



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 25, 2025

Gloria Clemons-White
7915 Laurelridge Court
Fair Oaks, California 95628-4933

Re: 7435 & 7495 Bowers Lane, and 7410 Old Military Road
SUB-003409-2025
Kiara's Place Subdivision
Gloria Clemons-White
District 4
Subdivision of 2 lots, 2.47± acres

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

At its meeting on August 21, 2025, the Planning Commission considered the above referenced application.

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

1. Dedication to provide 30 feet from the centerline of both Bowers Lane and Old Military Road;
2. Labeling of the right-of-way widths of both streets on the Final Plat, after any required dedication;
3. Illustration of the 25-foot minimum building setback line along both street frontages as measured from any required right-of-way dedication, and where each lot is at least 60 feet wide;
4. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Documentation of the relocation of the mobile home on proposed Lot 2 to be entirely on that lot and to meet required setbacks as per the Unified Development Code prior to the Final Plat being signed;
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.

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,

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August 25, 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.

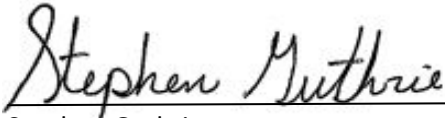
If you have any questions regarding this action, please call this office at 251-208-5895.

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