



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

Don Williams  
6300 Piccadilly Sq. Dr.  
Mobile, AL 36609

**Re: Case #SUB2013-00132 (Subdivision)**  
**United Rental Subdivision**  
4226 Halls Mill Road  
(West side of Halls Mill Road, 130'± North of Alden Drive).  
1 Lot / 3.2± Acres

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

At its meeting on December 5, 2013, the Planning Commission considered the above referenced subdivision.

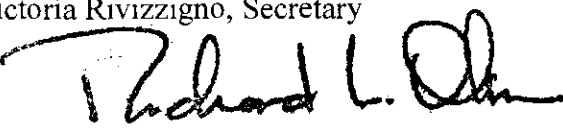
After discussion, the request was heldover until the January 2, 2014 meeting with revisions due by December 16, 2013 to address the following:

**1) Depiction of the lot size information in square feet and acres.**

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: GFC Investment Properties



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 11, 2013

GFC Investment Properties  
P.O. Box 7008  
Waco, TX 76714

**Re: Case #ZON2013-02722 (Rezoning)**  
**GFC Investment Properties**  
4226 Halls Mill Road  
(West side of Halls Mill Road, 130'± North of Alden Drive).  
Rezoning from R-1, Single-Family Residential District, and B-3, Community Business District, to I-1, Light-Industry District, to accommodate an existing heavy equipment rental facility and eliminate split zoning.

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

At its meeting on December 5, 2013, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, and B-3, Community Business District, to I-1, Light-Industry District, to accommodate an existing heavy equipment rental facility and eliminate split zoning.

After discussion, it was decided to hold the application over until the January 2, 2014 meeting with revisions due by December 16, 2013 to address the following:

- 1) **Depiction of a 10' landscaping buffer along the site's western boundary where the site abuts existing R-1, Single-Family Residentially zoned property or a note stating that the existing 30' buffer will remain;**
- 2) **Revision of the site plan to illustrate and quantify full compliance with the tree and landscaping requirements of the Zoning Ordinance, including landscape area;**
- 3) **Revision of the site plan to illustrate the location of a dumpster in compliance with Section 64-4.D.9. of the Zoning Ordinance or a note stating that waste removal will be via curb-side pick-up;**
- 4) **Depiction of the 30' minimum building setback line on the site plan;**
- 5) **Compliance with Traffic Engineering Comments: (Currently, the driveway acts as a continuous shared driveway with the adjacent property. Aggregate surface near driveway should not extend into the right-of-way and should be removed.);**

**GFC Investment Properties REZ**  
**December 11, 2013**

- 6) Revision of the two existing curb-cuts to provide a 24' wide paved curb-cut;  
and
- 7) Depiction of the compliant number of parking spaces which includes the  
number of warehouse employees.

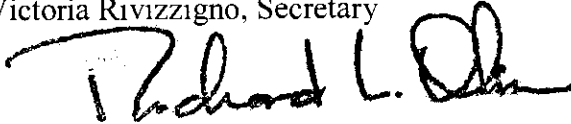
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Don Williams