



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 4, 2022

Thomas Latham  
Clark, Greer, Latham, & Associates  
3901 Spring Hill Avenue  
Mobile, Alabama 36602

**Re: 5327 Halls Mill Road**  
(East side of Halls Mill Road 234'± South of Rangeline Road).  
Council District 4  
**SUB-001963-2022**  
**Wal-Mart Store # 866 Subdivision, Resubdivision of**  
**Number of Lots / Acres:** 2 Lots / 1.8± Acres  
**Engineer / Surveyor:** Clark Geer Latham & Associates

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

At its meeting on March 3, 2022, the Planning Commission considered the above referenced Subdivision application.

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

- 1) retention of the right-of-way width of Halls Mill Road on the Final Plat;**
- 2) retention of the 25-foot minimum building setback line on the Final Plat;**
- 3) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 4) placement of a note on the Final Plat stating that the subdivision is limited to one shared curb cut to Halls Mill Road and one shared curb cut to the existing access and utility easement, with the size, location, and design to be approved by Traffic Engineering;**
- 5) 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. Revise the name of the PROPOSED SUBDIVISION in the title block from "RESUBDIVISION OF WAL-MART..." to "RESUBDIVISION***

March 4, 2022

- OF LOT 3 WAL-MART...” C. Label the POC and POB of the Non-Exclusive Access & Utility Easement. D. Show and label the Non-Exclusive Access & Utility Easement. E. Provide and label the monument set or found at each subdivision corner including the proposed interior lot line. F. Add the name of the recorded subdivision name beneath the existing lot labels. G. Provide additional information for the Deed reference “REAL PROPOERTY BOOK 5481, PAGE 740” on the south side of proposed LOT 1. H. Revise NOTES #16 to read “As shown on the 1984 aerial photo (FLIGHT 21 - #89) 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 & 2 (total combined) – 3,600 sf. If the LOTS are already covered by an existing detention pond the Applicant will need to submit documentation with the proposed drainage calculations. I. 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. J. 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 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.);*
  - 7) 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.);*
  - 8) 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.);9)*
  - 9) submission of a revised PUD site plan (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat.*

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, five copies of the recorded plat (including instrument 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.

**SUB-001963-2022 WALMART STORE #866 SUBDIVISION RESUBDIVISION**

**March 4, 2022**

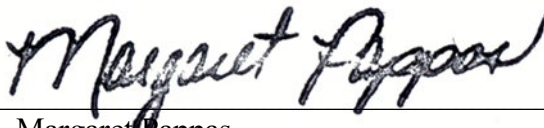
Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 4, 2022

Thomas Latham  
Clark, Greer, Latham, and Associates  
3901 Spring Hill  
Mobile, Alabama 36608

**Re: 5327 Halls Mill Road**  
(East side of Halls Mill Road 234'± South of Rangeline Road).  
Council District 4  
**PUD-001964-2022 (Planned Unit Development)**  
**CRN Development, LLC (Thomas N. Ward, Agent)**  
Planned Unit Development Approval to allow shared access between multiple building sites, and to allow a unique sign package.

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

At its meeting on March 3, 2022, the Planning Commission considered the above referenced Subdivision application.

**After discussion, and with withdrawal of the sign package request by the applicant, the Planning Commission determined the following Findings of Fact for Approval:**

- 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 for shared access and mobility between multiple building sites utilizing a single shared access; and**
- 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 for the re-development of a vacant site within an existing commercial area.**

**The approval is subject to the following conditions:**

- 1) revision of the site plan to rename “Parcel 1” and “Parcel 2” as “Lot 1” and “Lot 2” to match the Subdivision plat;**
- 2) revision of the site plan to label the lots with their sizes in both square feet and acres, or the furnishing of a table on the site plan providing the same information;**
- 3) retention of the 25-foot minimum building setback line on the site plan;**

- 4) submittal of an amended Planned Unit Development application at such time that development of Lot 1 is proposed;
- 5) revision of the site plan to provide sufficient maneuvering area for dumpster truck maneuvering into and out of the dumpster enclosure without interfering with traffic flow within the site;
- 6) placement of a note on the site plan stating that the site is limited to one shared curb cut to Halls Mill Road and one shared curb cut to the existing access and utility easement, with the size, location, and design to be approved by Traffic Engineering;
- 7) placement of a note on the site plan stating that all lots will be developed in full compliance with Zoning Ordinance requirements;
- 8) removal of the unique sign package per the applicant;
- 9) compliance with Engineering comments: *(1. Submit a drawing labeled PUD SITE PLAN. The Plan submitted appears to be a drawing for the signage package and is labeled SIGN LOCATION PLAN. 2. Label all proposed site items on the PUD SITE PLAN. 3. Provide a vicinity map and graphic scale on the PUD SITE PLAN. 4. ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN: a. 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). b. 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. c. 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. d. 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. e. 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. f. The proposed development must comply with all Engineering Department design requirements and Policy Letters.);*
- 10) placement of a note on the site plan stating the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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.);*

**PUD-001964-2022 CRN DEVELOPMENT**

**March 4, 2022**

- 11) 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.);*
- 12) 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.);*
- 13) submission of revised PUD site plans (hard copy and .pdf) to Planning & Zoning prior to signing of the Final Plat; and
- 14) 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