



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 17, 2023

Gerald Byrd  
Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, Alabama 36606

**Re: North side of Government Street, 140'± East of South Ann Street**  
Council District 2  
**SUB-002272-2022 (Subdivision)**  
**Griffith Subdivision Addition to**  
**Number of Lots / Acres: 1 Lot/ 0.7± Acres**  
**Engineer / Surveyor: Byrd Surveying**

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

At its meeting on March 16, 2023, the Planning Commission considered the above referenced Subdivision application.

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

- 1) revision of the Final Plat to depict all abutting rights-of-way;
- 2) retention of the lot sizes in square feet and acres;
- 3) retention of the 25-foot minimum building setback line along all street frontages;
- 4) full 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) *Provide and label the monument set or found at each subdivision corner.* C) *Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.* D) *Provide the Surveyor's Certificate.* E) *Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #77) LOT 1 will receive the 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 – 5,000 sf.* F) *Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City*

March 17, 2023

- 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. G) 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. H) 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. I) 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. J) Add a note that all easements shall remain in effect until vacated through the proper Vacation process. K) 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.);*
- 5) placement of a note on the Final Plat stating 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.);**
  - 6) 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.);**
  - 7) 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 (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.); and**
  - 8) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing 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.

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).

**SUB-002272-2022 GRIFFITH SUBDIVISION**  
**March 17, 2023**

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 17, 2023

Gerald Byrd  
Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, Alabama 36606

**Re: North side of Government Street, 140'± East of South Ann Street**  
Council District 2  
**PUD-002274-2022 (Planned Unit Development)**  
**Griffith Shell (1260 & 1262 Government Street)**  
Planned Unit Development to allow shared access and parking between two (2) building sites.

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

At its meeting on March 16, 2023, the Planning Commission considered the above referenced Planned Unit Development application.

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

- a. **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) by permitting cross access between building sites and multiple buildings, thus accommodating existing conditions of the site; and**
- b. **The proposal promotes the objective of efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment) by facilitating minor changes to a site whose impact on the use of the land may be considered less demanding of resources than denser commercial developments within the neighborhood; and**
- c. **the proposal promotes the objective of Public services (to encourage optimum use of available public utilities, streets and community facilities), because services already exist in the area.**

**March 17, 2023**

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

- 1) revision of the site plan to depict the existing dumpster and that it meets the setback requirements of the underlying zoning district;**
- 2) placement of a note on the revised site plan stating any future changes to the site may require additional approvals;**
- 3) full compliance with Engineering comments: *(Retain NOTES #1 - #6, as shown on the PLANNED UNIT DEVELOPMENT FOR 1260 & 1262 GOVERNMENT ST plan sheet by Byrd Surveying dated November 4, 2022.);***
- 4) placement of a note on the site plan stating 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.);***
- 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 Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (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.);* and**
- 7) submittal to and approval by Planning and Zoning of a revised PUD site plan (hard copy and .pdf), prior to signing the Final Plat.**

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



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 17, 2023

Gerald Byrd  
Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, Alabama 36606

**Re: North side of Government Street, 140'± East of South Ann Street**

Council District 2

**ZON-002273-2022 (Rezoning)**

**Griffith Shell (Gerald Byrd, Agent)**

Rezoning from B-1, Buffer Business District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.

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

At its meeting on March 16, 2023, 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) the subdivision of land into building sites makes reclassification of the land necessary and desirable.**

**As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:**

- 1) completion of the Subdivision process;**
- 2) full compliance with all municipal codes and ordinances; and**
- 3) compliance with the Voluntary Conditions & Use Restrictions submitted by the applicant.**

**The advertising fee for this application based on the current legal description is \$466.64 Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.**

**ZON-002273-2022 GRIFFITH SHELL**

**March 17, 2023**

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:

A handwritten signature in black ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning