



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2025

195, LLC.  
Post Office Box 7845  
Mobile, Alabama 36607

Re: 2806 Old Shell Road  
SUB-003207-2025  
Old Shell Cottages Subdivision  
195, LLC  
District 1  
Subdivision of 7 lots, 0.65± acres

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

At its meeting on February 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.C.2(a)(1) and 6.C.2.(b)(3) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide right-of-way along Old Shell Road;
2. Revision of the plat to label each lot with its size in square feet and acres, or provision of a table on the Final Plat with the same information;
3. Retention of the 5-foot front yard setback along Old Shell Road;
4. Removal of the side and rear yard setbacks from the Final Plat;
5. Provision of the name of the proposed subdivision on the Final Plat;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report, amended as follows: *Each lot will only be allowed to have a single shared access driveway. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;*
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] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive,

**SUB-003207-2025 2806 Old Shell Cottages Subdivision**  
**February 21, 2025**

memory stick, or via e-mail to [planning@cityofmobile.org](mailto:planning@cityofmobile.org). This procedure must be completed within one (1) year, or the Tentative Approval will expire.

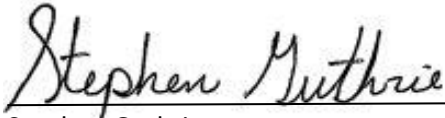
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning