

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

March 19, 2010

James T. Barnes  
7393 Old Shell Rd.  
Mobile, AL 36608

**Re: Case #SUB2010-00029**  
**James Thomas Barnes Subdivision, Revised Resubdivision of**  
7425 Old Shell Road  
(Southeast corner of Old Shell Road and Fairview Street East).  
2 Lot/3.4± Acre

Dear Applicant(s):

At its meeting on March 18, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:**

- 1) placement of a note on the Final Plat stating that Lot A is limited to one curb-cut, and Lot B is limited to two curb-cuts to Old Shell Road, with the size, location, and design of all curb-cuts to be approved by County Engineering and conform to AASHTO standards;**
- 2) placement of a note on the Final Plat stating that Lot B is denied access to Fairview Street East until such time it is improved to County standards. Upon improvement to County standards, Lot B is limited to one curb-cut to Fairview Street East, with the size, location, and design to be approved by County Engineering;**
- 3) illustration of the 25' minimum building setback line along Old Shell Road and Fairview Street East;**
- 4) labeling of the lots with their sizes in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;**
- 5) 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;**

- 6) placement of a note on the final plat/site plan stating that approval of all applicable federal, state, and local agencies for endangered, threatened, or otherwise protected species is required prior to the issuance of any permits or land disturbance activities; and,**
- 7) placement of a note on the Final Plat stating that the development will be designed to comply with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the stormwater detention and drainage facility requirements of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification is to be submitted to the Planning Section of Urban Development and County Engineering.**

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 (DXF or DWG – AutoCAD 2007 compatible) 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Byrd Surveying, Inc.