

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 8, 2010

William J. Hamblin  
9000 Cumberland Falls Highway  
Corbin, KY 40701

**Re: Case #SUB2010-00100**  
**Hamblin & Bowen Subdivision**  
7600 Bellingrath Road  
(West side of Bellingrath Road, 145'± South of Jeanette Avenue, extending to the  
CSX Railroad Right-of- Way).  
2 Lot / 117.0± Acre

Dear Applicant(s):

At its meeting on October 7, 2010, the Planning Commission considered the above referenced subdivision.

**After discussion, the Planning Commission waived Sections V.D.1., V.D.2., and V.D.3. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:**

- 1) placement of a note on the Final Plat stating that there shall be no future re-subdivision of either lot until additional frontage on a public right-of-way is provided;**
- 2) dedication sufficient to provide 50 feet from the centerline of Bellingrath Road;**
- 3) depiction of the 25-foot minimum building setback line along all right-of-way frontages, with the 25-foot minimum building setback line for Lot 1 being depicted outside the flagpole portion of the lot, where the lot meets minimum frontage requirements;**
- 4) labeling of the lot area size, in square feet, or provision of a table on the Final Plat with the same information, with changes as necessary due to dedications;**
- 5) placement of a note on the Final Plat limiting each lot to one curb-cut each to Bellingrath Road, with the size, design, and location of all curb-cuts to be**

- approved by Mobile County Engineering and conform to AASHTO standards;
- 6) 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;
  - 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits or land disturbance activities;
  - 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state, and federal regulations regarding endangered, threatened, or otherwise protected species; and,
  - 9) 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.

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: J & C Bowen  
Polysurveying