



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

Legendary Investment Ventures
& Dismuke Transport and Recovery
2260 Halls Mill Road
Mobile, AL 36606

Re: East side of Halls Mill Road, 1,103'± South of Pleasant Valley Road, extending to the East terminus of Karagan Drive
SUB-002745-2023
Cross Pond Subdivision, First Addition, Resubdivision of Lot 2
Legendary Investment Ventures/Dismuke Transport (J. Casey Pipes, Helmsing Leach, P.C., Agent)
District 3
Subdivision of 2 lots, 5.21± acres

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

At its meeting on December 21, 2023, the Planning Commission considered the above referenced application.

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

1. Revision of the Final Plat to illustrate a 25-foot minimum building setback line on Lot B as blocked-out from the East terminus of Karagan Drive;
2. Revision of the Final Plat to illustrate the 25-foot minimum building setback line for Lot A as blocked-out from where the lot is at least 60 feet wide;
3. Provision of a note on the Final Plat stating that Lot A cannot be further resubdivided until such time that direct access to a compliant, fully improved roadway can be provided;
4. Retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
5. Retention of the recorded 25-foot buffer strip at the South end of Lot A on the Final Plat;
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.

SUB-002745-2023 Cross Pond Subdivision, First Addition, Resubdivision of Lot 2
December 22, 2023

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.

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