



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 27, 2018

Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, AL 36606

**Re: 5130 Travis Road**  
(West side of Travis Road, 455'± South of Carol Acres Lane).  
County  
**SUB-000420-2018**  
**Carol Plantation Subdivision, Unit Five, Resubdivision of Farm 645**

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

At its meeting on March 15, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:

- 1) Retention of the 80' right-of-way width to Travis Road;
- 2) Retention of the 50' right-of-way width to Carol Acres Lane West;
- 3) Retention of 25' minimum building setback line along Travis Road for Lot B;
- 4) Retention of 25' minimum building setback line for Lot A where the lot abuts Carol Acres Lane West;
- 5) Retention of the lot size information in both square and in acres on the Final Plat;
- 6) Placement of a note stating that future subdivision to create additional lots is prohibited until such time as additional frontage on improved public or private street is proved;
- 7) Placement of a note on the Final Plat stating that Lot A and Lot B are limited to one curb cut each, with the size, design and location of the curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) 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;
- 9) Compliance with Engineering Comments and placement as a note on the Final Plat: *(Must comply with the Mobile County Flood Damage 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*
  - 10) Compliance with Fire Comment: *(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](mailto:planning@cityofmobile.org).

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: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning & Zoning

cc: Randy Rowe