



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

Ryan Compton
BHL Federal
576 Azalea Road
Suite 124
Mobile, Alabama 36609

Re: 463 Mobile Street
SUB-002954-2024
Weems Addition to Millville Subdivision
Ryan Compton, BHL Federal
District 1
Subdivision of 1 lot, 0.9± acres

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

At its meeting on June 20, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.E.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Provision of a subdivision plat in compliance with Section 5 of the Subdivision Regulations;
2. Dedication to provide 40 feet to the centerline of Mobile street, if currently less;
3. Dedication to provide a 25-foot radius curve at the intersection of Mobile Street and Betbeze Street;
4. Revision of the plat to label both streets with their right-of-way widths, after any required dedication;
5. Revision of the plat to illustrate a 5-foot minimum building setback line along Mobile Street and Betbeze Street, as measured from any required dedication;
6. Revision of the plat to remove the 5-foot building setback line along the side and rear property lines;
7. Retention of the lot size label on the Final Plat, revised to indicate the lot size after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;

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10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. 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: 

Margaret Pappas
Deputy Director of Planning and Zoning