



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

Hutchinson, Moore & Rauch, LLC  
2039 Main Street  
Daphne, AL 36526

**Re: 8230 Padgett Switch Road**  
(North side of Padgett Switch Road, extending to the South side of U.S. Highway 90 West).  
County  
**SUB2015-00099**  
**Esfeller Subdivision**  
1 Lot / 132.3± Acres

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

At its meeting on September 17, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **dedication sufficient to provide 50' from the centerline of Padgett Switch Road;**
- 2) **revision of the plat to illustrate the 25' minimum building setback line along Padgett Switch Road as measured from any required dedication;**
- 3) **revision of the plat to label the lot with its size in square feet and acres after any required dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 4) **placement of a note on the Final Plat stating that the lot is limited to two curb cuts to Padgett Switch Road, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **placement of a note on the Final Plat stating that the lot is denied access to the unopened public right-of-way along the South side of the lot until such time that the right-of-way is developed to County standards;**

**Esfeller Subdivision**

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- 6) placement of a note on the Final Plat stating that, since the site is developed commercially, a buffer, in compliance with Section V.A.8. of the Subdivision Regulations must be provided where the site adjoins residentially developed property;
- 7) revision of the plat to remove the signature blocks for City Engineering and Traffic Engineering;
- 8) revision of the plat to add a signature block for the Mobile County Engineering Department;
- 9) compliance with the Engineering comments: *(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 the Fire-Rescue 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).J.*

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 (1) 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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@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, Planner II

cc: Esfeller Properties, LLC