

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18 2006

Azalea Hills Christian Church
9191 Cottage Hill Rd.
Mobile, AL 36695

Re: Case #SUB2006-00170
Azalea Hills Christian Church Subdivision
9191 Cottage Hill Road
(Southeast corner of Cottage Hill Road and McFarland Road).
1 Lot / 6.1± 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) **the dedication of sufficient right-of-way to provide 50-feet as measured from the centerline of Cottage Hill Road;**
- 2) **placement of a note on the Final Plat stating that the development is limited to one curb-cut onto Cottage Hill Road, and two curb cuts onto McFarland Road, with the size, design and location of all curb-cuts to be approved by the Mobile County Engineering Department;**
- 3) **dedication of an appropriate radius at the intersection of Cottage Hill Road and McFarland Road, to be coordinated with the Mobile County Engineering Department; and**
- 4) **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.**

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.

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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.