



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2025

James H. Coffman, Jr.  
1614 Mackie Avenue  
Mobile, Alabama 36605

Re: 1615 & 1622 Mackie Avenue  
SUB-003525-2025  
Coffman - Turner Subdivision  
James H. Coffman, Jr.  
District 3  
Subdivision of 2 lots, 1.81± acres

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

At its meeting on November 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.3. (for lot width-to-depth ratio) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide 30 feet from the centerline of Mackie Avenue;
2. Dedication of the private easement cul-de-sac to the City of Mobile, as determined by the City Engineer;
3. Revision of the plat to illustrate the 25-foot minimum building setback line along Mackie Avenue and the cul-de-sac as measured from any required dedication;
4. Retention of the lot size labels in both square feet and acres, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
5. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
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.

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

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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.org](mailto: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