



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

John Friess
JWTC-Louisiana, LLC
2469 Eslava Creek Parkway
Mobile, Alabama 36606

Re: 7650 Old Military Road
SUB-002928-2024
Madison Family Subdivision
John Friess, JWTC-Louisiana, LLC
District 4
Subdivision of 2 lots, .43± 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 Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 30-feet to the centerline of Old Military Road;
2. Provision of the lot size in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
3. Retention of the 25-foot minimum front yard setback along Old Military Road on the Final Plat, adjusted for any dedication;
4. Removal of the existing dwelling from the site (with appropriate permits) prior to the signing of the Final Plat;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. 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

SUB-002928-2024 Madison Family Subdivision
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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