



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 10, 2021

Kari P. Givens  
Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, AL 36606

**Re: Area bounded by Rangeline Road, Todd Boulevard and Todd Acres Drive**  
Council District 4  
**SUB-001568-2021 (Subdivision)**  
**Beaver Creek Subdivision**  
**Number of Lots / Acres:** 8 Lots / 6.1± Acres  
**Engineer / Surveyor:** Byrd Surveying, Inc.

Dear Applicant(s):

At its meeting on May 6, 2021, the Planning Commission Tentatively Approved the application, subject to the following:

- 1) retention of the lot sizes in square feet and acres;
- 2) retention of the 25' minimum building setback lines along all frontages, adjusted for dedication;
- 3) placement of a note on the Final Plat stating that maintenance of the common area is the responsibility of the property owners;
- 4) vacation of the right-of-way along Todd Acres Drive prior to the signing of the Final Plat;
- 5) 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 legible street names to the vicinity map. D. Provide a written description for the subdivision boundary. E. Show and label all flood zones. New maps went into effect on June 5, 2020. F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate. I. Provide the Surveyor's and Owner's (notarized) signatures. J. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 23 - #92) LOTS 1 and

*8 and the COMMON AREA DETENTION 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 thru 8 – NONE and COMMON AREA DETENTION - NONE. K. Add a note 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. L. 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. M. 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. N. 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. O. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. P. 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. 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 Traffic Engineering comments: (Rangeline Service Road (State Route 163) is an ALDOT maintained roadway. Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT (where applicable) and conform to AASHTO standards. 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 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 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.).*

**Area Bounded by Rangeline Rd, Todd Blvd and Todd Acres SUB-001568-2021**  
**May 10, 2021**

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 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

cc: Lynn E. Weller



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**Re: Area bounded by Rangeline Road, Todd Boulevard and Todd Acres Drive**  
Council District 4  
**ZON-001569-2021 (Rezoning)**  
**Byrd Surveying, Inc.**  
Rezoning proposed Lot 8 from R-1, Single-Family Residential District, to I-1, Light Industry District.

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

At its meeting on May 6, 2021, the Planning Commission considered the above referenced rezoning.

**The Commission finds that the applicant has not shown that any of the following conditions prevail to support the rezoning request and recommends Denial:**

- 1) Error. There is a manifest error in the chapter;**
- 2) Change in conditions. Changed or changing conditions in a particular area, or in the planning region generally, make a change in the chapter necessary and desirable;**
- 3) Increase in need for sites for business or industry. Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district;  
or**
- 4) Subdivision of land. The subdivision or imminent subdivision of land into urban building sites makes reclassification necessary and desirable.**

**As such, the Planning Commission recommends Denial of the rezoning request.**

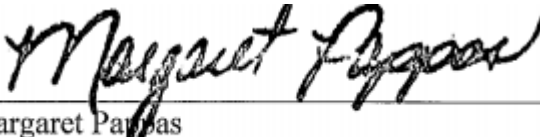
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**Area bounded by Rangeline Road, Todd Blvd, and Todd Acres Drive ZON-001569-2021**  
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Ms. Jennifer Denson, Secretary

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