

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

September 3, 2004

G. R. Harvill, Inc.
2604 Halls Mill Road
Mobile, AL 36606

**Re: Case #ZON2004-01784
Greenewood Subdivision**

251 South McGregor Avenue (West side of South McGregor Avenue, 200'±
North of Pinebrook South).
Council District 5

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

At its meeting on September 2, 2004, the Planning Commission considered for Planned Unit Development the site plan to a single-family residential subdivision with a private street.

After discussion it was decided to approve this plan subject to the following conditions:

- (1) dedication of sufficient right-of-way along McGregor Avenue to provide 40' from centerline, as shown on the plan submitted;
- (2) full compliance with the comments from the City Engineering Department (Discharge onto adjacent property cannot be increased or concentrated without a hold harmless agreement from the affected property owner. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit);
- (3) full compliance with the private street requirements of the Subdivision Regulations (Section VIII.E);
- (4) the gate to remain operational and in use, if gate ceases to be used, the street must be brought into compliance with city standards and dedicated to the city;
- (5) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; and
- (6) compliance with standard setbacks and site coverage requirements.

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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/ Margaret Pappas, Planner II

cc: James W. Berney