



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 8, 2023

Jackie Morris
11890 Old Shipyard Road
Coden, Alabama 36523

Re: 3977 Dawson Drive
SUB-002702-2023
Morris Landing Subdivision
195, LLC
District 3
Subdivision of 1 lot, 0.12± acres

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

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

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

1. Retention of the setback as shown on the preliminary plat;
2. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
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. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and,
7. 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, 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.


SUB-002702-2023 Morris Landing Subdivision
December 8, 2023

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