THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Byrd Surveying
ATTN: Keri Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 251 & 255 Saint Louis Street, and 106 & 160 North Jackson Street
SUB-003891-2026
Ace Hardware and Spirits Subdivision
Kari Givens, Byrd Surveying, Inc.
District 2
Subdivision of 1 lot, 0.92± acres

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

At its meeting on October 15, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 9.F.3.(b)(3) (for corner radius dedication) and 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 right-of-way labels along all street frontages;
2. Provision of a note on the Final Plat stating that the site's primary frontage is designated along St. Louis Street;
3. Revision of 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;
4. Retention of the Final Plat to illustrate the maximum allowable building setback of twelve feet (12') along all street frontages;
5. Either provision of a note on the Final Plat stating that the site is limited to two (2) curb cuts to North Jackson Street and one (1) curb cut to St. Louis Street (if the October 2026 Variance approval is still active) or provision of a note stating that the site is limited to a single curb cut to its secondary frontage;

6. 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;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. 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
Stephen Guthrie
Deputy Director of Planning and Zoning