



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 21, 2014

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

**Re: Case #SUB2013-00146**  
**Hamblin & Bowen Subdivision**  
West side of Bellingrath Road, extending to the CSX Railroad Right-of-Way  
2 Lots / 117.0± Acres

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

At its meeting on January 16, 2014, the Planning Commission considered the above referenced subdivision application.

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 above referenced subdivision subject to the following conditions:

- 1) placement of a note on the Final Plat stating that there shall be no future resubdivision of either lot until additional frontage on a public right-of-way is provided;
- 2) retention of the dedication to provide 50 feet from the centerline of Bellingrath Road for both lots;
- 3) depiction of the 25-foot minimum building setback line outside the flagpole portion of the lot, where the lot meets minimum width of 60-feet;
- 4) labeling of the lot area size, in square feet and acres, 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 storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances,

**Hamblin & Bowen Subdivision**  
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**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. 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 for wetland and floodplain issues;**
- 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 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).

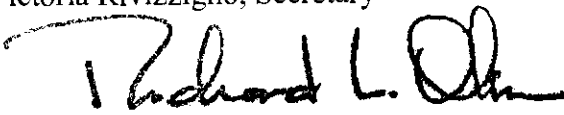
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Polysurveying & Engineering  
Johnny & Christy Bowen