

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

August 6, 2004

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

Re: Case #SUB2004-00169
Greenwood Subdivision
251 South McGregor Avenue (West side of South McGregor Avenue, 200'±
North of Pinebrook South).
6 Lots / 2.0± Acres (Council District 5)

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

At its meeting on August 5, 2004, the Planning Commission considered the above referenced subdivision. After discussion, the application was denied based on concerns relating to density, drainage/environmental issues, trees and compatibility with the surrounding properties. Additionally, due to denial of the accompanying Planned Unit Development application, the subdivision as proposed would not be in compliance with the Subdivision Regulations with regard to setbacks (Section V.D.9.), and would have created a violation of the Zoning Ordinance (setback [64.3.e]).

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: Rester and Coleman Engineers, Inc.
James W. Berney