



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

Saint Bayou, LLC
365 Dykes Road South
Mobile, Alabama 36608

Re: 7335 Old Military Road
SUB-002995-2024
Chassidy's Woods Subdivision
Saint Bayou, LLC (Joyce Zirlott, Agent)
District 4
Subdivision of 2 lots, 7.34± acres

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

At its meeting on July 18, 2024, the Planning Commission considered the above referenced application.

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

1. Provision of dedication sufficient to provide 30 feet from the centerline of Old Military Road if the existing right-of-way is not 60 feet in width;
2. Provision of a label with the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
3. Revision of the Final Plat to illustrate a minimum 25-foot front yard setback along Old Military Road, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code for lots zoned R-1 in the Suburban sub-district, adjusted for any required dedication;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and,
7. 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

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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.

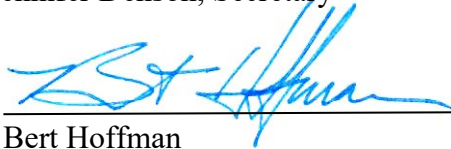
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Bert Hoffman
Deputy Director of Long Range Planning