

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 19, 2007

Sanford Michael McCarty
P.O. Box 1266
Theodore, AL 36590

Re: Case #SUB2006-00315
M & M Commercial Park Subdivision, Second Addition
5401 Laurendine Road
(South side of Laurendine Road, 230'± East of Bellingrath Road).
3 Lots / 7.6± Acres

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

At its meeting on January 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way to Mobile County to provide 50 feet, as measured from the centerline of Bellingrath Road and Laurendine Road;**
- 2) **adjustment of the 25-foot minimum building setback line to reflect the right-of-way dedication;**
- 3) **placement of a note on the final plat stating that Lot 4 is limited to two curb-cuts onto Bellingrath Road, that Lot 5 is limited to one curb-cut onto Bellingrath Road, and that Lot 6 is limited to two curb-cuts onto Laurendine Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 4) **placement of a note on the plat stating that a letter from a licensed engineer certifying compliance with the City of Mobile's stormwater and flood control ordinances must be provided to the Mobile County Engineering Department and the Planning Section of Urban Development prior to the issuance of permits;**
- 5) **labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 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.**

M & M Commercial Park Subdivision, Second Addition
January 19, 2007
Page 2

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.

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: Rowe Surveying & Engineering Co., Inc.