



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 24, 2022

Jason Linder  
Linder Surveying  
4330 County Road 3  
Millry, Alabama 36558

**Re: 6137 Todd Acres Drive**  
(West and East side of Todd Acres Drive; extending to the South side of Kooiman Road,  
680' ± West of Todd Acres Drive).  
Council District 4  
**SUB-002225-2022 (Subdivision)**  
**Todd Acres Industrial Park Subdivision**  
**Number of Lots / Acres:** 5 Lots/ 570.2 ± Acres  
**Engineer / Surveyor:** Rowe Engineering & Surveying

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

At its meeting on October 20, 2022, the Planning Commission considered the above referenced Subdivision application.

**After discussion, the Planning Commission Tentatively Approved the request, with a waiver of Sections V.D.2. and V.D.3. of the Subdivision Regulations subject to the following conditions:**

- 1) retention of the existing rights-of-way for all public streets;
- 2) revision of the plat to indicate at least a 25-foot minimum building setback line along all public streets;
- 3) 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;
- 4) placement of a note on the Final Plat stating that no structures are allowed in any easement without the permission of the easement holder;
- 5) 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 detail of LOT 5 at the Todd Acres Road ROW. C. Provide a bearing and distance for the chord of the two (2) points on/in Rabbit Creek. Set reference monuments as needed. D.***

October 24, 2022

*The 611'x1477' portion at the SE corner of LOT 1 is separated by property and ROW from the rest of LOT 1. This area should be labeled as a separate LOT (LOT 6) and provided a separate written legal description. It will need an MFFE (BFE is 18). E. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE for LOT 1 (and LOT 6) is 18' and the BFE for LOT 4 is 11'. G. Provide reference, on the map and the description, to a monumented corner. H. Provide a written legal description and matching bearing and distance labels for the proposed subdivision. Due to existing ROW (Road and RR) you will need to provide a separate written legal description for the subdivision of LOT 1 & 4, LOT 2 & 5, LOT 3, and LOT 6. I. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. J. Revise NOTES #13 from "All proposed detention..." to "All existing and proposed detention...". K. Revise NOTES #15 to read "As shown on the 1984 aerial LOTS 1-5 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, LOT 2 – NONE, LOT 3 – NONE, LOT 4 – NONE, LOT 5 – NONE, LOT 6 - NONE. 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.);*

- 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, 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 [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 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). 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.); and,*
- 9) completion of the Rezoning process prior signing the Final Plat.*

**SUB-002225-2022 TODD ACRES INDUSTRIAL PARK SUBDIVISION**  
**October 24, 2022**

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.

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

October 31, 2022

Charles Tisher, PE  
3901 Springhill Avenue  
Mobile, Alabama 36608

**Re: 6137 Todd Acres Drive**  
(West and East side of Todd Acres Drive; extending to the South side of Kooiman Road,  
680' ± West of Todd Acres Drive).  
Council District 4  
**ZON-002226-2022 (Rezoning)**  
**Todd Acres Industrial Park Subdivision**  
Rezoning from R-A, Residential-Agricultural District, B-5, Office-Distribution District,  
I-1, Light Industrial District, and I-2, Heavy Industrial District to I-2, Heavy Industrial  
District.

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

At its meeting on October 20, 2022, the Planning Commission considered the above referenced Rezoning application.

**After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:**

- a. changing conditions in a particular area make a change in the Ordinance necessary and desirable;**
- b. there is a need to increase the number of sites available to business or industry;**
- c. the subdivision of land into building sites makes reclassification of the land necessary and desirable.**

**The rezoning should be subject to the following conditions:**

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

**Please note that a revised legal description for both Lots 1 and 2 is required in order to calculate the advertising fee for the application before it is forwarded to the City Clerk's office and subsequently for public hearing by the City Council.**

**ZON-002226-2022 TODD ACRES INDUSTRIAL PARK SUBDIVISION**  
**October 31, 2022**

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

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Margaret Pappas  
Deputy Director of Planning and Zoning