

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

Gospel Lighthouse Holiness Church
P.O. Box 77
Wilmer, AL 36587

Re: Case #SUB2008-00153 (Subdivision)
Gospel Lighthouse Subdivision
7727 Old Shell Road
(South side of Old Shell Road, extending from Harding Boulevard [unopened
public right-of-way] to Fifth Avenue [unopened public right-of-way]).
1 Lot / 1.2± Acres

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

At its meeting on July 24, 2008, the Planning Commission approved the above referenced subdivision subject to the following:

- 1) **Modification of the plat to accurately depict Old Shell Road right-of-way ;**
- 2) **Relocation of the existing sign (located in the new right-of-way of Old Shell Road) onto the private property.**
- 3) **dedication of sufficient right-of-way to provide a minimum 25' as measured from the centerline of 5th Avenue;**
- 4) **placement of a note on the final plat stating that the subdivision is limited to the existing curb cut to Old Shell Road;**
- 5) **placement of a note on the final plat stating that the subdivision is limited to one curb-cuts to 5th Avenue and Harding Boulevard, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;**
- 6) **depiction of the 25' minimum building setback line from each street right-of-way;**
- 7) **placement of a note stating that if and when 5th Avenue and Harding Boulevard are constructed, adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, will be provided;**
- 8) **labeling of the lot with its size in square feet, or the provision a table on the plat with the same information;**

- 9) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 10) subject to Engineering comments: (Must comply with all storm water and flood control ordinances. Must provide detention for any impervious area added since annexation in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).

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 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.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

Gospel Lighthouse Holiness Church
P.O. Box 77
Wilmer, AL 36587

Re: Case #ZON2008-01712 (Planned Unit Development)

Gospel Lighthouse Subdivision

7727 Old Shell Road

(South side of Old Shell Road, extending from Harding Boulevard [unopened public right-of-way] to Fifth Avenue [unopened public right-of-way]).

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

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

At its meeting on July 24, 2008, the Planning Commission considered for Planned Unit Development the site plan to allow shared access between two building sites.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) **modification of the plat to accurately depict Old Shell Road right-of-way ;**
- 2) **relocation of the existing sign (located in the new right-of-way of Old Shell Road) onto the private property.**
- 3) **dedication of sufficient right-of-way to provide a minimum 25' as measured from the centerline of 5th Avenue;**
- 4) **revision of the site plan to illustrate square footages of all existing and proposed buildings;**
- 5) **depiction of the 25' minimum building setback line from each street right-of-way;**
- 6) **placement of a note on the site plan stating that if and when 5th Avenue and Harding Boulevard are constructed, adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, will be provided;**
- 7) **provision of storm water detention, if needed;**
- 8) **provision of a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 9) **provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;**

- 10) revision of the site plan to illustrate a sidewalk along Old Shell, or the applicant should request a Sidewalk Waiver;
- 11) placement of a note on the site plan stating that if and when 5th Avenue and Harding Boulevard are ever developed, sidewalks will be constructed, or waivers will be requested;
- 12) provision of a revised Planned Unit Development site plan to the Planning Section of Urban Development by no later than August 7th; and
- 13) placement of a note on the site plan stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 25, 2008

Gospel Lighthouse Holiness Church
P.O. Box 77
Wilmer, AL 36587

Re: Case #ZON2008-01710 (Planning Approval)

Gospel Lighthouse Holiness Church

7727 Old Shell Road

(South side of Old Shell Road, extending from Harding Boulevard [unopened public right-of-way] to Fifth Avenue [unopened public right-of-way]).

Planning Approval to allow the construction of a fellowship hall and new parking lot at an existing church in an R-1, Single-Family Residential District.

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

At its meeting on July 24, 2008, the Planning Commission considered for Planning Approval the site plan to allow the construction of a fellowship hall and new parking lot at an existing church in an R-1, Single-Family Residential District.

After discussion, it was decided to approve this plan subject to the following condition:

- 1) **modification of the plat to accurately depict Old Shell Road right-of-way ;**
- 2) **relocation of the existing sign (located in the new right-of-way of Old Shell Road) onto the private property.**
- 3) **dedication of sufficient right-of-way to provide a minimum 25' as measured from the centerline of 5th Avenue;**
- 4) **revision of the site plan to illustrate square footages of all existing and proposed buildings;**
- 5) **depiction of the 25' minimum building setback line from each street right-of-way;**
- 6) **placement of a note on the site plan stating that if and when 5th Avenue and Harding Boulevard are constructed, adequate radii, in compliance with Section V.B.16. of the Subdivision Regulations, will be provided;**
- 7) **provision of storm water detention, if needed;**
- 8) **provision of a dumpster, in compliance with Section 64-4.D.9. of the Zoning Ordinance;**
- 9) **provision of buffering for residentially zoned properties adjacent to the site, including shielding and directing lighting of parking facilities away from those residentially zoned properties;**

Gospel Lighthouse Holiness Church
July 25, 2008
Page 2

- 10) revision of the site plan to illustrate a sidewalk along Old Shell Road;**
- 11) placement of a note on the site plan stating that if 5th Avenue and Harding Boulevard are ever developed, sidewalks will be constructed, or waivers will be requested;**
- 12) provision of a revised Planning Approval site plan to the Planning Section of Urban Development by no later than August 7th; and**
- 13) placement of a note on the site plan stating that the site will be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning