



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 17, 2022

Evan Geerts  
Duplantis Design Group  
41 W I-65 Service Road N.  
Mobile, Alabama 36608

**Re: 975 Schillinger Road South**  
(Northeast corner of Schillinger Road South and Hitt Road).  
Council District 6  
**SUB-002064-2022**  
**Brewer Center Subdivision, Resubdivision of Lot 3**  
**Number of Lots / Acres:** 3 Lots / 12.8± Acres  
**Engineer / Surveyor:** Duplantis Design Group, PC

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Subdivision application.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) Revision of the plat to depict the existing minimum right-of-way width for each abutting street;
- 2) Revision of the plat to provide the sizes of each lot in square feet and acres, or provision of a table on the Final Plat with the same information;
- 3) Revision of the plat to correctly identify the size of Lot 3A;
- 4) Revision of the plat to illustrate the 25-foot minimum building setback along Schillinger Road South and Hitt Road, as required by Section V.D.9. of the Subdivision Regulations;
- 5) Placement of a note on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder;
- 6) Placement of a note on the Final Plat stating development of the site is subject to Planned Unit Development (PUD) approval, and any changes to the PUD site plan may require additional PUD approval;
- 7) Compliance with Engineering comments: (**FINAL PLAT COMMENTS** (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A) Provide all of the required information on the SUBDIVISION PLAT (i.e., signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide and label the monument set or found at each subdivision corner. C) Revise the Vicinity Map to be closer in to the proposed subdivision location and provide legible street names. D) Provide a written legal description for the subdivision boundary. Include the existing recording data. E) Email a pdf copy of the

**SUB-002064-2022 BREWER CENTER SUBDIVISION**

**June 17, 2022**

***FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at [land.disturbance@cityofmobile.org](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.);***

- 8) Placement of a note on the Final Plat stating Traffic Engineering comments: (Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);**
- 9) Compliance with Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);**
- 10) Compliance with Fire Department comments and placement of a note: (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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.);**
- 11) Provision of two (2) copies of a revised PUD site plan to the Planning and Zoning Department reflecting the amended subdivision plat, prior to signing of the Final Plat; and,**
- 12) Full compliance with all other Codes and Ordinances.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **five** copies of the recorded plat (including instrument 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](mailto: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:

  
Marie York, Principal Planner