

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 6, 2009

Gregory A. Fowler
4505 Halls Mills Rd.
Mobile, AL 36691

Re: Case #SUB2009-00152 (Subdivision)
Fowler Industrial Subdivision
4505 Halls Mill Road
(Southeast corner of Halls Mill Road and Laughlin Drive; extending to the
Northeast corner of Laughlin Drive and Laughlin Court).
2 Lot / 2.7± Acre

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to provide 35-feet from the centerline of Halls Mill Road;**
- 2) **dedication of appropriate radius at the intersection of Halls Mill Road and Laughlin Drive as required by Traffic Engineering;**
- 3) **placement of a note on the Final Plat stating that Lot 1 is allowed the existing curb cut along Halls Mill Road and one curb cut along Laughlin Drive, with the size, location and design to be approved by Traffic Engineering and to conform to AASHTO standards;**
- 4) **the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 5) **compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. The existing drainage pipe located in the 15' drainage easement will be required to be replaced with a hydraulically equivalent reinforced concrete pipe if any traffic (driveway, parking lot, etc.) is proposed across or located within the drainage easement. Any work performed in the right of way will require a right of way permit.*); and**
- 6) **full compliance with all other municipal codes and ordinances.**

Case #SUB2009-00152 (Subdivision)

Fowler Industrial Subdivision

November 6, 2009

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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.

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: J. Michael Garratt, PLS

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 6, 2009

Gregory A. Fowler
4505 Halls Mills Rd.
Mobile, AL 36691

Re: Case #ZON2009-02547 (Rezoning)
Fowler Industrial Subdivision
4505 Halls Mill Road
(Southeast corner of Halls Mill Road and Laughlin Drive).
Rezoning from B-3, Community Business District, to I-1, Light-Industry District,
to allow the expansion of a storage yard for a scaffolding company.

Dear Applicant(s):

At its meeting on November 5, 2009, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, to I-1, Light-Industry District, to allow the expansion of a storage yard for a scaffolding company.

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; and**
- 2) **full compliance with all municipal codes and ordinances.**

Case #ZON2009-02547 (Rezoning)

Fowler Industrial Subdivision

November 6, 2009

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The advertising fee for this application is **\$188.35**. 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: Gulf States Engineering