



CITY OF MOBILE

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

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

Robert M. & Lori L. Sheffield
5113 Halls Mill Road
Mobile, AL 36693

Re: Case #SUB2013-00085 (Subdivision)
Halls Mill South Industrial Park Subdivision, Resubdivision and Addition to Lot 5
5113 Halls Mill Road
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).
1 Lot / 0.6± Acre

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

At its meeting on October 3, 2013, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is limited to the Southern curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retention of the 25' minimum building setback line on the Final Plat as measured from the new right-of-way line following vacation;
- 3) revision of the plat to label the lot size in both square feet and acres on the Final Plat after vacation, or the furnishing of a table on the Final Plat providing the same information;
- 4) completion and recording of the right-of-way vacation prior to signing the Final Plat;
- 5) placement of a note on the Final Plat stating that the approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) subject to the Engineering comments: *[The following comments should be addressed prior to acceptance and signature by the City Engineer: a.) Provide all of the required information on the Plat (i.e. signatures, certification statements, required notes). b.) Provide a signature from the Planning Commission, Owner(s) (notarized), Surveyor and the Traffic Engineering Department. c.) Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not*

receive Land Disturbance permitting 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). d.) Show and label the MFFE for Lot 1. e.) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. f.) Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, 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).];

- 8) *subject to the Traffic Engineering comments: (Any additional development of the site will require modifications to existing curb cut to meet city standards, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) *subject to the Urban Forestry comments: [Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).];*
- 10) *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); and*
- 11) *submission of two copies of a revised PUD site plan showing compliance with all conditions of approval prior to signing of the Final Plat for the Subdivision.*


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 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: John Farrior Crenshaw



CITY OF MOBILE

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

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

SAMUEL L. JONES
MAYOR

October 9, 2013

CITY CLERK
LISA LAMBERT

Robert M. & Lori L. Sheffield
5113 Halls Mill Road
Mobile, AL 36693

Re: Case #ZON2013-01852 (Planned Unit Development)
Halls Mill South Industrial Park Subdivision, Resubdivision and Addition to
Lot 5
5113 Halls Mill Road
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).
Planned Unit Development Approval to allow multiple buildings on a single building site.

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

At its meeting on October 3, 2013, the Planning Commission considered for Planned Unit Development Approval 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) revision of the site plan to eliminate the Northern curb cut and drive;
- 2) revision of the site plan to provide the minimum required front yard landscaping ratio;
- 3) revision of the site plan to remove the gravel surfacing within the front parking area and provide asphalt, concrete, or an approved alternative paving surface;
- 4) provision of four over-story frontage trees as indicated on the site plan;
- 5) revision of the site plan to relocate the gate on the drive to the rear to a compliant 60' queuing setback from the new right-of-way line, or the placement of a note on the site plan stating that the gate is to remain open during all normal office hours;
- 6) retention of the note stating that garbage collection will be by curb-side pickup;
- 7) retention of the 10' side yard setback line on the site plan along the South side adjacent to residential zoning and use;

- 8) revision of the site plan to indicate a compliant zero setback with fire-rated walls or a 5' minimum setback along the North line for the air compressor shed, metal storage container, and the 100 square-foot shed;
- 9) obtaining of all required after-the-fact permits for the construction of the air compressor shed, 30.12' by 50.13' work shop, 100 square-foot shed, and the 11.5' by 32' wood shed;
- 10) obtaining of an after-the-fact demolition permit for the removed structure in the area of the proposed relocated wood shed;
- 11) obtaining of all required permits for the relocation of the 11.5' by 32' wood shed;
- 12) retention of the lot size label in square feet and acres after the right-of-way vacation, or the furnishing of a table on the site plan providing the same information;
- 13) subject to the Engineering comments: *[Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, 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). The applicant must also contact ALDOT – Ninth Division to see if any ALDOT Permit s are required for this proposed project. 1.) 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. 2.) A complete set of construction plans for the site work – including, but not limited to, drainage, utilities, grading, storm water detention systems, paving, and all above ground structures, will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. 3.) Must comply with all Engineering Department Policy Letters: i.) 5-13-2009 Policy Letter (Car wash drains and dumpster pads to drain to Sanitary Sewer System) ii.) 8-4-2004 Policy Letter (Video inspection of new Storm Sewer System Piping) iii.) 3-18-2004 Policy Letter (Additional subdivision street requirements).];*
- 14) subject to the Traffic Engineering comments: *(Any additional development of the site will require modifications to existing curb cut to meet city standards, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 15) subject to the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).];*
- 16) subject to 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);*

Halls Mill South Industrial Park Subdivision, Resubdivision and Addition to Lot 5
PUD

October 9, 2013

- 17) full compliance with all municipal codes and ordinances;**
- 18) submission of a variance for gravel parking (if the proposed Zoning Ordinance amendment for such is not approved); and**
- 19) submittal of two copies of a revised site plan indicating compliance with all conditions of approval prior to signing of the Final Plat for the Subdivision.**

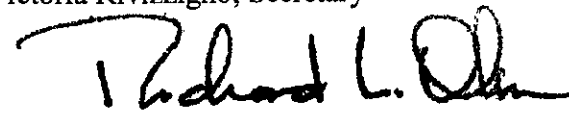
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

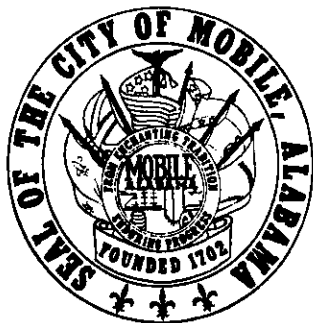
Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: John Farrior Crenshaw



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 9, 2013

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

C. J. SMALL
DISTRICT 3

JOHN C. WILLIAMS
DISTRICT 4

BESS RICH
DISTRICT 6

GINA GREGORY
DISTRICT 7

CITY CLERK
LISA LAMBERT

Robert M. & Lori L. Sheffield
5113 Halls Mill Road
Mobile, AL 36693

Re: Case #ZON2013-01851 (Sidewalk waiver)
Robert M. & Lori L. Sheffield
5113 Halls Mill Road
(East side of Halls Mill Road, 2/10± mile South of Demetropolis Road).
Request to waive construction of a sidewalk along Halls Mill Road.

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

At its meeting on October 3, 2013, the Planning Commission considered your request for a sidewalk waiver at the above referenced location.

After discussion, it was decided to deny the request for a sidewalk waiver along Halls Mill Road.

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