



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 24, 2024

Terry Harbin
Affordable Homes Gulf Coast II, LLC
9140 Bellingham Court
Mobile, Alabama 36695

Re: 1565 Phillips Lane
SUB-002950-2024
Milton Tee Subdivision, Resubdivision of Lot 11
Terry Harbin, Affordable Homes Gulf Coast II, LLC
District 1
Subdivision of 4 lots, .72± 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.C.2(b)(2) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to label the 100-foot right-of-way along Moffett Road at this location;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat providing the same information;
3. Retention of the 25-foot front yard setback along Phillips Lane and Moffett Road;
4. Removal of the side and rear yard setback lines from the Final Plat;
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-002950-2024 Milton Tee Subdivision, Resubdivision of Lot 11
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