

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 2, 2004

S. C. Ventures LLC  
3119 Riviere Du Chien Loop W.  
Mobile, AL 36693

**Re: Case #SUB2004-00034 (Subdivision)**  
**Oak Creek Subdivision**  
East side of Riviere du Chien Road, 850'± South of Lloyd Station Road.  
62 Lots / 19.2± Acres

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

At its meeting on April 1, 2004, the Planning Commission considered the above referenced subdivision, which was denied due to a lack of a majority of affirmative votes for the following reasons:

- 1) the concerns regarding flooding;**
- 2) the impact it will have on the wetlands; and**
- 3) the traffic and density is too high.**

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: Rowe Surveying and Engineering Company, Inc.