



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 2, 2020

John Farrior Crenshaw
8024 Murray Hill Road
Irvington, AL 36544

Re: 1073 Bernice Hudson Drive
(South side of Bernice Hudson Drive, 194'± West of Quigley Street).
Council District 3
SUB-001260-2020 (Subdivision)
Taleton Subdivision
Number of Lots / Acres: 1 Lot / 0.3± Acres
Engineer / Surveyor: John Farrior Crenshaw, PLS

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

At its meeting on May 21, 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 label the area to be dedicated and retention of the legal description of that area on the Final Plat;**
- 2) **retention of the 25' minimum building setback line on the Final Plat as measured from the existing right-of-way line of the Eastern-most lot, and the future right-of-way line of the Western-most lot;**
- 3) **retention of the lot size label on the Final Plat, 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 access to Boyd's Lane is denied;**
- 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 reference markers for the subdivision corner located in an existing tree along the south boundary line. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic***

June 2, 2020

Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #79) LOTS 1 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 – 2000 sf. E. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the # 8 SUB-0Engineering Department. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.];

- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lot is limited to one curb cut to Bernice Hudson Drive with size, location and design to be approved by Traffic Engineering and conform to AASHTO standard.);*
- 7) removal of the note on the plat limiting the site to two curb cuts;
- 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.];*
- 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)];* and
- 10) completion of the Rezoning process 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, 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.

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: Henry & Percia Taleton



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 2, 2020

Henry & Percia Taleton
1073 Bernice Hudson Dr.
Mobile, AL 36605

Re: 1073 Bernice Hudson Drive
(South side of Bernice Hudson Drive, 194'± West of Quigley Street).
Council District 3
ZON-001261-2020 (Rezoning)
Taleton Subdivision
Rezoning from R-1, Single-Family Residential District and R-2, Two-Family Residential District to R-1, Single-Family Residential District.

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

At its meeting on May 21, 2020, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District and R-2, Two-Family Residential District to R-1, Single-Family Residential District.

After discussion, the Planning Commission determined that the following condition prevails to support the rezoning request:

- a. the subdivision of land into building sites makes reclassification of the land necessary and desirable.**

The Planning Commission recommends to the City Council approval of the rezoning request to R-1, Single-Family Residential District, 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 is \$.161.31 Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Taleton Subdivision (ZON-001261-2020)

June 2, 2020

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