



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 20, 2026

Elmo & Marsha Kiel
3450 Dial Street
Mobile, Alabama 36612

Re: 2237 & 2247 Bear Fork Road
SUB-003605-2026
Resubdivision of Ledian M. Williams Subdivision
Derrick McMillian
District 1
Subdivision of 2 lots, 4.56± acres

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

At its meeting on March 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along Bear Fork Road on the Final Plat;
2. Retention of the lot size labels in both square feet and acres, or the provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot front yard setback along Bear Fork Road on the Final Plat;
4. Removal of side and rear yard setbacks from the Final Plat;
5. Placement of a note on the Final Plat stating no structures are permitted in any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in the staff report;
7. Compliance with all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Full compliance with all other applicable codes and ordinances.

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-003605-2026 Resubdivision of Ledian M. Williams Subdivision
March 20, 2026

on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov. 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