



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Kari Givens
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 307, 309, 311, & 317 St. Joseph Street
SUB-003611-2026
Adams & St. Joseph Subdivision
Kari Givens, Byrd Surveying, Inc.
District 2
Subdivision of 1 lot, 0.72± acres

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

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

After discussion the Planning Commission waived Section 9.F.4.(b) of the Subdivision Regulations (for lot width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 64-foot-wide right-of-way along St. Joseph Street, as depicted on the preliminary plat;
2. Retention of the 50-foot-wide right-of-way along Adams Street, as depicted on the preliminary plat;
3. If required by the City Engineer, Traffic Engineering Director, and/or ALDOT, the Final Plat should be revised to illustrate dedication of the corner radius at the intersection of St. Joseph Street and Adams Street;
4. Provision of a note on the Final Plat stating that the site's primary frontage is designated along St. Joseph Street;
5. Revision of the Final Plat to label the lot's size in both square feet and acres, in compliance with Section 5.A.2.(3)(3) of the Subdivision Regulations, adjusted for dedication, if required;
6. Revision of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along both street frontages;
7. Provision of a note on the Final Plat stating that, upon redevelopment, the site shall be denied access to St. Joseph Street and limited to one (1) curb cut along Adams Street, and that any additional curb cuts or modifications to this restriction shall require approval of a Variance by the Board of Zoning Adjustment;

8. Provision of a note on the Final Plat stating that driveway widths are limited to a maximum of 25 feet within the site's frontage, in accordance with Appendix A, Section 9.C.3.(c)(2) of the Unified Development Code;
9. Compliance with all Engineering comments noted in the staff report;
10. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
11. Compliance with all Urban Forestry comments noted in the staff report; and,
12. Compliance with all Fire Department comments noted in the staff report.

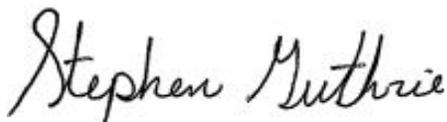
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.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