



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 25, 2024

B D P, LLC
629 Chelsea Drive East
Mobile, Alabama 36608

Re: 100 Hardwood Lane
SUB-002856-2024
Waterways Subdivision
B D P, LLC (Jeremy Milling, Milling Commercial Realty, Inc., Agent)
District 2
Subdivision of 2 lots, 26.97± acres

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

At its meeting on March 21, 2024, the Planning Commission considered the above referenced application.

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

1. Revision of the plat to illustrate that Lot 2 will abut or otherwise have access to the private street;
2. Revision of the plat to illustrate the applicable utility easements, per Section 9.1(b)(4);
3. Placement of a note on the revised plat stating that the street is privately maintained and that there shall be no public right-of-way, per Sections 9.D.1(b)(5) and 9.D.1(b)(7);
4. Placement of a note on the revised plat stating that if the private street is ultimately dedicated for public use and maintenance, 100-percent of the cost of the improvements required to bring the street up to the prevailing standards shall be assessed to the property owner(s) at the time the private street is dedicated, and that said assessment shall run with the land to any subsequent property owners, per Section 9.D.1(b)(9);
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;
6. Revision of the plat to illustrate the 25-foot minimum front yard setback where each lot is at least 60 feet wide, exclusive of the private street easement;
7. Retention of a note on the Final Plat stating no structure shall be constructed or placed within any easement without the permission of the easement holder;
8. Revision of the plat to correctly label "Chickasabogue Creek";

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9. Compliance with all Engineering comments noted in the staff report;
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. 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