



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 22, 2015

Emily B. Hickman  
1750 Sands Drive  
Mobile, AL 36695

**Re: 1750 Sands Drive**  
(West side of Sands Drive at the West terminus of Garriss Drive).  
County  
**SUB2015-00102**  
**Hickman Family Estates Subdivision**  
2 Lots / 8.0± 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 and with a waiver of Section V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **Submission of 7 probated copies of the Final Recorded Plat of Hickman's Way Subdivision, prior to the signing of the Final Plat;**
- 2) **Revision of the Final Plat to illustrate the minimum existing right-of-way;**
- 3) **Retention of the lot size information and all setbacks on the Final Plat;**
- 4) **Placement of a note on the Final Plat stating that no future subdivision of Lot A will be allowed until additional frontage along a paved public street is provided;**
- 5) **Placement of a note on the Final Plat stating that Lot A is denied access to Eliza Jordan Road, a proposed Major street;**
- 6) **Placement of a note on the Final Plat stating that both lots are limited to one (1) curb-cut each to Sands Drive, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 7) **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***

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- residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.);*
- 8) **Compliance with Fire comments** (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC);*);
- 9) **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*
- 10) **Compliance with Section V.D.8. of the Subdivision Regulations and placement of a note on the Final Plat.**

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: Haidt Land Surveying