



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2025

GTA Ventures, LLC
ATTN: Glen Angus
2112 Bienville Blvd
Ocean Springs, Mississippi 39564

Re: 6950 & 6960 Moffett Road
SUB-003535-2025
Chavers Oaks Subdivision
Glen Angus, GTA Ventures, LLC
District 7
Subdivision of 45 lots, 18.41± acres

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

At its meeting on December 18, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to label Moffett Road;
2. Revision of the plat to illustrate dedication sufficient to provide 50 feet from the centerline of Moffett Road;
3. Revision of the plat to depict an adequate turnaround diameter where the proposed street will terminate, with the design approved by the Traffic Engineer, City Engineer, and the Fire Department;
4. Retention of the 25-foot corner radii where the proposed Chavers Oaks Drive will intersect with Moffett Road, in compliance with Section 6.C.6. of the Subdivision Regulations, adjusted for any required dedication of the Moffett Road right-of-way;
5. Revision of the plat to provide the size of each lot and common area in both square feet and acres, in compliance with Sections 5.A.2.(e)(4) and 5.A.2.(f) of the Subdivision

December 22, 2025

Regulations, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;

6. Revision of the plat to illustrate the 25-foot front yard setback along each existing and proposed street where each abutting lot and common area is at least 60-feet wide, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2, Section 64-2-5.E. of the UDC, adjusted for any required dedication;
7. Compliance with all Engineering comments noted in the staff report;
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. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

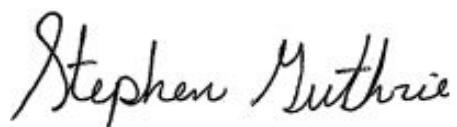
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Stephen Guthrie

Deputy Director of Planning and Zoning