

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

November 19, 2004

John D. Richardson
9951 Jeff Hamilton Rd.
Mobile, AL 36695

**Re: Case #SUB2004-00232
Plantations Subdivision**

South side of Jeff Hamilton Road, 830'± West of Cottage Hill Road, extending South to Johnson Road between Scott Place Court and Richmond Drive, and extending East adjacent to the South side of Hamilton Creek Estates Subdivision, and West adjacent to the North side of Scott Plantation Subdivision, Unit Four.
43 Lots / 67.0± Acres

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

At its meeting on November 18, 2004, the Planning Commission waived Section V.D.3. and approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 50-feet from the centerline of Jeff Hamilton Road, and the dedication of 50-feet for March Road, a planned major street (along Lots 28, 29, 32-39 and 42);**
- 2) the placement of a note on the final plat stating that Lot 1 is denied direct access to Jeff Hamilton Road, Lots 41 and 42 are limited to one shared drive to Jeff Hamilton Road and that Lots 28, 29, 32-39 and 42 are denied direct access to March Road;**
- 3) that the “reserved for Future Development” parcel simply be shown as future development, and that the street stub located between Lots 10 and 11 be relocated between Lots 9 and 10 to provide access; and**
- 4) 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.**

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

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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/ Richard Olsen, Planner II

cc: Polysurveying Engineering – Land Surveying