

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 4, 2008

Mark Davis
207 Tanner Williams Court, Suite E
Mobile, AL 36608

Re: Case #SUB2007-00316

Alabaster Subdivision

North side of Howells Ferry Road, ¼ mile ± East of the North terminus of Havens Road.

9 Lots / 11.5 ± Acres

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

At its meeting on January 3, 2008, the Planning Commission considered the above referenced subdivision.

After discussion, it was decided to holdover this application until the February 7th Commission meeting, with revisions due by January 7th, to address the following:

- 1) revision of the preliminary plat illustrating a street stub to the North to allow access to the undeveloped parcel;**
- 2) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Howell's Ferry Road;**
- 3) the placement of a note on the Final Plat stating that Lot 1 is denied direct access to Howell's Ferry Road;**
- 4) the placement of a note on the Final Plat stating that Lots 1-4 are denied direct access to the future Major Street;**
- 5) placement of a note on the final plat stating that any lots developed commercially and adjoin residentially developed property must contain provide a buffer in compliance with Section V.A.7. of the Subdivision Regulations; and**
- 6) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits.**

Alabaster Subdivision
January 4, 2008
Page 2

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: Speaks & Associates Consulting Engineers, Inc.