



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2024

Mark H. Hale
2271 Maple Drive
Mobile, Alabama 36695

Re: 2250, 2260, & 2271 Maple Drive
SUB-003151-2024
Hale's Place Subdivision
Mark N. Hale
District 6
Subdivision of 4 lots, 10.10± 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:

After discussion the Planning Commission waived Sections 6.C.1 and 6.C.4 of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to label the 60-foot driveway as a non-exclusive ingress/egress access easement;
2. Retention of the of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
3. Revision of the Final Plat to illustrate a 25-foot front setback where all lots abut the proposed access easement in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code;
4. Revision of the Final Plat to remove the side and rear setbacks;
5. Retention of the note on the Final Plat stating that no structure shall be constructed in any easement without permission from 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-003151-2024 Hale's Place Subdivision

December 20, 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: 
Stephen Guthrie
Deputy Director of Planning and Zoning