



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2024

Mike Daniels  
BDMD, LLC  
5617 Cottage Hill Road  
Mobile, Alabama 36609

Re: South terminus of McNeill Avenue  
SUB-002733-2023  
Lots 1-3, Block 138 and Lots 15-18 & The North 20' of Lot 14, Block 139 Pinehurst, Delany's  
Addition to Spring Hill Resubdivision of and Addition to  
Mike Daniels, BDMD, LLC  
District 6  
Extension of the Approval of a 6-lot subdivision, 1.44± acres

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

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

After discussion the Planning Commission approved the request for a one (1)-year extension of the Subdivision approval, subject to the following conditions:

1. Revision of the Final Plat to meet the technical requirements of Section 5 C. of the Subdivision Regulations;
2. Retention of dedication to provide a 60-foot radius cul-de-sac at the South terminus of McNeill Avenue;
3. Retention of a 25-foot minimum building setback line for Lots 1A, 2A, 5A and 6A on the Final Plat as measured from any right-of-way dedication;
4. Retention of a 40-foot minimum building setback line for Lots 3A and 4A on the Final Plat as measured from any right-of-way dedication;
5. Revision of the plat to label each lot with its size in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
6. Provision of a revised plat with updated easement vacation, as applicable;
7. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without permission of the easement holder;
8. Compliance with all Engineering comments noted in the staff report;

SUB-002733-2023 Lots 1-3, Block 138 and Lots 15-18 & The North 20' of Lot 14, Block 139 Pinehurst, Delany's Addition to Spring Hill Resubdivision of and Addition to December 20, 2024

9. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and
11. 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](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:   
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Stephen Guthrie  
Deputy Director of Planning and Zoning