

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 19, 2008

Charles Hilburn, Jr. & Christa Hilburn  
6492 Woodside Drive N.  
Theodore, AL 36582

**Re: Case #SUB2008-00196**  
**Charlie Hilburn & Rusty Goff Addition Subdivision**  
6646 Creel Road  
(West side of Creel Road at the West terminus of Marie Road).  
2 Lots / 5.4± Acres

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

At its meeting on September 18, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **labeling of the remaining 67± acres of the metes-and-bounds parcel as “Reserved for Future Development”;**
- 2) **placement of a note on the final plat stating that a new subdivision application will be required before permits could be issued to the future development area;**
- 3) **revision of the plat to indicate a 45’ minimum building setback for both lots along Creel Road (to allow for the planned Major Street and the standard 25’ setback);**
- 4) **placement of a note on the final plat stating that each lot is limited to one curb cut to Creel Road, with the size, location and design to be approved by County Engineering and conform to AASHTO standards;**
- 5) **labeling of each lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;**
- 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, 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 development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and**
- 8) 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.**

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: Polysurveying Engineering-Land Surveying  
Charles Hilburn, Sr.