



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2014

Norden Paper  
c/o Marty Norden  
6955 Cary Hamilton Rd.  
Theodore, AL 36582

**Re: 6955 Cary Hamilton Road**  
(East side of Cary Hamilton Road, 105'± North of Washington Boulevard  
extending to the North terminus of Burroughs Lane).  
Council District 4  
**SUB2014-00149 (Subdivision)**  
**Norden Paper Subdivision**  
3 Lots / 48.9± Acres

At its meeting on December 18, 2014, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission modified the request to 2 lots ( Lot 3 to be future development), and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **retention of the right-of-way width of Cary Hamilton Road on the Final Plat;**
- 2) **retention of the right-of-way width of Burroughs Lane on the Final Plat;**
- 3) **retention of the labeling of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table providing the same information;**
- 4) **revision of the plat to depict the 25' minimum building setback line along all proposed lots;**
- 5) **revision of the spelling of Cary Hamilton Road on the Final Plat;**
- 6) **Lot 3 to be changed to Future Development, requiring a new subdivision prior to any development thereon;**
- 7) **prior to any development of the site, the applicant should submit a sidewalk waiver or provide a sidewalk at time of development as required by the Subdivision Regulations;**
- 8) **placement of a note on the Final Plat and depiction on the plat of a natural vegetative buffer with interplanted evergreen trees and shrubs, required**

- where the site abuts residentially zoned property (where feasible), to be required at the time of additional or redevelopment for Lot 2;
- 9) placement of a note on the Final Plat stating that Lot 2 is limited to one curb-cut to Cary Hamilton Road and Lot 1 is limited to one curb-cut to Burroughs Lane with any changes to the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
  - 10) placement 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;
  - 11) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
  - 12) 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. 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. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive historical credit of 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 prior to the submittal of the Land Disturbance Permit application. C. 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. D. Revise the written legal description or the bearing callout for the 324.68' leg located at the southeast side of LOT 1. E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. The area along the east property line of LOT 2, and a portion of the south line of LOT 3, are receiving drainage from a public street and will require a drainage easement; the width and alignment of the easement shall be coordinated with, and approved by, the City Engineer. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*;
  - 13) compliance with Traffic Engineering comments: *"Driveway number, 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."*;
  - 14) 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

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**15) 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.";*

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.

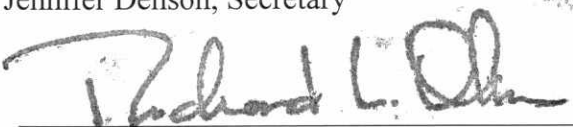
It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying



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**Re: 6955 Cary Hamilton Road**

(East side of Cary Hamilton Road, 105'± North of Washington Boulevard extending to the North terminus of Burroughs Lane).

Council District 4

**ZON2014-02493 (Rezoning)**

**Norden Paper c/o Marty Norden**

Rezoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and I-1, Light-Industry District to allow access for an existing commercial business.

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

At its meeting on December 18, 2014, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to R-1, Single-Family Residential District, and I-1, Light-Industry District to allow access for an existing commercial business.

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

- 1) provision of a 25 foot natural vegetative buffer (where feasible) with the interplanting of evergreen trees and shrubs where the site abuts residential development at the time of future development; and**
- 2) full compliance with the site design and signage regulations of the Zoning Ordinance;**

The advertising fee for this application is \$309.65. 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.

**Norden Paper c/o Marty Norden\_REZ**  
**December 22, 2014**

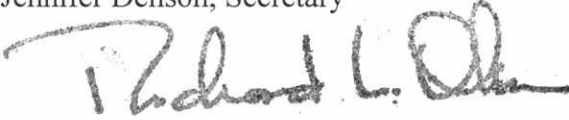
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

A handwritten signature in dark ink, appearing to read "Richard L. Olsen", written over a horizontal line.

Richard Olsen  
Deputy Director of Planning

cc: Polysurveying