

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 20, 2002

Julian Gewin Trust FBO Madge Gewin Rody  
P. O. Box 8631  
Mobile, AL 36689

**Re: Case #SUB2002-00278  
Julian Gewin Subdivision**

East side of Schillinger Road, 500'± South of Moffett Road, extending through to the  
South side of Moffett Road, 550'± East of Schillinger Road.  
5 Lots / 3.1± Acres

Dear Applicant(s):

At its meeting on December 19, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the provision of a 75' setback from the centerline (which includes the required minimum building setback of 25'), of Moffett Road;
- 2) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Schillinger Road;
- 3) the placement of a note on the final plat stating that Lots 1-4 be limited to the existing curb cuts to Schillinger Road and/or Moffett Road, with the size, location and design to be approved by County Engineering;
- 4) the placement of a note on the final plat stating that Lot 5 be limited to one curb cut to Schillinger Road, with the size, location and design to be approved by County Engineering; and
- 5) the placement of a note on the final plat stating that if any lot is developed commercially and adjoins residentially developed property, a buffer in accordance with Section V.A.7 of the Subdivision Regulations, shall be provided.

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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

**Julian Gewin Trust FBO Madge Gewin Rody**  
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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Victor McSwain, Secretary

By: /s/ Margaret Pappas, Planner II

cc: Byrd Surveying, Inc.