



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 5, 2017

Cheryl Mann  
10351-A Tanner Williams Road  
Mobile, AL 36608

**Re: 10351 Tanner Williams Road**  
**(South side of Tanner Williams Road, 3/10 mile± East of Eliza Jordan Road**  
**North).**  
**County**  
**SUB-000099-2017**  
**Crutchfield Hill Subdivision**

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

At its meeting on June 1, 2017, the Planning Commission considered the above referenced subdivision application.

**After discussion and with waivers of Sections V.D.1. and V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced request, subject to the following conditions:**

- 1) dedication to provide 50' from the centerline of Tanner Williams Road along the frontage of Lots 2, 3 and 4;**
- 2) retention of the 25' minimum building setback line along Tanner Williams Road for Lots 3 and 4 as measured from the required frontage dedication;**
- 3) revision of the 25' minimum building setback line for Lots 1 and 2 as to be blocked-out from the South terminus of the pole for each lot;**
- 4) revision of the lot size labels for Lots 2, 3 and 4 to indicate the lot sizes after any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;**
- 5) retention of the lot size label for Lot 1, or the furnishing of a table on the Final Plat providing the same information;**
- 6) placement of a note on the Final Plat stating that Lots 3 and 4 are limited to one curb cut each to Tanner Williams Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;**

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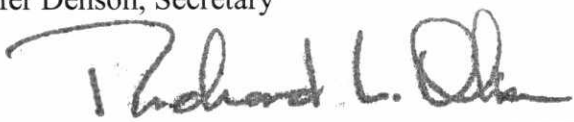
- 7) placement of a note on the Final Plat stating that Lots 1 and 2 are required to share one common curb cut to Tanner Williams Road, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 8) no further resubdivision of Lots 1 and 2 is allowed unless additional frontage and access is provided;
- 9) 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 issuance of any permits. Certification is to be submitted to the Planning and Zoning Department and County Engineering;
- 10) 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; and
- 11) compliance with the Fire 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).J.*

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 & Zoning

cc: Rowe Engineering and Surveying, Inc.