



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2024

Samuel and Meagan Harris
106 S. Fulton Street
Mobile, Alabama 36606

Re: 2015 Old Shell Road
SUB-003134-2024
2015 Old Shell Road Subdivision
Samuel & Meagan Harris
District 1
Subdivision of 2 lots, 1.21± 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 waived Section 6.C.2(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the existing right-of-way widths along Old Shell Road on the Final Plat, as depicted on the preliminary plat;
2. Retention of the 20-foot-wide right-of-way along the unnamed, unopened public street right-of-way;
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Retention of at least a 5-foot front yard setback along Old Shell Road;
5. Revision of the plat to illustrate a 5-foot front yard setback along the unnamed, unopened public street right-of-way;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all 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] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive,

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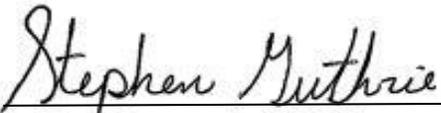
memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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