

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 16, 2010

Board of Water & Sewer Commissioners, City of Mobile, AL  
P.O. Box 2368  
Mobile, AL 36652

**Re: Case #SUB2010-00042 (Subdivision)**  
**MAWSS Shelton Beach Facility Subdivision**  
East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.  
1 Lot / 6.1± Acre

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered the above referenced subdivision.

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

- 1) placement of a note on the site plan stating that the lot is limited to one curb cut to Shelton Beach Road Extension with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 2) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;**
- 3) depiction of the 25' minimum building setback line from Shelton Beach Road Extension;**
- 4) placement of a note on the final plat stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;**
- 5) compliance with Engineering comments: *(Must provide detention for a 100 year storm event with a 2 year release rate. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit); and,***
- 6) submittal of revised PUD and Planning Approval site plans prior to the signing of the final plat.**

**Case #SUB2010-00042 (Subdivision)**  
**MAWSS Shelton Beach Facility Subdivision**  
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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: Volkert Inc.

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 16, 2010

Board of Water & Sewer Commissioners of Mobile, Alabama  
P.O. Box 2368  
Mobile, AL 36652

**Re: Case #ZON2010-000752 (Planned Unit Development)**

**MAWSS Shelton Beach Facility Subdivision**

East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.

Planned Unit Development Approval to allow multiple buildings on a single building site.

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered for Planned Unit Development Approval the site plan to allow multiple buildings on a single building site.

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

- 1) completion of the Subdivision process prior to the issuance of any permits or land disturbance activities;**
- 2) all buffering shall be existing vegetation left in its natural state;**
- 3) revision of the site plan to provide a 3' tall evergreen hedge or landscaped berm adjacent to the shop staging area and an 8' high solid wall or fence enclosing the storage area;**
- 4) placement of a note on the site plan stating that any lighting for the parking lot shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, per Section 64-6.A.3.c of the Zoning Ordinance;**
- 5) provision of dumpster, screened from view and in compliance with Section 64-4.D.9 of the Zoning Ordinance and all other applicable regulations, or the provision of a note on the site plan stating that no dumpster will be provided;**
- 6) provision of a sidewalk along Shelton Beach Road Extension, or the approval of a sidewalk waiver by the Planning Commission;**
- 7) approval from the Board of Zoning Adjustment for storage of the heavy equipment and materials and for the gravel surfacing of said areas;**

- 8) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 9) compliance with Engineering comments: *(Must provide detention for a 100 year storm event with a 2 year release rate. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit); and,*
- 10) 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: Volkert

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 16, 2010

Board of Water & Sewer Commissioners of Mobile, Alabama  
P.O. Box 2368  
Mobile, AL 36652

**Re: Case #ZON2010-00750 (Planning Approval)  
MAWSS Shelton Beach Facility Subdivision**

East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.  
Planning Approval to allow a truck fleet maintenance facility in a B-3,  
Community Business District.

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered for Planning Approval the site plan to allow a truck fleet maintenance facility in a B-3, Community Business District.

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

- 1) completion of the Subdivision process prior to the issuance of any permits or land disturbance activities;
- 2) all buffering shall be existing vegetation left in its natural state;
- 3) revision of the site plan to provide a 3' tall evergreen hedge or landscaped berm adjacent to the shop staging area and an 8' high solid wall or fence enclosing the storage area;
- 4) placement of a note on the site plan stating that any lighting for the parking lot shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic, per Section 64-6.A.3.c of the Zoning Ordinance;
- 5) provision of dumpster, screened from view and in compliance with Section 64-4.D.9 of the Zoning Ordinance and all other applicable regulations, or the provision of a note on the site plan stating that no dumpster will be provided;
- 6) provision of a sidewalk along Shelton Beach Road Extension, or the approval of a sidewalk waiver by the Planning Commission;
- 7) approval from the Board of Zoning Adjustment for storage of the heavy equipment and materials and for the gravel surfacing of said areas;

- 8) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities;
- 9) compliance with Engineering comments: *(Must provide detention for a 100 year storm event with a 2 year release rate. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit); and,*
- 10) 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: Polysurveying

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 16, 2010

Board of Water & Sewer Commissioners of Mobile, Alabama  
P.O. Box 2368  
Mobile, AL 36652

**Re: Case #ZON2010-00751 (Rezoning)**  
**MAWSS Shelton Beach Facility Subdivision**  
East side of Shelton Beach Road Extension, 2/10± mile North of Moffett Road.  
Rezoning from B-1, Buffer Business District, to B-3, Community Business District, to allow a truck fleet maintenance facility.

Dear Applicant(s):

At its meeting on April 15, 2010, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, to B-3, Community Business District, to allow a truck fleet maintenance facility.

**After discussion, it was decided to recommend the zoning as a B-3, Community Business District to the City Council subject to the following condition:**

- 1) completion of the subdivision process;**
- 2) all buffering shall be 25' in width and remain in its natural vegetative state; and,**
- 3) full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$167.65**. 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**  
Dr. Victoria Rivizzigno, Secretary

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

cc: Volkert