

# CITY OF MOBILE

## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

SAMUEL L. JONES  
MAYOR

OFFICE OF THE CITY COUNCIL  
COUNCIL MEMBERS

REGGIE COPELAND, SR.  
PRESIDENT-DISTRICT 5

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VICE PRESIDENT-DISTRICT 1

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DISTRICT 6

GINA GREGORY  
DISTRICT 7

CITY CLERK  
LISA C. LAMBERT

Forklift Hunter, LLC  
3262 Old Shell Road  
Mobile, AL 36607

**Re: Case #ZON2012-02277 (Planning Approval)**  
**Forklift Hunter, LLC**  
216 East I-65 Service Road North  
(East side of East I-65 Service Road North, 610'± North of Old Shell Road)  
Planning Approval to remove a condition of a previously approved Planning  
Approval  
Council District 1

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission considered for Planning Approval the site plan to remove a condition of a previously approved Planning Approval.

After discussion, it was decided to approve the above referenced Planning Approval, subject to the following conditions:

- 1) **compliance with Fire Department 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;"***
- 2) **revision of the site plan to indicate as much compliance as possible with the landscaping and tree planting requirements, to be coordinated with Urban Forestry;**
- 3) **Traffic Engineer to determine if the existing parking in the ROW can remain, and if not placement of a note that there will be no parking between the building and the right-of-way and placement of stops or similar barrier;**
- 4) **retention of the 6' minimum landscape buffer along the rear adjacent to residential properties;**
- 5) **revision of the site plan to label gates across driveway;**

- 6) verify and accurately depict fence location on North property line;
- 7) retention of the note about curbside pickup;
- 8) obtain business licenses and zoning clearances for all businesses operating at the site;
- 9) obtain sign permits for all signs on site;
- 10) provide a concrete or asphalt surface at the rear of the property or successful variance for aggregate surfacing and revision of the site plan to illustrate compliance;
- 11) placement of a note on the site plan stating that any changes to the site plan will require new applications for Planning Approval prior to the issuance of any permits;
- 12) placement of a note on the site plan stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 13) submission of two (2) copies of the revised site plan to the Planning Section of Urban Development prior to the issuance of permits; and,
- 14) full compliance with all 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

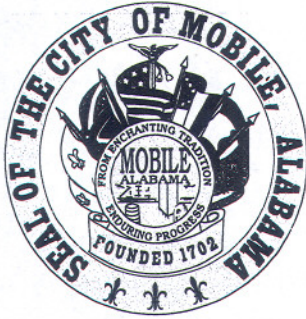
By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying Inc.





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## MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

November 5, 2012

SAMUEL L. JONES  
MAYOR

Forklift Hunter, LLC  
3262 Old Shell Road  
Mobile, AL 36607

**Re: Case #ZON2012-02278 (Sidewalk Waiver)**  
**Forklift Hunter, LLC**  
216 East I-65 Service Road North  
(East side of East I-65 Service Road North, 610'± North of Old Shell Road)  
Request to waive construction of a sidewalk along East I-65 Service Road North.  
Council District 1

Dear Applicant(s):

At its meeting on November 1, 2012, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to approve this request for a sidewalk waiver along East I-65 Service Road North.

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: Byrd Surveying Inc.

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