



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

May 17, 2024

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

Re: 2065 Forest Lane
SUB-002913-2024
Forest Lane Estates Subdivision
Kari Givens, Byrd Surveying, Inc.
District 3
Subdivision of 2 lots, 0.86± acres

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

At its meeting on May 16, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Sections 6.C.7. and 6.C.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way dedication along Forest Lane;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Retention of the 25-foot minimum front yard setback along Forest Lane from the required dedication on the Final Plat;
4. Retention of the 45-foot setback along Kentwood Lane (with approval of a waiver of Section 6.C.9. of the Subdivision Regulations), or revision of the plat to illustrate a 25-foot setback line along Kentwood Lane if right-of-way dedication is required;
5. Retention of note on the Final Plat stating access to Kentwood Lane is denied;
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.

SUB-002913-2024 Forest Lane Estates Subdivision
May 17, 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

Ms. Jennifer Denson, Secretary

By: _____



Margaret Pappas

Deputy Director of Planning and Zoning