to allow the construction of a new church.

**After discussion, it was decided to recommend a change in zoning to the City Council to B-1, Buffer Business District, subject to the following conditions:**

- 1) completion of the Subdivision process; and**
- 2) full compliance with all municipal codes and ordinances.**

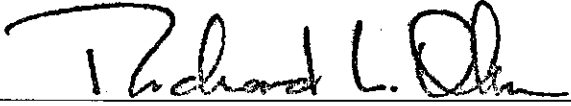
The advertising fee for this application is \$384.40. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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:   
Richard Olsen  
Deputy Director of Planning

cc: John Farrior Crenshaw