



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 22, 2024

KD Tillman's Corner, LLC
Delaney Property Group, LLC
3262 Old Shell Road
Suite C-1
Mobile, Alabama 36607

Re: 5340, 5344 & 5348 U.S. Highway 90 West, 5525, 5535, 5537, 5561, & 5567 Nevius Road, and 4575 & 4589 Hermitage Avenue
SUB-003121-2024
Tillman's Corner Development Subdivision
KD Tillman's Corner, LLC (Garrett Baker, Delaney Property Group, LLC, Agent)
District 4
Subdivision of 4 lots, 6.8± acres

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

At its meeting on November 21, 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 right-of-way width of U.S. Highway 90 (Government Boulevard) on the Final Plat;
2. Provision of the right-of-way width of Nevius Road on the Final Plat, and if less than 150 feet to the centerline of Nevius Road, dedication to provide 150 feet to the centerline of Nevius Road;
3. Dedication to provide 30 feet from the centerline of Hermitage Avenue;
4. Dedication to provide a 25-foot radius curve at the intersection of U.S. Highway 90 (Government Boulevard) and Nevius Road on the Final Plat;
5. Dedication to provide a 25-foot radius curve at the intersection of Nevius Road and Hermitage Avenue on the Final Plat;
6. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
7. Revision of the plat to illustrate a 25-foot front yard setback along all street frontages, adjusted for any required dedication;
8. Placement of a note on the Final Plat stating that no structure shall be constructed or placed within any easement without the permission of the easement holder;
9. Compliance with all Engineering comments noted in the staff report;

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10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. 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, 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