



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2024

Regina Seeling  
1935 Staples Road  
Mobile, Alabama 36605

Re: 1933 & 1935 Staples Road  
SUB-003082-2024  
Resubdivision of Lot 9, Block D, First Addition to Dog River Park Subdivision  
Regina Seeling (Jason Linder, Linder Surveying, Agent)  
District 3  
Subdivision of 2 lots, 5.00± 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.9(a) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width for Staples Road, as illustrated on the preliminary plat;
2. Retention of the lot sizes in square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information;
3. Retention of a compliant 25-foot minimum building setback along Staples Road;
4. Revision of the Final Plat to illustrate a 25-foot minimum building setback for Lot 9B where the lot “balloons” out from the 25-foot drive aisle, and where the lot is at least 60-feet wide;
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 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.

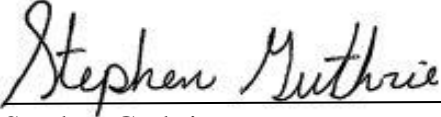
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October 21, 2024

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