



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Heather Bell
Sawgrass Consulting
30673 Sgt. E.I. Boots Thomas Drive
Spanish Fort, Alabama 36527

Re: 2301 McFarland Road
SUB-002996-2024
Anglebrook Subdivision
Heather Bell, Sawgrass Consulting
District 6
Subdivision of 108 lots, 39.86± acres

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

At its meeting on September 19, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.3. and 6.C.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width of McFarland Road and all internal streets on the Final Plat;
2. Retention of the 25-foot minimum building setback line along all street frontages;
3. Retention of the note on the Final Plat stating that maintenance of all common areas and stormwater detention areas is the responsibility of the property owners and not the City of Mobile;
4. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission of the easement holder;
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-002996-2024 Anglebrook Subdivision
September 20, 2024

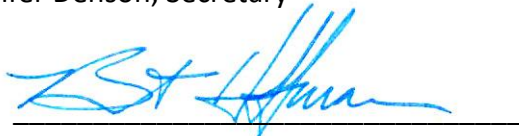
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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

By:



Bert Hoffman
Deputy Director of Long Range Planning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Timothy D. Lawley, P.E.
Sawgrass Consulting, LLC
30673 Sgt. E.I. Boots Thomas Drive
Spanish Fort, Alabama 36527

Re: 2301 McFarland Road
SUB-SW-002972-2024
Anglebrook Subdivision
Heather Bell, Sawgrass Consulting
District 6
Request to waive the construction of a sidewalk along McFarland Road

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

At its meeting on September 19, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission Denied the Sidewalk Waiver request.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By:

Bert Hoffman
Deputy Director of Long Range Planning