

AUGUSTA SUBDIVISION, UNIT SEVEN

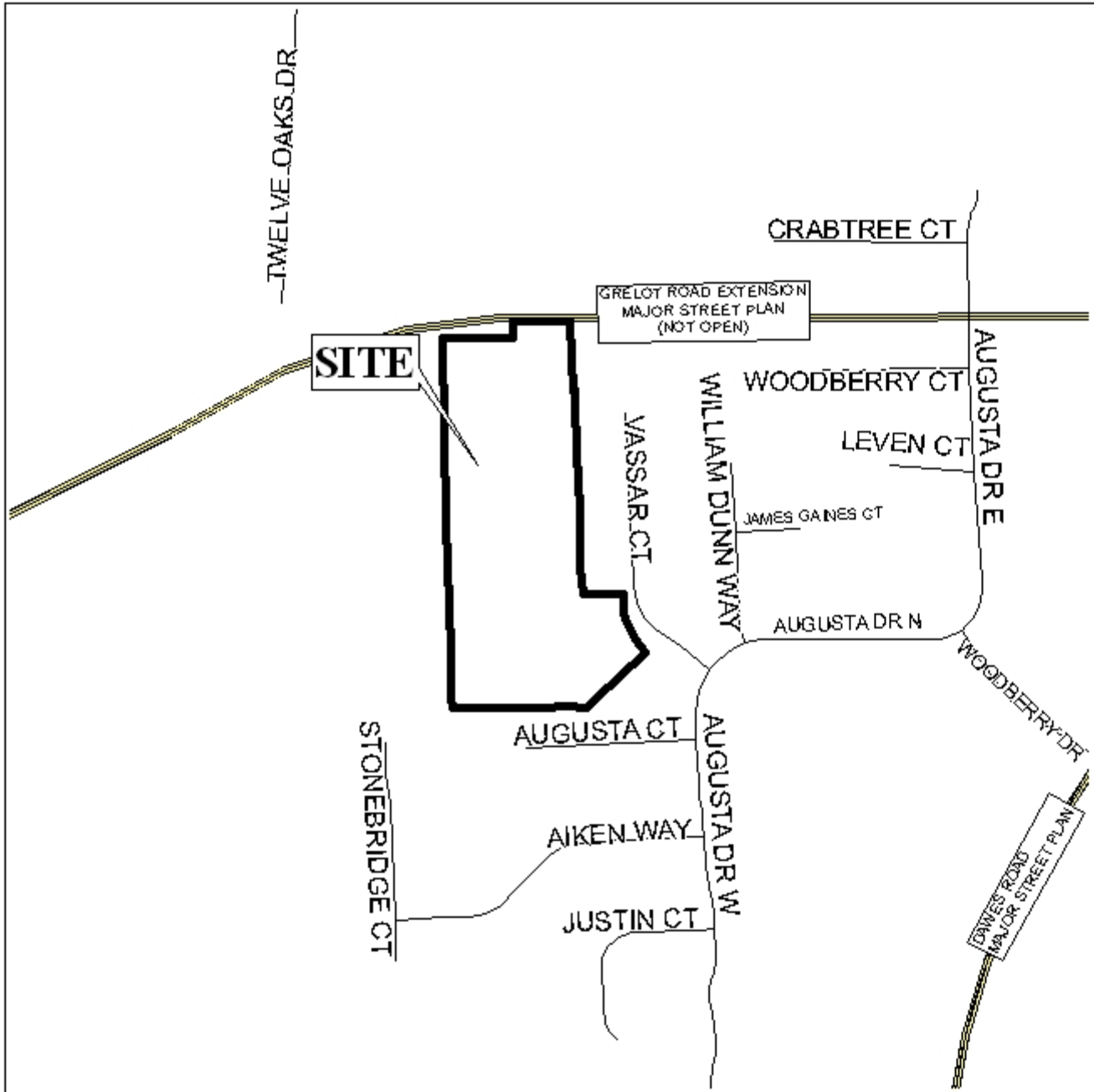
This is a request for a one-year extension of a previously approved 16-lot subdivision. The subdivision is located on the West side of Vassar Court, 265'± North of Augusta Drive North, in the county.

This is the third extension request since the subdivision was originally approved in 2007. There have been no changes in conditions in the surrounding area that would affect the subdivision as previously approved; however, there have been changes to the Regulations that could affect the previous approval. One of the issues is that of compliance with Section V.B.14 and V.B.15 - minimum dimensions for the proposed cul-de-sac right-of-way and roadway. Road construction has not begun within the proposed subdivision, and no plans have been submitted to County Engineering for review to begin such.

Also, it should be pointed out that the City of Mobile Legal Department has determined that the entirety of the subdivision unit from which recorded lots will be converted into a street must be included as part of the subdivision application. This determination by the Legal Department is reflected in the Scott Plantation, Unit 9 subdivision application that was denied by the Planning Commission at its December 17, 2009 meeting. This decision would also apply to the proposed Augusta Subdivision, Unit Seven.

Finally, the applicant was advised with the approval of the last extension that, unless road construction is begun, further extensions of this subdivision are unlikely. Due to the fact that no road construction has begun and no plans for such have been submitted to County Engineering for review, this request for extension is recommended for denial.

LOCATOR MAP



APPLICATION NUMBER 6 DATE July 8, 2010

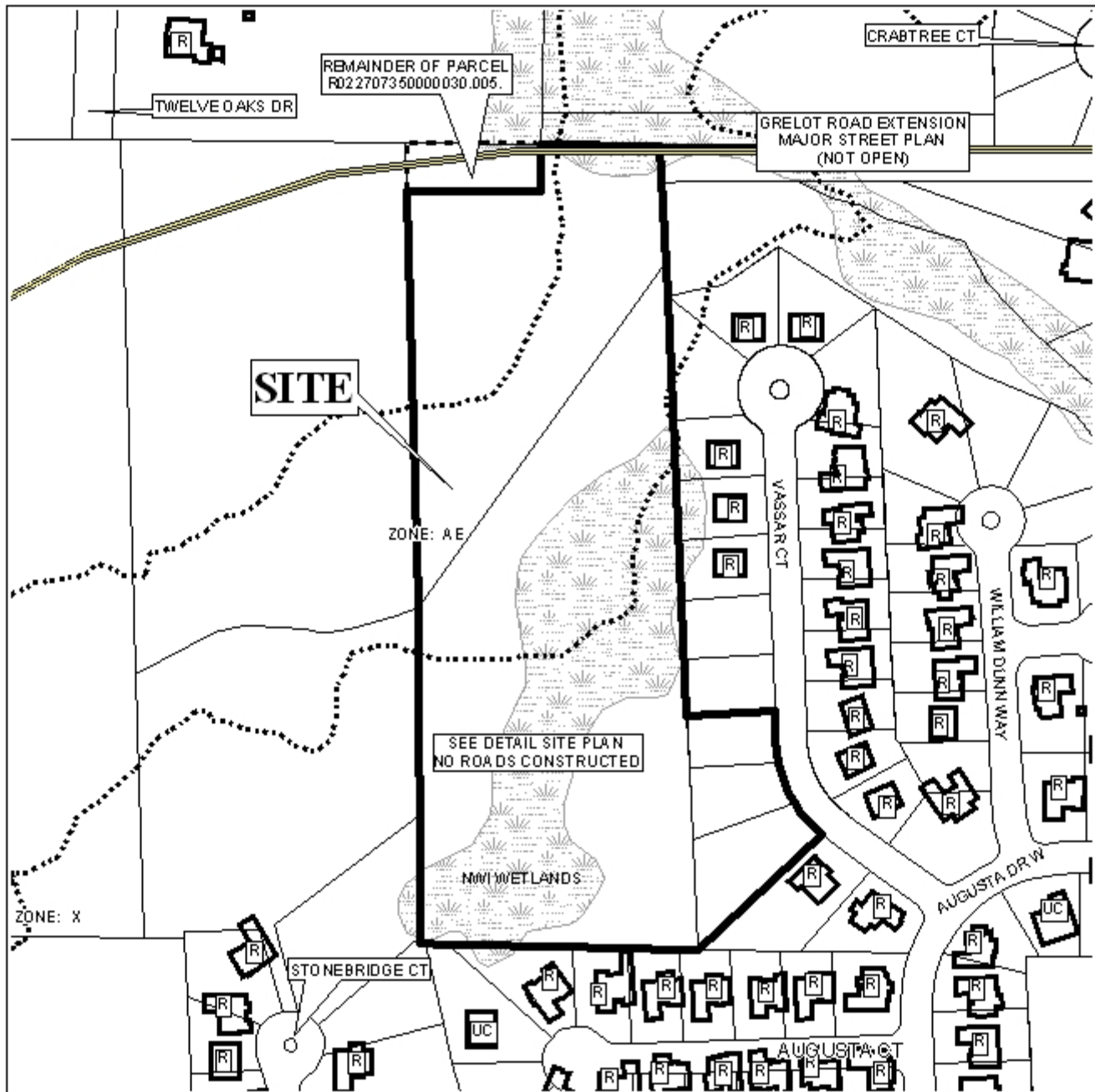
APPLICANT Augusta Subdivision, Unit Seven

REQUEST Subdivision



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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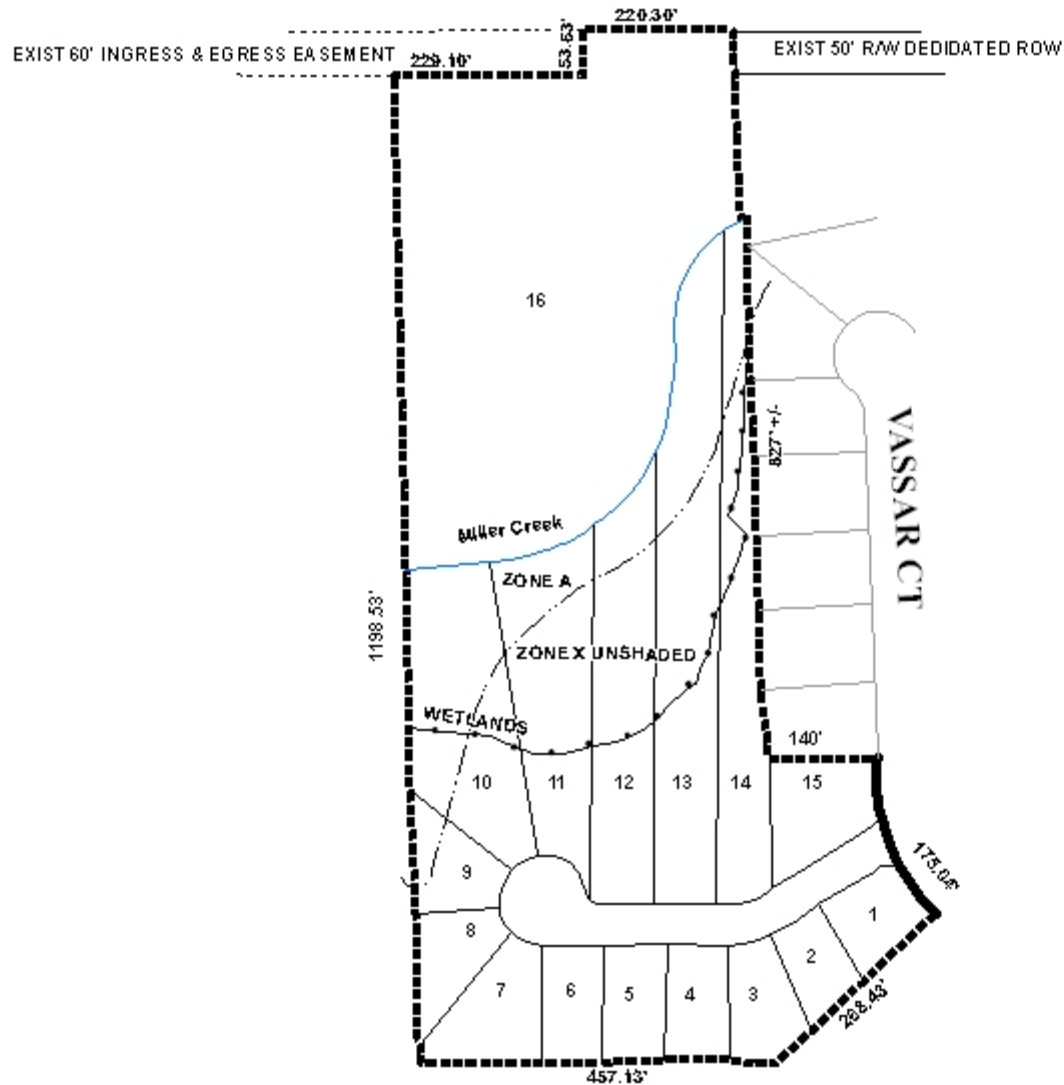


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DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE July 8, 2010

APPLICANT Augusta Subdivision, Unit Seven

REQUEST Subdivision



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