



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 14, 2015

Dalphin Barnhill  
1300-51 Schillinger Rd.  
Mobile, Al 36695

**Re: 8070 Grelot Road & 1350 Schillinger Road South**  
(North side of Grelot Road, 3/10± mile West of Schillinger Road South).  
County  
**SUB2015-00076**  
**Leona Subdivision**  
6 Lots / 33.2± Acres

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

At its meeting on August 6, 2015, the Planning Commission considered the above referenced subdivision application.

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

- 1) revision of the plat to depict the right-of-way width of Grelot Road and provide dedication if needed to provide 50' as measured from the centerline;
- 2) revision of the plat to depict the 25' minimum building setback lines where each lot is 60' in width;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb-cut to Grelot Road, with the size, design and locations to be approved by Mobile County Engineering Department and conform to AASHTO standards;
- 4) retention of the labeling of the lots in square feet and acres, (revised for any dedication) 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 there shall be no future subdivision of Lots 1 through 6 until adequate frontage on a compliant public or private street is provided;
- 6) 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;

- 7) placement of a note on the Final Plat stating that development will be designed to comply with the stormwater detention and drainage facilities 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 facilities of the City of Mobile stormwater and flood control ordinances prior to the issuance of any permits. Certification to be submitted to the Planning Section of Urban Development and County Engineering;
- 8) compliance with Fire comments and placement as a note on the Final Plat: *"All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).";* and
- 9) compliance with Engineering comments and placement as a note on the Final Plat: *"Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, 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."*

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 [marine.karapetyan@cityofmobile.org](mailto:marine.karapetyan@cityofmobile.org).

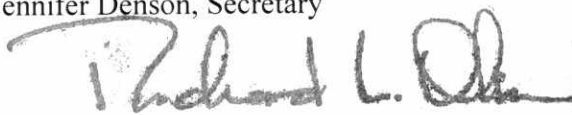
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

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



Richard Olsen  
Deputy Director of Planning

cc: Robert B Moseley