

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 18, 2006

James W. & Nancy M. Miller
P. O. Box 851357
Mobile, AL 36685

Re: Case #SUB2006-00175
Wood Duck Pond Subdivision, 1st Addition
1041 Hubert Pierce Road
(West side of Hubert Pierce Road, 445'± North of Tanner Williams Road).
3 Lots / 2.4± Acres

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

At its meeting on August 17, 2006, the Planning Commission waived Section V.D.1 and approved the above referenced subdivision subject to the following conditions:

- 1) the depiction of the minimum building setback line 75 feet from the centerline of Hubert Pierce Road, as required in Section V.D.9. of the Subdivision Regulations (50 feet measured from the centerline for the proposed major street right-of-way, plus the 25 foot minimum building setback);
- 2) placement of a note on the plat stating that the proposed lots are limited to one curb-cut each onto Hubert Pierce Road, with the size, design and location to be approved by the Mobile County Engineering Department;
- 3) placement of a note on the plat stating that no permanent structures may be built on the "handle" or "pole" portion of Lot 2;
- 4) placement of a note on the plat stating that no future subdivision of Lot 2 shall be permitted unless adequate frontage on an improved public or private street meeting minimum standards is provided for each proposed lot; and
- 5) 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

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(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: Regan Land Surveying, Inc.