

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 8, 2006

Triple C Properties  
Attn: Thomas Christopher, Jr.  
P.O. Box 850684  
Mobile, AL 36685

**Re: Case #SUB2006-00270**  
**Country Breeze Subdivision, Resubdivision of Lots 1, 2 and 5, Resubdivision of Lots 1 and 5**  
West side of McCrary Road, 325'± South of Stone Road, extending to the South side of Stone Road, 200'± West of McCrary Road.  
2 Lots / 2.8± Acres

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

At its meeting on December 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the depiction of the 75-foot setback from the centerline of McCrary Road and the 25-foot setback from Stone Road, as shown on the plat;**
- 2) the placement of a note on the final plat stating that lots 1A and 5A are limited to one curb-cut each, with the size, location, and design of all curb-cuts subject to Mobile County Engineering Department approval;**
- 3) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information;**
- 4) placement of a note on the plat stating that a letter from a licensed engineer certifying compliance with the City's stormwater and flood control ordinances must be submitted to the Mobile County Engineering Department prior to the issuance of permits for site work, new building construction or building expansion; and**
- 5) 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.**

**Country Breeze Subdivision, Resubdivision of Lots 1, 2, and 5, Resubdivision of  
Lots 1 and 5  
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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: Rester and Coleman Engineers, Inc.