

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 7, 2011

Persons Development / Paul Persons
4474 Halls Mill Road
Mobile, AL 36693

Re: Case #ZON2011-01940
Persons Development / Paul Persons
4474 & 4480 Halls Mill Road
(North side of Halls Mill Road at the Northern terminus of Laughlin Drive).
Planned Unit Development Approval to amend a previously approved Planned
Unit Development to allow two buildings on a single building site and shared
access between three building sites.
Council District 4

Dear Applicant(s):

At its meeting on October 6, 2011, the Planning Commission considered for Planned Unit Development the site plan to amend a previously approved Planned Unit Development to allow two buildings on a single building site and shared access between three building sites.

After discussion, it was decided to approve the above referenced Planned Unit Development subject to the following conditions:

- 1) **approval of a variance from the Board of Zoning Adjustment for the limestone laydown yard, or removal if the variance is denied;**
- 2) **modification of the site plan to obtain compliance with the Tree Planting and Landscaping Area requirements;**
- 3) **compliance with Engineering comments: “Engineer needs to confirm that detention is provided for all impervious area added since 1984 and shall also certify that the existing detention pond is adequately sized, functional, and stable prior to approval of any building permit. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;” and,**
- 4) **full compliance with all municipal codes and ordinances.**

Persons Development / Paul Persons

October 7, 2011

Page 2

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: Frank A. Dagley and Associates, Inc.