



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2025

Adam J. Metcalfe  
Metcalfe & Company, Inc.  
Post Office Box 2903  
Mobile, Alabama 36652

Re: 5789 U.S. Highway 90 West & 5480 Hamilton Boulevard  
SUB-003195-2025  
Airgas South Subdivision  
Adam J. Metcalfe, Metcalfe & Company, Inc.  
District 4  
Subdivision of 2 lots, 15.1± acres

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

At its meeting on February 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.9., 8.A.1., and 8.A.3. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the distance from the subject site to the centerline of Hamilton Boulevard;
2. Placement of a note on the Final Plat stating that at such a time as Fore Road is developed, it will be required to be developed to City Standards, per Section 9.D. of the Subdivision Regulations;
3. Retention of the lot size label in both square feet and acres on the Final Plat;
4. Revision of the plat to depict the 25-foot front yard minimum building setback along both street frontages;
5. Placement of a note on the Final Plat stating that no structures are allowed in any easements without the permission of the easement holder
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-003195-2025 Airgas South Subdivision**  
**February 21, 2025**

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:   
Stephen Guthrie  
Deputy Director of Planning and Zoning