



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 12, 2023

Joe Phiem Dinh
Vit Ma Nguyen
6009 Ridgefield Place
Mobile, Alabama 36608

Re: 1154 Athey Road
SUB-002586-2023
Athey Place Subdivision
Joe Phiem Dinh & Vit Ma Nguyen
District 7
Subdivision of 4 lots, 2.2± acres

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

At its meeting on September 7, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) Retention of the names and right-of-way widths of all abutting streets on the Final Plat;
- 2) Retention of at least a 25-foot minimum building setback line along Athey Road for Lots 1 and 2, and as blocked-out from the South terminus of Barker Drive West for Lots 3 and 4;
- 3) Retention of at least a 25-foot minimum building setback line on Lot 4 as blocked-out from the West terminus of Middle Ring Court;
- 4) Revision of the two (2) notes stating "Access to Middle Ring Road is denied" to state "Access to Middle Ring Court is denied";
- 5) Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 6) Retention on the Final Plat of the note stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
- 7) Compliance with all **revised** Engineering comments noted in the staff report;
- 8) Retention of the note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
- 9) Compliance with all Urban Forestry comments noted in the staff report; and,
- 10) Compliance with all Fire Department comments noted in the staff report.

SUB-002586-2023 Athey Place Subdivision
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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, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director Planning and Zoning