



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 29, 2018

Arthur Smith
6853 Old Pascagoula Rd
Theodore, AL 36582

Re: 6853 & 6859 Old Pascagoula Road
(South side of Old Pascagoula Road, 150'± East of Sperry Road).
County
SUB-000682-2018
Smith Place Subdivision, Resubdivision of Lots 1 and 6
2 Lots / 4.4± Acres

Dear Applicant(s):

At its meeting October 18, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.1. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) revision of the plat to depict the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat where each lot is at least 60' in width;
- 3) placement of a note on the Final Plat stating each lot is limited to its existing curb cut(s), with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 5) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"Must comply with the Mobile County Flood Damage*

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Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.”; and,

- 6) **compliance with Fire Department comments:** *“Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).”*

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: 
Bert Hoffman
Principal Planner

Cc: Haidt Land Surveying