



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 20, 2018

John Wayne Cayton
9601 Three Notch Road
Theodore, AL 36582

Re: 9601 & 9675 Three Notch Kroner Road
(South side of Three Notch Kroner Road, 676'± West of Winkler Court).
County
SUB-000605-2018
Downers Grove Subdivision, Unit 3

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

At its meeting on August 16, 2018, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) retention of the 35' minimum building setback line along Three Notch Kroner Road on the Final Plat;**
- 2) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;**
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Three Notch Kroner Road, with the size, location and design 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 stating that the site must 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**

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issuance of any permits. Certification is to be submitted to the Planning and Zoning Department and County Engineering; and

- 6) 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)]*.

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:



Margaret Pappas

Deputy Director of Planning and Zoning

Cc: Barklie W. Hebert
Rory Thomas Winkler
Erdman Surveying, LLC