



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 18, 2025

Louis & Marsha Naman
3300 Schillinger Road
Mobile, Alabama 36695

Re: 4125, 4137, 4151, & 4203 Moffett Road
SUB-002959-2024
Moffett-Wolf Ridge Subdivision
Louis & Marsha Naman
District 7
Extension of the Approval of a 1-lot subdivision, 5.6± acres

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

At its meeting on July 17, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission approved the extension request, restating the conditions of the original approval:

1. Either obtain demolition permits for all existing structures prior to the signing of the Final Plat, or submit an application for a Major Modification of a Previously Approved Planned Unit Development;
2. Retention of the existing right-of-way along Moffett Road and Wolf Ridge Road;
3. Retention of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Retention of the 25-foot minimum front yard setback along both Moffett Road and Wolf Ridge Road on the Final Plat;
5. Compliance with the 2006 rezoning amendment conditions, until and unless the property is rezoned;
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 disk, flash drive,

SUB-002959-2024 Moffett-Wolf Ridge Subdivision

July 18, 2025

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.

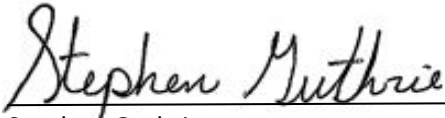
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in cursive script that reads "Stephen Guthrie". The signature is written in dark ink and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning