



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2023

Magnolia Pointe MHP, LLC  
c/o J. Casey Pipes  
Helmsing Leach, P.C.  
150 Government Street, Suite 2000  
Mobile, AL 36602

Re: 1300 & 1310 Schillinger Road South  
SUB-002741-2023  
Magnolia Pointe Subdivision  
J. Casey Pipes, Helmsing Leach, P.C.  
District 6  
Subdivision of 3 lots, 34.5± 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.6. and 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to label Schillinger Road South and Grelot Road with 100-foot right-of-way widths;
2. Revision of the Final Plat to illustrate a minimum of 50 feet to the centerlines of both Schillinger Road South and Grelot Road;
3. Retention of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
4. Revision of the Final Plat to illustrate a 25-foot minimum building setback line along Schillinger Road South for Lot 1 and a 25-foot minimum building setback line along both Schillinger Road South and Grelot Road for Lot 3;
5. Revision of the Final Plat to illustrate the minimum building setback line for Lot 2 to be located 25 feet from the point where the lot “balloons” out to a minimum width of 60 feet;
6. Provision 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;
7. Compliance with all Engineering comments noted in the staff report;

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December 22, 2023

8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
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](mailto: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:   
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Margaret Pappas  
Deputy Director of Planning and Zoning



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MOBILE CITY PLANNING COMMISSION

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Magnolia Pointe MHP, LLC  
c/o J. Casey Pipes  
Helmsing Leach, P.C.  
150 Government Street, Suite 2000  
Mobile, AL 36602

Re: 1300 & 1310 Schillinger Road South  
SUB-SW-002742-2023  
Magnolia Pointe Subdivision  
J. Casey Pipes, Helmsing Leach, P.C.  
District 6  
Request to waive the construction of sidewalks along Schillinger Road South and Grelot Road

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 approved the Sidewalk Waiver request to waive construction of a sidewalk along Grelot Road.

The Planning Commission tabled the request to waive construction of a sidewalk along Schillinger Road South.

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