



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

Melissa Gritter Fontenot  
Gritter Family Limited Partnership  
Gulf City Body & Trailer  
601 South Conception Street  
Mobile, Alabama 36603

Re: 104 Elmira Street  
SUB-002968-2024  
Gritter Family Subdivision  
Hunter Lyons, Gulf City Body & Trailer (Patrick Garstecki, Cowles, Murphy, Glover & Associates, Agent)  
District 2  
Subdivision of 1 lot, 2.66± acres

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

At its meeting on July 18, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.3., 6.B.9., 6.C.3., 6.C.7., and 6.C.8. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way width of Saint Emanuel Street and Elmira Street on the Final Plat;
2. Provision of a note on the Final Plat stating that access to the site is limited to a single street frontage;
3. Revision of the Final Plat to illustrate dedication sufficient to provide a minimum 25-foot corner radius where Saint Emanuel Street and Elmira Street intersect, and where Elmira Street and South Royal Street intersect, unless a waiver of Section 6.C.6 is granted by the Planning Commission;
4. Revision of the Final Plat to illustrate a compliant 25-foot front setback along Elmira Street, and 20-foot side street, side yard setbacks along Saint Emanuel Street and South Royal Street;

SUB-002968-2024 Gritter Family Subdivision  
July 19, 2024

5. Provision of the lot sizes in both square feet and acres, adjusted for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
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;
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, 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.

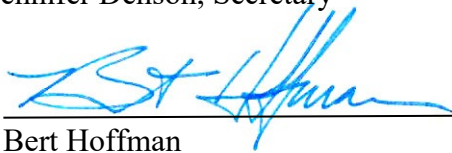
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_



Bert Hoffman  
Deputy Director of Long Range Planning



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 19, 2024

Melissa Gritter Fontenot  
Gritter Family Limited Partnership  
Gulf City Body & Trailer  
601 South Conception Street  
Mobile, Alabama 36603

Re: 104 Elmira Street  
SUB-SW-002969-2024  
Gritter Family Subdivision  
Hunter Lyons, Gulf City Body & Trailer (Patrick Garstecki, Cowles, Murphy, Glover & Associates, Agent)  
District 2  
Request to waive the construction of sidewalks along Elmira Street, South Royal Street, and Saint Emanuel Street.

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

At its meeting on July 18, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission approved the Sidewalk Waiver request.

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: \_\_\_\_\_

Bert Hoffman  
Deputy Director of Long Range Planning