



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 16, 2024

Sebastian D. Dixon
1824 Hardwood View Drive
Hoover, Alabama 35242

Re: 2410 McVay Drive North
SUB-003019-2024
Resubdivision of Lot 3 and a portion of Lot 2, Block C, Greenview Heights Subdivision
Sebastian D. Dixon
District 3
Subdivision of 1 lot, 0.26± acres

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

At its meeting on August 15, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way widths for both McVay Drive North and Odette Avenue;
2. Revision of the plat to correctly label McVay Drive North;
3. Dedication of a 25-foot corner radius at the intersection of McVay Drive North and Odette Avenue, in compliance with Section 6.C.6. of the Subdivision Regulations;
4. Retention of the lot's size in both square feet and acres on the Final Plat, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
5. Retention of the 25-foot minimum front yard setback along McVay Drive North and Odette Avenue on the Final Plat, adjusted for any required dedication;
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.

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]

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Subdivision
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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:



Bert Hoffman

Deputy Director of Long Range Planning