

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

August 18, 2006

O'Neal Properties, Inc.  
Attn Robert C. Mullen  
1135 Heron Lakes Cr.  
Mobile, AL 36693

**Re: Case #SUB2006-00159 (Subdivision)**  
**Jeff Hamilton Storage Subdivision**  
9600 Jeff Hamilton Road  
(Northwest corner of Jeff Hamilton Road and Walston Road [private street]).  
2 Lots / 9.9± Acres

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

At its meeting on August 17, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **placement of note on final plat stating that Lot 1 limited to its existing curb-cut;**
- 2) **placement of note on final plat stating that Lot 2 limited to one curb-cut onto Walston Road, with the size, design and location to be approved by Mobile County Engineering;**
- 3) **placement of a note on the final plat stating that no future subdivision of Lot 1 allowed until additional frontage is provided on a public street constructed to the minimum standards contained within the Subdivision Regulations;**
- 4) **placement of a note on the final plat stating that no future subdivision of Lot 2 allowed until Walston Road is improved to County standards, or frontage is provided on a public street constructed to the minimum standards contained within the Subdivision Regulations;**
- 5) **depiction of the 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations; and**
- 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.7. of the Subdivision Regulations.**

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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: Rester and Coleman Engineers, Inc.  
Winston R. Gulley