



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 19, 2024

Reverend Monsignor William Skoneki
St. Ignatius Parish
3704 Spring Hill Avenue
Mobile, Alabama 36608

Re: 3768 Spring Hill Avenue
SUB-002723-2023
Divine Mercy Cemetery Subdivision
Reverend Monsignor William Skoneki, St. Ignatius Parish
District 7
Subdivision of 2 lots, 5.29± acres

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

At its meeting on April 18, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.B.9. and 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Knowles Street;
2. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Spring Hill Avenue;
3. Revision of the plat to correctly label Knowles Street (and not Knowles Street (Lane));
4. Retention of the lot sizes in both square feet and acre on the Final Plat, or provision of a table on the Final Plat with the same information, adjusted for dedication;
5. Retention of setbacks as shown on the preliminary plat, adjusted for dedication;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all 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.

SUB-002723-2023 Divine Mercy Cemetery 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 of Planning and Zoning