



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2016

Donald R. Grady & Gary Joseph Grady
10101 Jeff Hamilton Road
Mobile, AL 36695

Re: 10200 Jeff Hamilton Road
(East side of Jeff Hamilton Road, 0.3± North of Jenfield Drive).
County
SUB2016-00144
Grady Place Subdivision

Dear Applicant(s):

At its meeting on December 15, 2016, the Planning Commission considered the above referenced subdivision application.

After discussion, the Planning Commission held the request over to the meeting of January 19, 2017, with revisions due to Planning and Zoning by January 3, 2017, to allow the applicant to make the following revisions to the plat:

- 1) **revision of the plat to identify a minimum building setback line of 25' along all street frontages;**
- 2) **placement of a note on the plat stating that Lot 30 and the Common Area fronting Jeff Hamilton Road are denied access to Jeff Hamilton Road;**
- 3) **revision of Note # 4 on the plat to remove the reference to Snow Road;**
- 4) **revision of the remainder of Note # 4 to limit each proposed lot and the Common Area fronting Jeff Hamilton Road to one curb cut each, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 5) **revision of the plat to indicate access to the interior Common Area;**
- 6) **revision of the plat to label each lot and Common Area with its size in both square feet and acres, or the furnishing of a table providing the same information;**

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- 7) revision of note # 9 to state that no structure may be constructed or placed in any easement;
- 8) revision of the plat to include the entire Parcel R023402040000009.01; and
- 9) revision of the plat as a composite for all proposed units and phases so that an orderly traffic pattern and sufficient access points can be evaluated.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:  _____

Richard Olsen
Deputy Director of Planning

cc: Dewberry/Preble-Rish, LLC