



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 26, 2016

God's Holy Temple, Inc.
7137 Three Notch Road
Mobile, AL 36619

Re: 6350 Old Pascagoula Road
(West side of Old Pascagoula Road at the North terminus of Plantation Oaks Drive).
County
SUB2016-00025
Gods Holy Temple Subdivision
2 Lots / 4.3± Acres

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

At its meeting on April 21, 2016, the Planning Commission considered the above referenced subdivision application.

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

- 1) Retention of the existing 80' right-of-way width along Old Pascagoula Road;
- 2) Placement of a note on the Final Plat stating that there shall be no additional subdivision of Lot 2 until additional frontage on a paved public or private street is provided;
- 3) Retention of the lot size information in square feet and in acres;
- 4) Retention of the 25-foot minimum building setback line for each lot;
- 5) Placement of a note on the Final Plat stating that the proposed Lots 1 and 2 are limited to one curb cut each to Old Pascagoula Road, with the size, design and location of the new curb-cut 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;

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- 7) **Compliance with Engineering Comments and placement as a note on the Final Plat:** *(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 and placement of a note in the Final Plat:** *(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: Polysurveying & Engineering, Inc.