



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

Patrick Seay
4474 Halls Mill Road
Mobile, Alabama 36693

Re: 3254 Old Carline Street
SUB-002929-2024
Ingate Place Subdivision, Resubdivision of Lot 11 and Part of Lots 9 & 10
Patrick Seay, Persons Services Group
District 1
Subdivision of 2 lots, .36± 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.B.2. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot rights-of-way along Old Carline Street and Ingate Street;
2. Revision of the Final Plat to correctly label Old Carline Street and Ingate Street;
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
4. Retention of at least a five (5)-foot front yard setback along Old Carline Street and Ingate Street, as required by Section 64-2-5.E of the Unified Development Code;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all 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 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.

SUB-002929-2024 Ingate Place Subdivision
June 24, 2024

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