



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 26, 2024

Cory Williams
2121 Newmarket Parkway SE
Suite 151
Marietta, Georgia 30067

Re: North side of Industrial Parkway Extension, 570'± East of U.S. Highway 43 South
SUB-002796-2023
3B South Subdivision
Norfolk Southern Railway Company (Kristi B. Glahn, Agent)
District 2
Subdivision of 2 lots, 882.2± 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 waived Section 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the existing right-of-way along Industrial Parkway Extension;
2. Revision of the plat to label the lot sizes in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Revision of the plat to illustrate the 25-foot minimum building setback line along Industrial Parkway Extension, per Section 64-2-22.E. of the UDC for lots in an I-2 zoning district;
4. Removal of the hash marks and future development note from Lot 1;
5. Provision of a note on the Final Plat stating future development of Lot 2 may require review and approval by the Mobile City Planning Commission and City Council;
6. Provision of all required signature blocks for both the City of Saraland and the City of Mobile on the Final Plat;
7. Provision of proof that the Saraland Planning Commission has approved the plat, prior to the City of Mobile signing the Final Plat;
8. Compliance with all Engineering comments noted in the staff report;
9. Provision of a note on the Final Plat stating all 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, 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