

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 21, 2007

Ramshead, LLC
12351 Highway 188
Grand Bay, AL 36541

Re: Case #ZON2007-02217 (Rezoning)
Ramshead, LLC
4119 Halls Mill Road
(East side of Halls Mill Road, 210'± South of Moore Creek drainage canal).

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

At its meeting on September 20, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and I-1, Light Industry, to I-1, Light Industry, to allow prospective light industrial development.

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

The advertising fee for this application is \$213.10. 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 21, 2007

Ramshead, LLC
12351 Highway 188
Grand Bay, AL 36541

Re: Case #SUB2007-00228 (Subdivision)
Ramshead Commercial Park Subdivision
4119 Halls Mill Road
(East side of Halls Mill Road, 210'± South of Moore Creek drainage canal).
4 Lots / 4.4± Acres

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

At its meeting on September 20, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 35' as measured from the centerline of Halls Mill Road;**
- 2) depiction of the 25' minimum building setback line as measured from the new right-of-way line after dedication;**
- 3) placement of a note on the final plat stating that each lot is limited to one curb cut to Halls Mill Road, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and 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) placement of a note on the final plat stating that the maintenance of the common area is the responsibility of the property owners;**
- 6) subject to the Engineering Comments (*Show minimum finished floor elevation on any lots touched by 100-year or 500-year flood plain. No fill in flood plain without flood study. 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*);and**
- 7) full compliance with all other municipal codes and ordinances.**

Ramshead Commercial Park Subdivision
September 21, 2007
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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 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: Hutchinson, Moore, & Rauch LLC