



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2019

Byrd Surveying
2609 Halls Mill Road
Mobile, AL 36606

Re: 4213 Halls Mill Road and 4180 Alden Drive
(East side of Halls Mill Road, 165'± North of Alden Drive, extending to the North side of Alden Drive, 276'± East of McCurry Lane).
Council District 4
SUB-001087-2019 (Subdivision)
Dalton-Ellison Subdivision
Number of Lots / Acres: 2 Lots / 4.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

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

At its meeting on November 21, 2019, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the lot size labels in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback lines on the Final Plat;
- 3) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easements;
- 4) compliance with the Engineering comments: *[FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide a legible vicinity map. C. Show and label the access easement to the MAWSS parcel located within the interior of LOT B. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. Coordination with Engineering regarding adding a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial*

photo (FLIGHT 23 - #85) LOTS A & B will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: LOT A – NONE; LOT B – NONE. F. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. I. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. J. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. K. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. L. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.];

- 5) *placement of a note on the Final Plat stating the following Traffic Engineering comments: (Each lot is limited to its existing curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 6) *compliance with 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.]; and*
- 7) *compliance with the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)].*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Dalton Ellison Subdivision SUB-001087-2019

November 27, 2019

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas

Deputy Director of Planning and Zoning

cc: Dalton Holdings LLC
Brad L. Ellison



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Council District 4

ZON-001088-2019 (Rezoning)

Byrd Surveying, Inc.

Rezoning from B-3, Community Business District and I-1, Light Industry District, to I-1, Light Industry District

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

At its meeting on November 21, 2019, the Planning Commission considered your request for a change in zoning from B-3, Community Business District and I-1, Light Industry District to I-1, Light Industry District.

After discussion, the Planning Commission voted to recommend Approval of a change in zoning to the City Council, subject to the following conditions:

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

The advertising fee for this application is \$ 172.77. 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.

ZON-001088-2019

November 27, 2019

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MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

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Margaret Pappas

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