



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 5, 2015

Kenneth C. & Mary E. Riggs
10920 Jeff Hamilton Road
Mobile, AL 36695

Re: 10920 Jeff Hamilton Road
(North side of Jeff Hamilton Road, 650'±East of Oyler Road).
County
SUB2015-00108
HLR Jeff Hamilton Subdivision, Resubdivision Lots 1 & 2
2 Lots / 0.1± Acre

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

At its meeting on October 1, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) **Submission of 7 probated copies of the Final Plat of HLR Jeff Hamilton Subdivision, prior to the signing of the Final Plat;**
- 2) **Either enlarge Lot 2 to be a minimum of 40,000 sf, or provide written documentation that Lot 2 is served by / connected to either public water or sanitary sewer;**
- 3) **Retention of the lot size information and 25' minimum building setback line on the Final Plat;**
- 4) **Placement of a note on the Final Plat stating that no permanent structure(s) shall be placed or erected with in any easement;**
- 5) **Placement of a note on the Final Plat stating that both lots are limited to one (1) curb-cut each to Jeff Hamilton Road, with the size, design and location to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) **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;

- 7) **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
- 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).*).

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.

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: 
Richard Olsen
Deputy Director of Planning

cc: Lawler & Company