

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

June 16, 2006

N. L. Brassford  
PO Box 126  
Valdosta, GA 31603

**Re: Case #SUB2006-00104 (Subdivision)**  
**Mobile South Business Park, Unit Two, Phase One, Resubdivision of Lots 5**  
**& 6 and Addition to**  
South and East sides of Mobile South Street at its East terminus.  
2 Lots / 42.7 $\pm$  Acres

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

At its meeting on June 15, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the revision of the plat to include the 23' $\pm$  wide parcel to the East in Lot 2, rather than showing it as Future Development;
- 2) the revision of the legal description to include all of Lot 2 (including the 23' $\pm$  wide parcel to the East);
- 3) the revision of the dimensions on the plat to reflect that the 60' $\pm$  wide parcel to the West is not included in Lot 2 and that the 23' $\pm$  wide parcel to the East is included;
- 4) that the Future Development area be outlined as a whole, rather than depicted as individual parcels;
- 5) verification of the alignment (or non-alignment) of the Eastern edge of Lot 2 (including the 23' $\pm$  wide parcel) with the Eastern edge of the Future Development area to the North;
- 6) that the site receive approval from all applicable federal, state, and local agencies prior to the issuance of any permits;
- 7) the placement of a note on the final plat stating that Lot 1 is limited to three curb cuts, and Lot 2 to a single curb cut, with size, location, and design subject to County Engineering approval;
- 8) the placement of a note on the final plat stating that there will be no resubdivision of Lot 2 until additional frontage on a constructed and dedicated street is available;

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- 9) the placement of a note on the final plat stating that the Future Development area must receive final subdivision approval prior to the issuance of any permits for the Future Development area; and
- 10) 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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_

Richard Olsen

Deputy Director of Planning

cc: Polysurveying Engineering – Land Surveying  
Mobile South Development Co., LLC