



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Royal Lee Wilson
PO Box 1081
Theodore, Alabama 36590

Re: 6517 Vanderbilt Drive
SUB-003804-2026
Royal Lee Wilson Subdivision
Royal Wilson
District 4
Subdivision of 1 lot, 0.23± acres

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

At its meeting on August 20, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.4. of the Subdivision Regulations (to allow a lot to not abut a public street) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot size label in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
2. Retention of the 25-foot minimum front yard setback on the Final Plat;
3. Revision of the plat to remove the 5-foot side and rear yard setbacks;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and
7. 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.

SUB-003804-2026 Royal Lee Wilson Subdivision
August 24, 2026

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