



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Sophia Newby
354 South Warren Street
Mobile, Alabama 36603

Re: 601 Charleston Street & 354 South Warren Street
SUB-003803-2026
Symone Mixon Subdivision
Sophia Newby
District 2
Subdivision of 2 lots, 0.42± 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.2.(b)(2) (for substandard lot width), Section 64-2-5.E. (for substandard lot area) and Section 6.C.6. (for corner radius dedication) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot right-of-way width along Charleston Street;
2. Retention of the 50-foot right-of-way width along South Warren Street;
3. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
4. Retention of the illustrated protection buffer between Lots 1 and 2;
5. Revision of the plat to depict the existing structure on Lot 2, or provision of a note stating that the structure will be removed pursuant to the required demolition permits;
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 pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive,

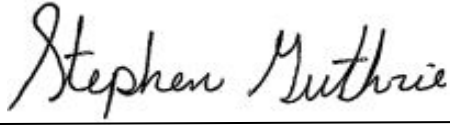
SUB-003803-2026 Symone Mixon Subdivision
August 24, 2026

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.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: 

Stephen Guthrie
Deputy Director of Planning and Zoning