



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2024

Kari Givens
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: Northeast corner of Schillinger Road South and 7th Avenue
SUB-003091-2024
Auto Air of Alabama Subdivision
Kari Givens, Byrd Surveying, Inc.
District 7
Subdivision of 1 lot, 9.81± acres

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

At its meeting on October 17, 2024, the Planning Commission considered the above referenced application.

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

1. Retention of the proposed right-of-way dedication for 7th Avenue on the Final Plat;
2. Retention of a compliant 25-foot corner radius where Schillinger Road North and 7th Avenue intersect as illustrated on the preliminary plat;
3. Retention of the lot's size in square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Retention of a compliant 25-foot minimum building setback along both Schillinger Road North and 7th Avenue, adjusted for any required dedication;
5. Revision of the Final Plat to illustrate a 25-foot minimum building setback where the subject site abuts Avenues B, C, D, and 6th Avenue;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and
9. 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]

SUB-003091-2024 Auto Air of Alabama Subdivision
October 21, 2024

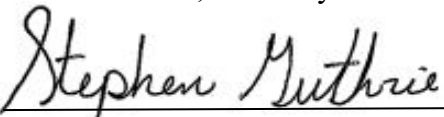
and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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

SUB-003091-2024 Auto Air of Alabama Subdivision
October 21, 2024