

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 20, 2005

Sharon R. Cummins  
403 Dykes Rd. S.  
Mobile, AL 36608

**Re: Case #SUB2005-00088  
C and C Place Subdivision**

403 Dykes Road South (East side of Dykes Road South at the East terminus of Turmac Drive).  
2 Lots / 3.0± Acres

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

At its meeting on May 19, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the final plat stating that there will be no future subdivision of Lot 2, unless a dedicated and constructed County is street is provided for access to Dykes Road;**
- 2) approval by all applicable federal, state, and local agencies prior to the issuance of any permits; and**
- 3) the placement of a note on the final plat stating that any lots that 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 (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/ Margaret Pappas, Deputy Director  
Planning and Development

cc: Byrd Surveying, Inc.