



SAMUEL L. JONES  
MAYOR

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

December 7, 2012

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

FREDRICK D. RICHARDSON, JR.  
VICE PRESIDENT-DISTRICT 1

WILLIAM C. CARROLL, JR.  
DISTRICT 2

JERMAINE A. BURRELL  
DISTRICT 3

JOHN C. WILLIAMS  
DISTRICT 4

BESS RICH  
DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Greystone Place, LP  
c/o Lee Butler  
P.O. Box 40  
Rogersville, AL 35652

**Re: Case #ZON2012-00101 (Subdivision)**  
**Greystone Place Subdivision**  
3446 Lloyds Lane  
(Northwest corner of Lloyds Lane and Girby Road)  
**Number of Lots / Acres:** 1 Lot / 5.7± Acres  
**Engineer / Surveyor:** Polysurveying Engineering – Land Surveying  
Council District 6

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) site limited to 1 curb-cut to Lloyds Lane and 1 curb-cut to Girby Rd (if required by Fire, to be emergency only), with size design and location to be approved by Traffic Engineering
- 2) labeling of lot size in square feet on final plat;
- 3) compliance with Engineering comments (1. *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).* 2. *A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.* 3. *Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).;*
- 4) 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.);

**Greystone Place Subdivision**

**December 7, 2012**

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- 5) placement of note on plat stating (Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.); and**
- 6) completion of Subdivison process prior to any request for permits.**

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](mailto:travisz@cityofmobile.org).

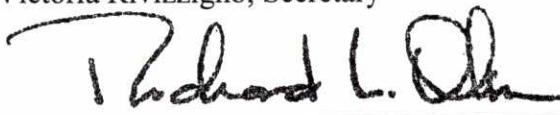
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Girby Road Association Limited Partnership  
Polysurveying of Mobile, Inc.



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Greystone Place, LP  
c/o Lee Butler  
P.O. Box 40  
Rogersville, AL 35652

**Re: Case #ZON2012-02607 (Planned Unit Development)**  
**Greystone Place Subdivision**  
3446 Lloyds Lane  
(Northwest corner of Lloyds Lane and Girby Road)  
Planned Unit Development Approval to allow multiple buildings on a single building site.  
Council District 6

Dear Applicant(s):

At its meeting on December 6, 2012, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) limited to the revised PUD site plan (with only minor modifications allowed, including widening of the main curb-cut to Lloyds Lane to a maximum of 36 feet, and the provision of a second, emergency only access if required by Fire, both subject to Traffic Engineering approval);
- 2) compliance with Engineering comments (1. Any work performed in the existing Girby Road or Lloyds Lane ROW (right-of-way) such as grading, drainage, driveways, sidewalks, utility connections, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. Any and all proposed development will need to be in conformance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. According to the City of Mobile's



*1984 aerial photographs these parcels were unimproved and wooded; therefore a detention facility(ies) will be required for any land disturbing activity. Need engineer's analysis of the capacity of the receiving storm system to ensure that the receiving system is capable of handling the additional flow. 4. The surface grading for any proposed dumpster pad(s) must be contained and directed to a surface drain that is connected to the Sanitary Sewer system. The drainage from any dumpster pads cannot discharge to the storm sewer system. 5. An ADEM NOR is required for any land disturbance activity over 1 acre. Provide a copy of the ADEM registration information for the site prior to the issuance of a Land Disturbance permit. 6. Provide sidewalk along the entire frontage of Girby Road and Lloyds Lane, unless a sidewalk waiver is approved.);*

- 3) completion of the Subdivision process prior to any request for permits; and**
- 4) full compliance with all other municipal codes and ordinances.**

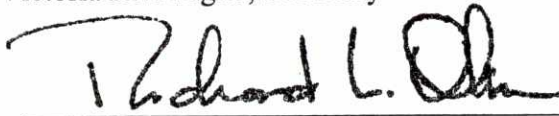
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen

Deputy Director of Planning

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