



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 7, 2018

Ronald B. McLeod, Jr.  
4300 McLeod Lane  
Mobile, AL 36695

**Re: 4300 McLeod Lane**  
(South side of Seaman Drive, at the South terminus of McLeod Lane).  
County  
**SUB-000599-2018**  
**McLeod Family Division Subdivision**

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

At its meeting on September 6, 2018, the Planning Commission considered the above referenced subdivision application.

**After discussion, and with a waiver of Section V.D.1. of the Subdivision Regulations, the Planning Commission tentatively approved the above reference subdivision, subject to the following conditions:**

- 1) retention of the 60' right-of-way along Seaman Drive;**
- 2) placement of a note on the Final Plat stating maintenance of the private road is the responsibility of the property owners and not Mobile County;**
- 3) placement of a note on the Final Plat stating Lot A is limited to one (1) curb cut to Seaman Drive, and Lot B is limited to two (2) curb cuts to Seaman Drive, with their sizes, locations, and designs to be approved by Mobile County Engineering and conform to AASHTO standards;**
- 4) revision of the plat to illustrate the sizes of each lot in both square-feet and acres, or provision of a table on the plat providing the same information;**
- 5) revision of the vicinity map to properly identify the location of the proposed subdivision;**
- 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;**

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- 7) placement of a note on the Final Plat to comply with the Mobile County storm water and flood control ordinances: *"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."*; and,
- 8) compliance with Fire Department comments: *"Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC)."*

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 Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@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:   
Margaret Pappas  
Deputy Director of Planning and Zoning

Cc: Joseph T. Regan, Jr.