



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

Kenneth Leo Poiroux  
6841 Maurice Poiroux Road  
Theodore, AL 36582

**Re: 6801 Maurice Poiroux Road**  
**(East side of Maurice Poiroux Road, 2/10± mile North of Old Pascagoula Road).**  
**County**  
**SUB-000097-2017**  
**Frenchman's Hollow Subdivision, Resubdivision of Lot 1**

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

At its meeting on June 1, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Section V.D.1 of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) Retention of the 60' wide right-of-way width along Maurice Poiroux Road;**
- 2) Retention of the 25-foot minimum setback line along Maurice Poiroux Road;**
- 3) Placement of a note stating that there shall be no further subdivision of Lot 3 will be allowed until such time as additional frontage on a public or compliant private street is provided;**
- 4) Retention of the lot size information in both square feet and in acres for each lot;**
- 5) Placement of a note on the Final Plat stating that Lots 1, 2, and 3 are limited to one curb cut each to Maurice Poiroux Road, with any changes to the size, design and location of the curb-cuts to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) Placement of a note on the Final Plat stating this site is located in the County, and therefore 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;**

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- 7) **Compliance with 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,*
- 8) **Compliance with Fire Department comments and placement of a note** *(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 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).

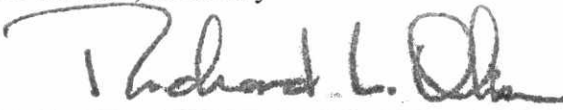
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Jennifer Denson, Secretary

By:



Richard Olsen

Deputy Director of Planning & Zoning

cc: Polysurveying & Engineering