

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 20, 2007

James T. & Patricia A. Barnes  
7460 Old Shell Road  
Mobile, AL 36608

**Re: Case #SUB2007-00174**  
**Resubdivision of James Thomas Barnes Subdivision**  
7421 & 7425 Old Shell Road  
(Southeast corner of Old Shell Road and Fairview Street).  
2 Lots / 3.3± Acres

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

At its meeting on July 19, 2007, the Planning Commission waived Section V.D.3 of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- 1) provision of a note on the final plat stating that Lot A is limited to one curb cut, and Lot B is limited to two curb cuts to Old Shell Road with the size, location, and design of all should be approved by County Engineering;
- 2) provision of a note on the final plat stating that access is denied to Fairview Street East until it is improved to County Standards, with a maximum of one curb cut at that time;
- 3) labeling of each lot with the size, in square feet, or provision of a table with the same information;
- 4) provision 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) provision 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.

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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: Byrd Surveying, Inc.