

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 7, 2007

James L. Odom  
9110 Howells Ferry Road  
Semmes, AL 36575

**Re: Case #SUB2007-00179**  
**James L. Odom Subdivision, First Addition**  
9110 Howells Ferry Road  
(East side of Howells Ferry Road, 1220'± South of Firetower Road).

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

At its meeting on September 6, 2007, the Planning Commission waived Sections V.D.1. and V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) **Dedication of right-of-way sufficient to provide 50 feet, as measured from the centerline of Howells Ferry Road, as depicted on the preliminary plat;**
- 2) **Depiction of the minimum building setback lines, as shown on the preliminary plat;**
- 3) **Placement of a note on the final plat stating that each lot is limited to one curb-cut each onto Howells Ferry Road, with the size, design and location to be approved by Mobile County Engineering;**
- 4) **Placement of a note on the final plat stating that no future subdivision of Lot 1 is allowed until additional frontage on a public street is provided;**
- 5) **Revision of the plat to label each lot with its size in square feet, or placement of a table or note on the plat with the same information;**
- 6) **Placement of a note on the plat stating that the development will 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. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.; and**

**7) 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.7. of the Subdivision Regulations.**

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).

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: Byrd Surveying, Inc.