



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

James Dawson Dyess  
2715 Willedie Circle South  
Semmes, Alabama 36575

Re: East terminus of Rose Ching Drive  
SUB-003564-2025  
Lloyd & Jayne Davis Estates Subdivision, Resubdivision of Lot 1  
James Dawson Dyess  
District 7  
Subdivision of 2 lots, 10.59± 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 Tentatively Approved the request, subject to the following conditions:

1. Retention of the street name label and 60-foot-wide right-of-way for Rose Ching Drive on the Final Plat;
2. Provision of a turnaround at the East terminus of Rose Ching Drive, in compliance with the current International Fire Code, and as approved by the City Engineer and Mobile Fire Rescue Department;
3. Retention of the 25-foot minimum front yard setback line for Lot 1, as depicted on the preliminary plat;
4. Revision of the plat to illustrate the 25-foot minimum front yard setback line for proposed Lot 2 as measured from the turnaround at the East terminus of Rose Ching Drive;
5. Retention of the lot size labels in both square feet and acres on the Final Plat, or the provision of a table on the Final Plat with 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.

SUB-003564-2025 Lloyd & Jayne Davis Estates Subdivision, Resubdivision of Lot 1  
February 23, 2026

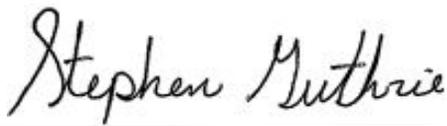
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash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