



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2016

Georgia Crowne Distributing Co., Inc.  
100 Georgia Crowne Drive  
McDonough, GA 30253

**Re: 4476 Shipyard Road**  
**(Southwest corner of Crown Drive and Shipyard Road)**  
**Council District 4**  
**SUB2016-00115**  
**Georgia Crowne Subdivision**

Dear Applicant(s):

At its meeting on November 3, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) retention of the right-of-way width of Shipyard Road and Crown Drive on the Final Plat;**
- 2) retention of the 25' minimum building setback line along Shipyard Road and Crown Drive on Final Plat;**
- 3) retention of the labeling of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 4) placement of a note on the Final Plat stating that the lot is limited to two curb-cuts to Crown Drive with any changes to the size, design, and location to be approved by Traffic Engineering, and conform to AASHTO standards;**
- 5) placement of a note on the Final Plat stating no structures shall be constructed or placed in any drainage, utility or access easements;**
- 6) compliance with Engineering comments: *"FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. It is recommended that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. D. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.”;*

- 7) compliance with Traffic Engineering comments: *“Lot is limited to two curb cuts to Crown Drive, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. (ALDOT approval is not required.) 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).”; and*
- 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”*

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**

Jennifer Denson, Secretary

By:   
Richard Olsen  
Deputy Director of Planning

cc: Rowe Engineering & Surveying, Inc.