



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 13, 2019

McKemie Place, Inc.  
Ben Kenemer, B of A, ML  
3674 Dauphin Street  
Mobile, Alabama 36608

**Re: 618 Azalea Road**  
(South side of Azalea Road, 715'± West of Village Green Drive).  
Council District 5  
**PA-001030-2019**  
**McKemie Place, Inc.**

Dear Applicant(s):

At its meeting on September 5, 2019, the Planning Commission considered Planning Approval to allow the operation of a bank in a B-1, Buffer-Business District.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval:**

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should have no impact on any of those items due to the fact that no new structure is proposed in which persons will live or work;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because the facility would have no negative impact on the current and allowed uses within the area.

**The Approval is subject to the following conditions:**

- 1) placement of a note on the site plan stating that any changes to the site plan or scope of operations will require a new Planning Approval;
- 2) compliance with 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

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- approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and
- 3) compliance with Fire Department comments and placement of a note (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)).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Southland Capital Realty Group, LLC  
Bock & Clark's National Surveying Network