

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 5, 2007

Carol J. Pugh  
P.O. Box 734  
Saraland, AL 36571

**Re: Case #ZON2006-02637 (Planned Unit Development)**  
**Carol J. Pugh**  
3556 Halls Mill Road  
(North side of Halls Mill Road, 930'± West of West I-65 Service Road South, and  
extending Westward to Montlimar Creek).

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

At its meeting on January 4, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow 2 buildings on a single building site with shared parking between 2 building sites.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) the placement of a note on the final plat stating that a buffer is required, in compliance with Section V.A.7, where the site adjoins residentially zoned property;**
- 2) full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;**
- 3) the placement of a note on the final plat stating that any redevelopment of Lot 1 is limited to two curb cuts to Halls Mill Road, and Lot 2 is limited to one curb cut, with the size, location and design of all curb-cuts subject to Traffic Engineering approval;**
- 4) the submission of a revised PUD plan eliminating the shared access between Lots 1 and 2 by providing a solid curb; and**
- 5) the dedication of right-of-way sufficient to provide 35 feet, as measured from the centerline of Halls Mill Road, and adjustment of the minimum building setback line to reflect the dedication.**

**Carol J. Pugh**  
**January 5, 2007**  
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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**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 5, 2007

Carol J. Pugh  
P.O. Box 734  
Saraland, AL 36571

**Re: Case #ZON2006-02636 (Rezoning)**  
**Carol J. Pugh**  
3556 Halls Mill Road  
(North side of Halls Mill Road, 930'± West of West I-65 Service Road South, and  
extending Westward to Montlimar Creek).

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

At its meeting on January 4, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, B-3, Community Business District, and I-1, Light Industry District, to I-1, Light Industry District, to eliminate split zoning and allow a Commercial Business Park.

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) the provision of a buffer, in compliance with Section 64-4.D.1. of the Zoning Ordinance, where the site adjoins residentially zoned property;**
- 2) full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;**
- 3) the placement of a note on the final plat stating that any redevelopment of Lot 1 is limited to two curb cuts to Halls Mill Road, and Lot 2 is limited to one curb cut, with the size, location and design of all curb-cuts subject to Traffic Engineering approval;**
- 4) the submission of a revised PUD plan eliminating the shared access between Lots 1 and 2 by providing a solid curb;**
- 5) full compliance with all municipal codes and ordinances, including landscaping, tree planting, parking, and buffering, as soon as practicable; and**
- 6) the dedication of right-of-way sufficient to provide 35 feet, as measured from the centerline of Halls Mill Road, and adjustment of the minimum building setback line to reflect the dedication.**

**Carol J. Pugh**  
**January 5, 2007**  
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The advertising fee for this application is \$222.85. 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.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
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January 5, 2007

Carol J. Pugh  
P.O. Box 734  
Saraland, AL 36571

**Re: Case #ZON2006-02667 (Sidewalk Waiver)**  
**Carol J. Pugh**  
3556 Halls Mill Road  
(North side of Halls Mill Road, 930'  $\pm$  West of West I-65 Service Road South, and  
extending Westward to Montlimar Creek).  
Request to waive construction of a sidewalk along the North side of Halls Mill  
Road.

Dear Applicant(s):

At its meeting on January 4, 2007, the Planning Commission considered your request for  
a sidewalk waiver at the above referenced location.

After discussion it was decided to approve this request.

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 5, 2007

Carol J. Pugh  
P.O. Box 734  
Saraland, AL 36571

**Re: Case #SUB2006-00295 (Subdivision)**  
**Golden Glow Farms Subdivision, First Addition, Lot 1, Resubdivision of**  
3556 Halls Mill Road  
(North side of Halls Mill Road, 930'± West of West I-65 Service Road South, and  
extending Westward to Montlimar Creek).  
2 Lots / 10.7± Acres

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

At its meeting on January 4, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that a buffer is required, in compliance with Section V.A.7, where the site adjoins residentially zoned property;**
- 2) full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry;**
- 3) the placement of a note on the final plat stating that any redevelopment of Lot 1 is limited to two curb cuts to Halls Mill Road, and Lot 2 is limited to one curb cut, with the size, location and design of all curb-cuts subject to Traffic Engineering approval; and**
- 4) the dedication of right-of-way sufficient to provide 35 feet, as measured from the centerline of Halls Mill Road, and adjustment of the minimum building setback line to reflect the dedication.**

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 Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

**Golden Glow Farms Subdivision, First Addition, Lot 1, Resubdivision of  
January 5, 2007  
Page 2**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Polysurveying Engineering and Land Surveying  
Austin J. Pugh