

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 20, 2002

Mobile Area Water and Sewer System
Leslie Brown, P.E. Assistant Director
P. O. Box 2368
Mobile, AL 36652-2368

Re: Case #SUB2002-00275

Hamilton Oaks Park Subdivision, Resubdivision of

North side of Jeff Hamilton Road, 4/10 mile± East of Repoll Road.
2 Lots / 9.6± Acres

Dear Applicant(s):

At its meeting on December 19, 2002, 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 placement of a note on the final plat stating that no habitable structures will be allowed on Lot 2;
- 2) the placement of a note on the final plat stating that any lot that is developed commercially and adjoins residentially developed property shall provide a buffer in compliance with Section V.A.7 of the Subdivision Regulations;
- 3) denial of access to the private road way easement at the Western portion of the site; and
- 4) the placement of a twenty-five foot minimum building setback line on the final plat.

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.

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: Volkert & Associates, Inc.