

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

September 8, 2006

Chad A. Fincher  
8976 Moffett Rd. Unit C  
Semmes, AL 36575

**Re: Case #SUB2006-00187**  
**Raphael Court Subdivision**  
South side of Nursery Road, ¼ mile± East of Snow Road.  
34 Lots / 15.8± Acres

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

At its meeting on September 7, 2006, the Planning Commission considered the above referenced subdivision.

After discussion it was decided to holdover this application until the October 5, 2006, meeting, with revisions due by September 11<sup>th</sup>, for the following reasons:

- 1) **provision of connections to all abutting properties, in compliance with Section V.B.1. of the Subdivision Regulations;**
- 2) **identification of the size of all lots in square feet, either via a table on the plat, or by the labeling of each lot, to ensure that each lot meets the minimum lot size identified in Section V.D.2. of the Subdivision Regulations;**
- 3) **identification and labeling of all common areas, including greenspaces, road medians, and detention areas, and placement of a note on the plat stating that maintenance of all common areas shall be the responsibility of the subdivision's property owners; 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.**

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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**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Thompson Engineering