



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 24, 2023

Judge Mixon, Jr.  
Bethesda Christian Center  
550 Western Drive  
Mobile, Alabama 36607

Re: 524 & 550 Western Drive  
SUB-002558-2023  
Western Drive Commercial Park Subdivision, Resubdivision of Lots 1 & 2  
Judge Mixon, Bethesda Christian Center, Inc.  
District 1  
Subdivision of Lot 1, 2.4± acres

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

At its meeting on July 20, 2023, the Planning Commission considered the above referenced application.

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

1. Retention of the 50-foot right-of-way width along Western Drive as depicted on the preliminary plat;
2. Revision of the plat to remove the reservation of right-of-way notation;
3. Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
4. Retention of setbacks as illustrated on the preliminary plat;
5. Placement of a note on the Final Plat stating that no structure shall be constructed in any easement without permission of the easement holder;
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-002558-2023 Western Drive Commercial Park Subdivision, Resubdivision of Lots 1 & 2  
July 24, 2023

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, five copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.


Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org).

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