



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 25, 2018

Alabama Power Company  
c/o Ward Henneker  
600 North 18<sup>th</sup> Street, 12N-0973  
Birmingham, AL 35203

**Re: South side of Snow Road South, 216'± North of Autumn Leaf Drive North,  
extending to the North terminus of Taylor Point Boulevard and the East terminus of  
Alderway.**  
County  
**SUB-000526-2018**  
**Dawes Switching Station Subdivision**

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

At its meeting on June 21, 2018, the Planning Commission considered the above referenced subdivision application.

**After discussion and with a waiver of Section V.D.3. of the Subdivision Regulations, the Planning Commission tentatively approved the above referenced subdivision, subject to the following conditions:**

- 1) revision of the plat to illustrate dedication sufficient to provide at least 50' from the centerline of Snow Road South;**
- 2) placement of a note on the Final Plat stating Lot 1 should be limited to three (3) curb cuts, and Lot 2 should be limited to two (2) curb cuts along its Northern Frontage, and one (1) curb cut along its Southern frontage, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 3) placement of a note stating that Lot 2 is denied direct access to Taylor Point Boulevard, Alderway Street, and Nadine Lane;**
- 4) retention of the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat providing the same information;**

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- 5) depiction of the 25' minimum building setback line along all frontages;
- 6) placement of a note on the Final Plat stating that only structures related to the 100 foot Alabama Power easement may be placed within the easement;
- 7) placement of a note on the Final Plat stating any lots that are developed commercially and adjoin residentially-developed property must provide a buffer in compliance with Section V.A.8. of the Subdivision Regulations;
- 8) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"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,
- 9) compliance with 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.)"*

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 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: \_\_\_\_\_



Margaret Pappas

Deputy Director of Planning & Zoning

cc: Henry H. & Martha P. McCawley