

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 6, 2005

Ronald W. Coffman  
6915 Dauphin Island Parkway  
Mobile, AL 36605

**Re: Case #SUB2005-00074**  
**Island Farms, Hollingers Island, Resubdivision of Lot 8 Block 6**  
6915 Dauphin Island Parkway (East side of Dauphin Island Parkway, 400'±  
North of Hammock Road).  
2 Lots / 5.0± Acres

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

At its meeting on May 5, 2005, 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 setback of an additional 10 feet from the right-of-way along Dauphin Island Parkway, and adjustment of the 25-foot minimum building setback line to 35 feet (75 feet from the centerline of Dauphin Island Parkway), in accordance with Section V.D.9.;
- (2) the placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and
- (3) placement of a note on the Final Plat stating that each lot be limited to one curb cut access to Dauphin Island Parkway, with the size, location, and design to be approved by County Engineering.

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.

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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).

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, Deputy Director of Planning

cc: Byrd Surveying, Inc.  
Virgil E. and Mary E. Coffman