



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

Mike Daniels
BDMD, LLC
5617 Cottage Hill Road
Mobile, AL 36609

Re: South terminus of McNeill Avenue
SUB-002733-2023
Lots 1-3, Block 138 and Lots 15-18 & The North 20' of Lot 14, Block 139 Pinehurst,
Delany's Addition to Spring Hill Resubdivision of and Addition to
Mike Daniels, BDMD, LLC
District 6
Subdivision of 6 lots, 1.44± acres

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

At its meeting on December 21, 2023, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.C.2.(a) (1) and 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 meet the technical requirements of Section 5.C. of the Subdivision Regulations;
2. Retention of dedication to provide a 60-foot radius cul-de-sac at the South terminus of McNeill Avenue;
3. Retention of a 25-foot minimum building setback line for Lots 1A, 2A, 5A and 6A on the Final Plat as measured from any right-of-way dedication;
4. Retention of a 40-foot minimum building setback line for Lots 3A and 4A on the Final Plat as measured from any right-of-way dedication;
5. Revision of the plat to label each lot with its size in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
6. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;

SUB-002733-2023 Lots 1-3, Block 138 and Lots 15-18 & The North 20' of Lot 14, Block 139
Pinehurst, Delany's Addition to Spring Hill Resubdivision of and Addition to
December 22, 2023

9. Compliance with all Urban Forestry comments noted in the staff report; and
10. 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