



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 17, 2025

Kevin Falkos
3703 Riverwood Drive
Theodore, Alabama 36582

Re: 4828 Todd Acres Drive
SUB-003450-2025
Evergreen Gardens Subdivision, Resubdivision of Lot 190
Kevin Falkos
District 4
Subdivision of 5 lots, 1.27± acres

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

At its meeting on October 16, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.2.(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to depict dedication sufficient to provide 30 feet from the centerline of Todd Acres Drive and Furman Drive, unless a waiver of Section 6.C.9. of the Subdivision Regulations is approved by the Planning Commission;
2. Retention of the 25-foot corner radius at the intersection of Todd Acres Drive and Furman Drive on the Final Plat, in compliance with Sections 6.B.12. and 6.C.6. of the Subdivision Regulations;
3. Retention of the lot sizes in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback along Todd Acres Drive and Furman Drive on the Final Plat, in compliance with Article 2, Section 64-2-5.E. of the UDC and Section 6.C.8. of the Subdivision Regulations adjusted for any required dedication;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. Compliance with all Fire Department comments noted in the staff report.

SUB-003450-2025 Evergreen Gardens Subdivision
October 17, 2025

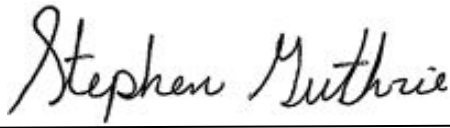
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash 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: 

Stephen Guthrie
Deputy Director of Planning and Zoning