



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 17, 2025

Terry Harbin
9140 Bellingham Court
Mobile, Alabama 36695

Re: 261 Rickarby Street
SUB-002990-2024
Woodcock Place Subdivision
Terry Harbin
District 2
Extension of the approval of a 22 lot-lot subdivision, 4.23± acres

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

At its meeting on October 16, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission approved the extension request, restating the conditions of the original approval:

1. Retention of the rights-of-way along all street frontages on the Final Plat;
2. Revision of the Final Plat to depict a minimum five-foot (5') front yard setback or retention of the proposed 25-foot (25') front setback;
3. Retention of the lot sizes in square feet and acres on the Final Plat or provision of a table on the Final Plat with the same information;
4. Removal of all side and rear yard setbacks from the Final Plat;
5. Depiction of all easements on the Final Plat;
6. Placement of a note of the Final Plat stating that no structures are allowed to encroach into an easement without the permission of the easement holder;
7. Removal of all existing structures on the subject site, with all necessary permits, prior to the signing of the Final Plat;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and
11. 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-002990-2024 Woodcock Place Subdivision
October 17, 2025

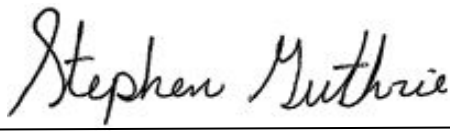
on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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: _____

Stephen Guthrie
Deputy Director of Planning and Zoning