



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 7, 2018

Mildred Johnson  
4150 River Rd  
Theodore, AL 36582

**Re: North side of River Road, 2/10± mile East of Thomas Road**  
**County**  
**SUB-000623-2018**  
**Fred & Mildred Family Division Two Subdivision, Resubdivision of Lot 1**

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

At its meeting on September 6, 2018, the Planning Commission considered the above referenced subdivision application.

**After discussion and with waivers of Sections V.D.1. of the Subdivision Regulations, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) retention of the 80' right-of-way along River Road;**
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table providing the same information;**
- 3) retention of the 25' minimum building setback line where both lots exceed 60' in width;**
- 4) placement of a note on the Final Plat stating that further subdivision of Lot 2 to create additional lots, is prohibited until such time as additional frontage on a compliant public or private street is provided;**
- 5) placement of a note on the Final Plat stating both lots are limited to one (1) curb cut to River Road, with any changes in their sizes, locations, or designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 6) 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;**

**Fred & Mildred Family Division Two Subdivision, Resubdivision of Lot 1**  
**September 7, 2018**

- 7) 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,
- 8) 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 and Zoning

Cc: Stewart Surveying Inc.