



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

John T. Griffin  
JTG Investments, LLC  
1151 Abilene Drive West  
Mobile, Alabama 36695

Re: 1582 Leroy Stevens Road  
SUB-002857-2024  
Griffin Place Subdivision  
John T. Griffin, JTG Investments, LLC  
District 6  
Subdivision of 2 lots, 1.46± acres

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

At its meeting on June 20, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.9.(b) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot right-of-way along Leroy Stevens Road on the Final Plat;
2. Retention of the lot sizes in both square feet and acres in a table on the Final Plat;
3. Retention of the 25-foot front yard setback where each lot is at least 60 feet in width, per Article 2, Section 64-2-13.E. of the Unified Development Code;
4. Retention of a note on the Final Plat stating no structure shall be constructed or placed within any easement without the 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 the 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.

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

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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:



Margaret Pappas  
Deputy Director of Planning and Zoning