



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 22, 2016

Byrd Surveying, Inc.  
2609 Halls Mill Road  
Mobile, AL 36606

**Re: 9466 Bellingrath Road**  
(Southwest corner of Bellingrath Road and Lundy Lane).  
County  
**SUB2015-00158**  
**Performance Industrial Subdivision**  
3 Lots / 9.0± Acres

Dear Applicant(s):

At its meeting on January 21, 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 50' from the centerline of Bellingrath Road;
- 2) dedication sufficient to provide 30' from the centerline of Lundy Lane and Lundy Lane West;
- 3) placement of a note stating that no further subdivision of Lots 2 and 3 until Lundy Lane is paved to County standards;
- 4) revision of the plat to illustrate the 25-foot minimum building setback line for each lot on the Final Plat from all road frontages;
- 5) retention of the corner radius at the intersection of Bellingrath Road and Lundy Lane and at the intersection of Lundy Lane and Lundy Lane West in compliance with Section V.D.6. of the Subdivision Regulations, as shown on the preliminary plat;
- 6) revision of each lot size to indicate both square feet and acres on the Final Plat;
- 7) placement of a note on the Final Plat stating that the proposed Lot 1 is limited to the existing curb cuts to Bellingrath Road and Lundy Lane, that Lot 2 is limited to two curb cuts to Lundy Lane, and that Lot 3 is limited to

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- one curb cut to Lundy Lane and one curb cut to Lundy Lane West, with the size, design and location of the new curb-cut to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) 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;
  - 9) compliance with Engineering Comments and placement as a note on the Final Plat: *(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 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).*


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: Bellingrath, LLC