

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

November 5, 2004

Jerry Anderson, Jr.  
4440 McCrary Road  
Semmes, AL 36575

**Re: Case #SUB2004-00227**

**Blackwell Commercial Park Subdivision**

South side of Moffett Road, 3/10 mile± East of the North terminus of Wulff Road East.

2 Lots / 10.9± Acres

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

At its meeting on November 4, 2004, the Planning Commission waived Section V.D.3., of the Subdivision Regulations and approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50' from the centerline of Moffett Road;
- (2) the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Moffett Road, with the size, location and design to be approved by County Engineering; and
- (3) the 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 Subdivisions.

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 [henley@cityofmobile.org](mailto:henley@cityofmobile.org).

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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**  
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Speaks & Associates Consulting Engineers, Inc.