

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 25, 2008

Mentor Catlin  
2412 Spring Creek Circle  
Mobile, AL 36693

**Re: Case #SUB2008-00151**  
**Greenbrier Subdivision**  
6459 Bay Road  
(East side of Bay Road, 465'± South of Bay Road North).  
3 Lots / 7.8± Acres

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

At its meeting on July 24, 2008, the Planning Commission waived Section V.D.3. of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) the plat may not be signed until Green Briar Subdivision is recorded;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Bay Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line along Bay Road;
- 4) labeling of each lot with its size in both square feet and acreage, 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 the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 6) 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;
- 7) 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.7. of the Subdivision Regulations;

- 8) placement of a note on the final plat stating that a letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances is to be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits; and**
- 9) removal of the existing dwelling on the site before the plat is signed, or illustration of the dwelling on the final plat not straddling an interior lot line.**

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 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**  
Mr. William DeMouy, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Rowe Surveying and Engineering Company, Inc.