



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 26, 2024

Brandon Elliott  
Elliott Land Developments  
1408 Pass Road  
Gulfport, Mississippi 39501

Re: 1408 Cody Road North  
SUB-002811-2024  
Cody Road Subdivision  
Brandon Elliott, Elliott Land Developments (Michael Thomas, Bluewater Design, LLC,  
Agent)  
District 7  
Subdivision of 1 lot, 16.44± acres

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

At its meeting on February 22, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict dedication sufficient to provide 50 feet from the centerline of Cody Road North;
2. Revision of the plat to depict dedication sufficient to provide 25-feet from the centerline of Victor Road;
3. Retention of the right-of-way along Overlook Road, as depicted on the preliminary plat;
4. Revision of the plat to illustrate a 25-foot setback along all street frontages, adjusted for dedication;
5. Retention of the lot sizes in both square feet and acre on the Final Plat, or provision of a table on the Final Plat with the same information, adjusted for dedication;
6. Provision of a lot label on the Final Plat;
7. Correction of the name of the Subdivision on the Final Plat;
8. Retention of a note on the Final Plat that states that no structures shall be constructed on any easement without permission from the easement holder;
9. Compliance with all Engineering comments noted in the staff report;

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10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. 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](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: \_\_\_\_\_



Margaret Pappas

Deputy Director of Planning and Zoning