



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 12, 2020

Mobile County Commission
PO Box 1443
Mobile, AL 36633

Re: 850 Edwards Street
(Southwest corner of Wimbush Street and Whitley Street).
Council District 2
PA-001341-2020 (Planning Approval)
Africatown Heritage House Subdivision
Planning Approval to allow a museum in an R-1, Single-Family Residential District

Dear Applicant(s):

At its meeting on August 6, 2020, the Planning Commission considered Planning Approval to allow a museum in an R-1, Single-Family Residential District.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, as those services are already in place;
- b. The proposal will not cause undue traffic congestion or create a traffic hazard, as it is smaller in scale than the community center located to the south; and
- c. The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, as the use is compatible with adjoining community center and near-by training center.

The Approval is subject to the following conditions:

- 1) The screening of the parking lot from the residential development across Wimbush Street via a three-foot high evergreen hedge or privacy fence;
- 2) Full compliance with the landscaping and tree planting requirements of the Zoning Ordinance;
- 3) Compliance with the Engineering Comments (*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.*)

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- 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);*
- 4) *Compliance with the Traffic Engineering Comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);*
 - 5) *Compliance 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*
 - 6) *Full compliance with 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).*


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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:



Margaret Lippas

Deputy Director of Planning and Zoning

cc:



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 12, 2020

Mobile County Commission
PO Box 1443
Mobile, AL 36633

Re: 850 Edwards Street
(Southwest corner of Wimbush Street and Whitley Street).
Council District 2
SUB-001342-2020 (Subdivision)
Africatown Heritage House Subdivision
Number of Lots / Acres: 1 Lot / 0.4± Acres

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

At its meeting on August 6, 2020, the Planning Commission considered the above referenced subdivision.

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

- 1) Dedication of adequate rights-of-way along both Whitley and Wimbush Streets to provide 30-feet from the centerline of each street;**
- 2) Provision of the required 25-foot building setback line from any required dedication;**
- 3) Dedication of an adequate corner radius at the intersection of Whitley and Wimbush Streets;**
- 4) Provision of the lot size label in both square feet and acres or a table providing the same on the Final Plat;**
- 5) Compliance with the Engineering Comments (A. Provide the dimensions for the proposed subdivision boundary. B. Provide the name/address of the person/company that prepared the map. C. 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. D. Provide reference, on the map and the description, to a monumented corner. E. Provide and label the monument set or found at each subdivision corner. F. Provide a vicinity map. G. Provide a written description for the subdivision boundary. H. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the northeast corner of LOT 1 to the City of Mobile, and list the**

- amount of dedicated acreage. I. Show and label all flood zones. New maps went into effect on June 5, 2020. J. Show and label each and every Right-Of-Way and easement. K. Add a signature block for the Owner, Notary Public, Surveyor, Planning Commission, Traffic Engineer, and City Engineer. L. Provide the Surveyor's and Owner's (notarized) signatures. M. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #65) LOT 1 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. N. 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. O. 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. P. 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. Q. 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. R. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. S. 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 prior to obtaining any signatures. No signatures are required on the drawing. T. 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.*
- 6) Placement of a note on the Final Plat stating the Traffic Engineering Comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance);**
 - 7) Compliance with 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 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**
 - 8) Compliance with 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

Africatown Heritage House Subdivision SUB-001342-2020
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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.

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 Appas
Deputy Director of Planning and Zoning

cc: Goodwyn Mills Cawood