



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

Wesley Bumpers, PLS
Bumpers Land Surveying
P.O. Box 350
Jackson, Alabama 36545

Re: 3254 Valley Road & 2759 Dogwood Court
SUB-002944-2024
C L Anderson Subdivision
Wesley Bumpers, Bumpers Land Surveying, LLC
District 3
Subdivision of 2 lots, .53± 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. Revision of the plat to label the street names and right-of-way widths;
2. Revision of the plat to provide a 30-foot dedication along each street frontage from the centerline of each street;
3. Revision of the plat so that the 25-foot radius curve at the intersection of Valley Road and Dogwood Court coincides with any dedicated right-of-way lines;
4. Revision of the plat to illustrate the 25-foot minimum building setback line along both street frontages as measured from any required dedication;
5. Revision of the plat to label each lot with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
6. Revision of the configuration for proposed Lot 2 to provide a minimum lot size of 7,200 square feet;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. Compliance with all Fire Department comments noted in the staff report.

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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