

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 20, 2002

McGowin Properties
P. O. Box 421
Mobile, AL 36601

Re: Case #SUB2002-00279 (Subdivision)

McGowin North Subdivision

Northeast corner of McVay Drive North and Halls Mill Road.

11 Lots / 16.0± Acres

Dear Applicant(s):

At its meeting on December 19, 2002, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of any necessary right of way to provide 35-feet from the centerline of Halls Mill Road;
- 2) provision of a 20-foot minimum building setback line from Halls Mill Road (setback along Halls Mill to be measured from the dedication, not required at the terminus of Belvedere Drive South) and a 25-foot setback along McVay Drive;
- 3) the provision of a 10' vegetative buffer on Lot 1, a 15' vegetative buffer on Lot 2, and a 20' vegetative buffer on Lots 3-11;
- 4) provision of a 6' wooden privacy fence, to be uniform throughout the development as offered by the applicant, at the time each lot is developed;
- 5) prohibition of parking within the 10-foot buffer area;
- 6) all activities under the canopy of the 36" Live Oak tree located in the area of Lots 1 and 3 to be coordinated with the Urban Forester;
- 7) full compliance with the landscaping and tree planting requirements for each lot;
- 8) the overall site be limited to six curb cuts to McVay Drive, with the location and design to be approved by Traffic Engineering;
- 9) the submission and approval of Administrative PUD applications at the time each lot is developed (if adjacent lots with a shared curb cut are developed concurrently, only one application is required);
- 10) prohibition of commercial signage in the eastern portion of Lot 1 along Belvedere Circle West and Halls Mill Road;
- 11) denial of direct access to Belvedere Drive South; and

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- 12) full compliance with all municipal codes and ordinances.

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: Byrd Surveying, Inc.