



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 6, 2023

Kari Givens
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 1010 Old Shell Road
SUB-002630-2023
Kari Givens, Byrd Surveying, Inc.
District 2
Subdivision of 2 lots, 0.24± acres

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

At its meeting on October 5, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.C.2(a)(1) and 6.C.2(b)(3) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width of Old Shell Road on the Final Plat;
2. Revision of either the easement note or the lot labels to contain the same lot references;
3. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
4. Placement of a note on the Final Plat stating that the front yard minimum building setback may be either five feet (5'), or as per the Historic District Overlay of Section 64-14-1.C. of the Unified Development Code;
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. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

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

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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.

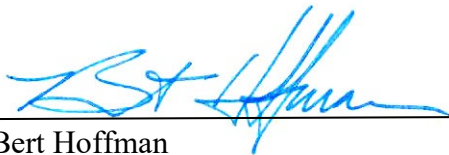
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Bert Hoffman

Deputy Director of Long Range Planning