



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
CORRECTED

April 5, 2022

Cecil Hudson
Rowe Engineering
3502 Laughlin Drive
Unit B
Mobile, Alabama 36693

Re: 4119, 4161, 4173 and 4175 Halls Mill Road
(East side of Halls Mill Road, 210'± South of Moore Creek drainage canal).
Council District 4
SUB-001961-2022 (Subdivision)
Ramshead Subdivision
Number of Lots / Acres: 3 Lots / 51.0± Acres
Engineer / Surveyor: Rowe Engineering & Surveying

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

At its meeting on March 17, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and Tentatively approved the application subject to the following conditions:

- 1) Either vacation of the unnamed road, or provision of a 50-foot setback from the unnamed road;**
- 2) Retention of the lot sizes in square feet and acres;**
- 3) retention of the 25-foot minimum building setback lines along Halls Mill Road and Interstate 10;**
- 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. Check the original file for the plat. There appears to be three (3) “seams” running vertical that has made some of the text and line work illegible. B. 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. C. Provide a written description for the subdivision boundary. D. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by**

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April 5, 2022

ADEM to be a water of the state. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F. Show and label each and every Right-Of-Way and easement. The 15' wide ROW along the UNNAMED ROAD should not be shown as part of LOT 3. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #86) the proposed LOTS 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 – 20,000 sf. H. 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. 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 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.);

- 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 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.); and*
- 7) 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.).*

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.

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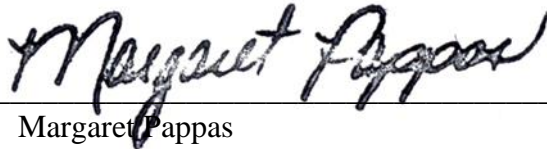
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

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

Margaret Pappas

Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
REVISED

March 25, 2022

Cecil Hudson
Rowe Engineering & Surveying, Inc.
3502 Laughlin Drive
Unit B
Mobile, Alabama 36693

Re: 4119, 4161, 4173 and 4175 Halls Mill Road
(East side of Halls Mill Road, 210'± South of Moore Creek drainage canal).
Council District 4
ZON-001962-2022 (Rezoning)
Ramshead LLC (Mason Head, Agent)
Rezoning from R-1, Single-Family Residential District, B-3, Community Business District, and I-1, Light Industry District, to I-2, Heavy Industry District.

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

At its meeting on March 17, 2022, the Planning Commission considered the above referenced Rezoning application.

After discussion, the Planning Commission recommended to the City Council that the site be rezoned to I-1, Light Industry for the following reason:

- 1) There is a need to increase the number of sites available to business or industry.

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

The advertising fee for this application based on the revised legal description is \$500.15. 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.

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

ZON-001962-2022 RAMSHEAD LLC

March 25, 2022

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Margaret Pappas
Deputy Director of Planning and Zoning