



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 24, 2023

Cecil Hudson
Rowe Engineering
3502 Laughlin Drive
Unit B
Mobile, Alabama 36693

Re: 3905 Lloyd Station Road
SUB-002498-2023
MoCoLink Subdivision
Mobile County Commission / Jay Ross, Agent
District 4
Subdivision of 2 lots, 33.9± acres

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

At its meeting on July 20, 2023, 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 label Lipscombs Landing on the Final Plat;
2. Revision of the plat to provide the current right-of-way width of Lipscombs Landing on the Final Plat;
3. Retention of the right-of-way width of Lloyds Station Road on the Final Plat;
4. Dedication of a corner radius at the Southwest corner of Lot 2 (25' minimum or as approved by the City Engineer and Traffic Engineer);
5. Revision of the plat to illustrate a 25-foot minimum building setback line along all street frontages, as measured from any required frontage dedication;
6. Retention of the lot size labels in both square feet and acres, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
7. 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;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,

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11. 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, five copies of the recorded plat (including instrument number) must be submitted to the Planning and Zoning Department office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

Please also submit a CAD compatible (DXF) digital copy of the final plat to the Planning and Zoning Department office once the plat has been submitted to Probate for recording. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org.

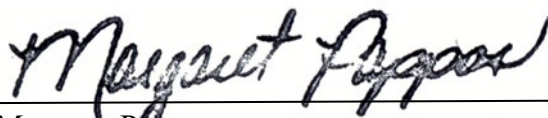
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas

Deputy Director of Planning and Zoning