



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 7, 2016

James Henderson  
J. Henderson Properties, LLC  
5840 Henderson Lane E.  
Grand Bay, AL 36541

**Re: 5237 Halls Mill Road**  
(East side of Halls Mill Road, extending to the West side of Demetropolis Road,  
4/10 mile± North of Rangeline Road).  
County  
**SUB2016-00040**  
**Halls Mill Road Business Center Subdivision**  
2 Lots / 38.8± Acres

Dear Applicant(s):

At its meeting on June 2, 2016, the Planning Commission considered the above referenced subdivision.

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

- 1) dedication sufficient to provide 35' from the centerline of Halls Mill Road;
- 2) revision of the 25-foot minimum building setback line to reflect dedication;
- 3) revision of the lot size in square feet and acres to reflect dedication;
- 4) placement of a note on the Final Plat stating the lots are limited to the existing curb-cuts with the size, design and location of all curb-cuts to be approved by County Engineering, or City Engineering and City Traffic Engineering if determined necessary due to the status of Halls Mill Road being within the city limits;
- 5) placement of a note on the Final Plat stating that access to Demetropolis Road is denied;
- 6) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must

**Halls Mill Road Business Center Subdivision**  
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- provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations; and
- 7) **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.**


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

cc: Rowe Surveying & Engineering, Inc.