



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 20, 2023

Richard Williams  
1020 Schillinger Road N.  
Mobile, Alabama 36608

Re: South side of Haul Road, 416± East of Schillinger Road North  
SUB-002698-2023  
Williams Willow Subdivision, Resubdivision of Lots 6 & 7  
Richard Williams (Justin Palmer, The Woodlands Group, Agent)  
District 7  
Subdivision of 2 lots, 5.76± acres

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

At its meeting on November 16, 2023, the Planning Commission considered the above referenced application.

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

1. Revision of the Final Plat to depict dedication sufficient to provide 30 feet from the centerline of Haul Road;
2. Revision of the Final Plat to illustrate the minimum building setback line for Lot A and Lot B to be located 25 feet from the point where each lot “balloons” out to a minimum width of 60 feet;
3. Revision of the Final Plat to depict lot size labels in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Revision of the Final Plat to clearly illustrate all easement locations;
5. Provision 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;
6. Provision of a note on the Final Plat stating that Lots A and B cannot be further resubdivided until such time that direct access to a compliant, fully improved roadway can be provided;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and
10. Compliance with all Fire Department comments noted in the staff report.

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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](mailto: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:   
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Margaret Pappas  
Deputy Director of Planning and Zoning