



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 23, 2020

Charles A. Garcia  
Freeland & Kaufman, Inc.  
209 West Stone Ave.  
Greenville, SC 29609

**Re: 1445, 1525 and 1533 East I-65 Service Road South**  
(East side of East I-65 Service Road South, 600' South of Pleasant Valley Circle).  
Council District 4  
**SUB-001287-2020**  
**McCrary Automotive Subdivision**  
**Number of Lots / Acres:** 3 Lots / 9.6± Acres  
**Engineer / Surveyor:** Freeland and Kauffman, Inc. - Charles A. Garcia

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

At its meeting on July 16, 2020, the Planning Commission considered the above referenced subdivision.

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

- 1) revision of the plat to include the existing minimum right-of-way width for I-65;
- 2) revision of the plat to label the 25' minimum building setback easement as the 25' minimum building setback line;
- 3) placement of a note on the Final Plat stating that no structure may be constructed or placed in any easement;
- 4) revision of the plat to label the lots as "Lot 1", "Lot 2" and "Lot 3" and not "New Lot 1", "New Lot 2" or "New Lot 3";
- 5) 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;
- 6) 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 reference, on the map and the description, to a monumented corner. C. Provide a LOT designation for each of the three (3) new LOTS (i.e. A, B, C, 1, 2, 3) other than "NEW LOT 1, NEW*

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- LOT 2, AND NEW LOT 3". D. Show and label all flood zones, including X(shaded). New maps went into effect on June 5, 2020. 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. Clarify the recording data for the "30' Temporary Construction Easement (Case #21,752)". What is "Case #21752" mean? G. Provide the Surveyor's and Owner's (notarized) signatures. H. After all comments have been addressed 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. I. 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.);*
- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: (East I- 65 Service Road South is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards. Shared access and/or restricted access may be a requirement per ALDOT Access Management manual. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
  - 8) 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*
  - 9) 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).).*

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,

**McCrary Automotive Subdivision SUB-001287-2020**  
**July 23, 2020**

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

Margaret Pappas

Deputy Director of Planning and Zoning

cc: Chloe Lewis