

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 7, 2007

TSS, LLC
P.O. Box 2862
Mobile, AL 36652

Re: Case #ZON2007-02114 (Rezoning)
TSS, LLC
South side of Halls Mill Road, ¼ mile± West of Halls Mill Service Road.

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

At its meeting on September 6, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to I-1, Light Industry, to allow a light industrial subdivision.

After discussion, it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) completion of the Subdivision process;**
- 2) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$212.35. 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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 7, 2007

TSS, LLC
P.O. Box 2862
Mobile, AL 36652

Re: Case #SUB2007-00217 (Subdivision)
Laughlin Industrial Park Subdivision
South side of Halls Mill Road, ¼ mile± West of Halls Mill Service Road.
14 Lots / 45.7± Acres

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

At its meeting on September 6, 2007, the Planning Commission waived Section V.B.6. for the cul-de-sac length subject to approval by Mobile Fire-Rescue and approved the above referenced subdivision subject to the following conditions:

- 1) **placement of a note on the final plat stating that all lots are denied access to Interstate 10;**
- 2) **placement of a note on the final plat stating that lots with 200 feet or less of frontage onto the proposed cul-de-sac are limited to one curb-cut, while lots with greater than 200 feet of frontage are limited to two curb-cuts, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.**
- 3) **compliance with Fire-Rescue comments, including the redesign of the cul-de-sac to comply with the requirements of the 2003 International Fire Code, as adopted by the City of Mobile, and the obtaining of approval in writing from Mobile Fire-Rescue for the design (if an intermediate turn-around is required) and length of the cul-de-sac prior to the signing of the final plat;**
- 4) **depiction of the 25-foot minimum building setback line from all street frontages (including Interstate 10), as required by Section V.D.9. of the Subdivision Regulations;**
- 5) **the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;**
- 6) **placement of a note on the final plat stating that the maintenance of the detention common area is the responsibility of the property owners;**

- 7) **compliance with Engineering comments** (*Show detention as common area. Show 500-year flood plain and minimum finished floor elevation on each lot touched by 500-year flood plain. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*)
- 8) **approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities; and**
- 9) **full compliance with all other municipal codes and ordinances.**

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 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: Rowe Surveying & Engineering Co., Inc.
Archbishop of Mobile