



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

**CORRECTED**

LETTER OF DECISION

June 4, 2021

Carah Hall  
McCrory & Williams, Inc.  
3207 International Drive  
Suite G  
Mobile, AL 36606

**Re: 6101 & 6301 Grelot Road and 1401 Hillcrest Road**  
(Southeast corner of Grelot Road and Hillcrest Road).  
Council District 6  
**SUB-001616-2021 (Subdivision)**  
**Christ United Methodist Church Subdivision, Resubdivision of Lots 2 and 3,**  
**Resubdivision of Lot 2A**  
**Number of Lot / Acres:** 3 Lots / 22.5± Acres  
**Engineer / Surveyor:** McCrory and Williams, Inc.

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

At its meeting on June 3, 2021, the Planning Commission considered the above referenced subdivision.

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

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;**
- 2) retention of the 25' minimum building setback along all public rights-of-way;**
- 3) compliance with 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. Show and label the POB. C. Provide and label the monument set or found at each subdivision corner. D. Review and revise the written bearing and distance labels for LOT 2, LOT 3, and the northern property line of LOT 1. Distances should be accurate, not labeled as "+/-". E. Provide the Surveyor's and Owner's (notarized) signatures. F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 20 - #88) LOTS 1 and 2 will receive historical credit of existing (1984)**

- impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE. If the applicant submits a copy of an approved Mobile County Site Plan for the improvements shown on the plat, then historical credit may be approved by the City Engineer. LOT 2 –NONE. G. Add a note 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. H. Add a note 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. I. 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. J. Add a note that all existing and 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. K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.)*
- 4) placement of a note on the Final Plat stating the following Traffic Engineering comments: (Two separate traffic impact studies were prepared for the additions to this site. The reports submitted are not considered final, accepted studies as issues within each of study were identified that need to be addressed. A revised study (or studies) must be submitted to the City prior to the Traffic Engineering Department approving building permits for either of the proposed developments. The proposed parking for the self-storage facility should be relocated, if possible, to a location south of the shared access driveway as a condition of approval of the PUD. Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
  - 5) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
  - 6) compliance with Fire comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012*

**SUB-001616-2021 Christ United Methodist Church Sub & Resub of Lots 2 & 3**  
**June 4, 2021**

*International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*

- 7) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 8) full compliance with all municipal codes and ordinances.

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.

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](mailto:planning@cityofmobile.org).

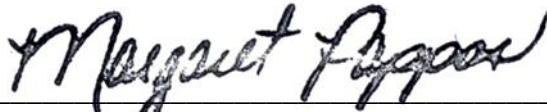
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

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



Margaret Pappas

Deputy Director of Planning and Zoning



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**Re: 6101 & 6301 Grelot Road and 1401 Hillcrest Road**  
(Southeast corner of Grelot Road and Hillcrest Road).  
Council District 6  
**PUD-001615-2021 (Planned Unit Development)**  
**Christ United Methodist Church Subdivision, Resubdivision of Lots 2 and 3,**  
**Resubdivision of Lot 2A**

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow shared access between multiple building sites, and multiple Buildings on a single building site.

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

At its meeting on June 3, 2021, the Planning Commission considered the above reference Planned Unit Development.

**Planned Unit Development: Staff recommends the following Findings of Fact for Approval for the Planned Unit Development:**

- a. the proposal promotes the objective of Creative design (*to encourage innovative and diversified design in building form and site development*), because it will allow the applicant to reconfigure the site so as to accommodate two new businesses, with access provided by private service roads;
- b. the proposal promotes the objective of Flexibility (*to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district regulations*), because it will allow increased shared access between sites;
- c. the proposal promotes the objective of Public services (*to encourage optimum use of available public utilities, streets, and community facilities*), because the proposed development will not require any additional infrastructure.

The approval is subject to the following conditions:

- 1) retention of the lot size in square feet and acres, or the provision of a chart depicting the same information;

- 2) depiction of the 25' minimum building setback along all public rights-of-way;
- 3) placement of a note on the site plan stating how waste will be removed from both Lot 2 and 3;
- 4) placement of a note stating that all new dumpsters will comply with sanitary sewer connection and enclosure requirements;
- 5) revision of the site plan to clearly indicate vacuum islands for the car wash;
- 6) coordination with Traffic Engineering regarding the location of the proposed parking spaces for the self-storage facility;
- 7) the proposed self-storage building on Lot 2 is limited to masonry and stucco materials for the façade fronting Grelot Road;
- 8) the proposed developments for Lots 2 and 3 are limited to monument freestanding signs;
- 9) the proposed car wash on Lot 3 is limited to the hours of operation of: 7 AM to 7 PM Monday through Saturday;
- 10) compliance with Engineering comments: *(ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: 1. 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 Permitting 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). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance 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. 4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 5. 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. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 11) placement of a note on the Final Plat stating the following Traffic Engineering comments: *(Two separate traffic impact studies were prepared for the additions to this site. The reports submitted are not considered final, accepted studies as issues within each of study were identified that need to be addressed. A revised study (or studies) must be submitted to the City prior to the Traffic Engineering Department approving building permits for either of the proposed developments. The proposed parking for the*

*self-storage facility should be relocated, if possible, south of the shared access driveway as a condition of approval of the PUD. Site is limited to the driveways as illustrated on the approved PUD, with any changes in size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

- 12) **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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 13) **compliance with Fire 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);*
- 14) **submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and**
- 15) **full compliance with all municipal codes and ordinances.**

Please note that a Planned Unit Development approval by the Planning Commission **expires after one year** if no permits are obtained.

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