



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2019

O.A. Pesnell, Jr  
6951 Cottage Hill Road  
Mobile, AL 36695

Re: 3450 Girby Road  
SUB-001072-2019 (Subdivision)  
Addison Woods Subdivision, Resubdivision

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

At its meeting on October 17, 2019 the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the application until the November 21<sup>st</sup> meeting, with revisions due by October 31<sup>st</sup> to address the following:

- 1) Revision of the site coverage table to simplify the request;
- 2) Revision of the plat to include the setback and site coverage tables provided on the PUD site plan;
- 3) Revision of the plat to provide a minimum 50 foot wide right-of-way for the proposed private road;
- 4) Changing the proposed Lot 38 to either a Common Area or a Preservation Area;
- 5) Revision of the plat to include utility easements acceptable to the appropriate provider of utility services within the Subdivision;
- 6) Placement of a note stating that if the street is not constructed and maintained to City standards that 100% of the cost of the improvements will be assessed to the property owners, if dedicated to the City;
- 7) Revision to accommodate any other requirements of Section VIII.E.2. of the Subdivision Regulations;
- 8) Revision of the plat to reflect the previous dedication made along Girby Road; and
- 9) Address if the development will remain age restricted.

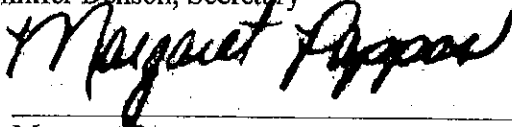
Addison Woods Subdivision  
October 21, 2019

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

cc: Rowe Engineering and Surveying, Inc,



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2019

O.A. Pesnell, Jr  
6951 Cottage Hill Road  
Mobile, AL 36695

Re: **3450 Girby Road**  
**PUD-001073-2019 (Planned Unit Development)**  
**Addison Woods Subdivision, Resubdivision**

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

At its meeting on October 17, 2019 the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the application until the November 21<sup>st</sup> meeting, with revisions due by October 31<sup>st</sup> to address the following:

- 1) Revision of the site coverage table to simplify the request;
- 2) Revision of the site plan to include the lot size table provided on the preliminary plat;
- 3) Revision of the plat to provide a minimum 50 foot wide right-of-way for the proposed private road;
- 4) Changing the proposed Lot 38 to either a Common Area or a Preservation Area;
- 5) Revision of the site plan to include utility easements acceptable to the appropriate provider of utility services within the Subdivision;
- 6) Placement of a note stating that if the street is not constructed and maintained to City standards that 100% of the cost of the improvements will be assessed to the property owners, if dedicated to the City;
- 7) Revision to accommodate any other requirements of Section VIII.E.2. of the Subdivision Regulations;
- 8) Revision of the site plan to reflect the previous dedication made along Girby Road; and
- 9) Address if the development will remain age restricted

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

Addison Woods Subdivision  
October 21, 2019

Sincerely,

MOBILE CITY PLANNING COMMISSION  
Ms. Jennifer Denson, Secretary

By:



Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Rowe Engineering and Surveying, Inc,