

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 2, 2007

The RLS Group, LLC  
Attn: M. Shane Loyd  
5090 Adams Road  
Hixson, Tennessee 37343

**Re: Case #SUB2007-00262**  
**West Moffett Commercial Park Subdivision, Lot 1, Revised Plat**  
7855 Moffett Road  
(West side of North Schillinger Road, 280'  $\pm$  South of Moffett Road, extending to  
the South side of Moffett Road, 500'  $\pm$  West of North Schillinger Road).  
2 Lots / 29.4  $\pm$  Acres

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

At its meeting on November 1, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) applicant to submit seven final copies of West Moffett Commercial Subdivision prior to the signing of the subdivision plat for this application;**
- 2) renaming of the subdivision to be "Resubdivision of Lot 1, West Moffett Commercial Park."**
- 3) placement of a note on the final plat stating that site is limited to existing curb-cuts, and that no curb-cuts or direct access are to be provided for Lot 6 to Moffett Road or Schillinger Road.**
- 4) 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; and**
- 5) placement of a note on the plat stating that the development (any new construction after November 1, 2007) 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.**

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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 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: Wal-Mart Stores East, LP