



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2025

Creekline, Inc.  
ATTN: William M. "B.J." Lyon, Jr.  
PO Box 1312  
Mobile, Alabama 36633-1312

Re: Southwest corner of Cypress Park Drive & Shipyard Road, and the Northwest corner of Shipyard Road & Crown Drive  
SUB-003556-2025  
Creekline-Cypress Subdivision  
William M. "B.J." Lyon, Jr., Creekline, Inc.  
District 4  
Subdivision of 2 lots, 40.3± acres

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

At its meeting on December 18, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.C.3. (for width-to-depth ratio) and 6.C.7. (for excess street frontage) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths along Cypress Park Drive, Shipyard Road, and Crown Drive on the Final Plat, as depicted on the preliminary plat;
2. Revision of the Final Plat to depict dedication of a 25-foot corner radius at the intersection of Shipyard Road and Crown Drive, or as otherwise approved by the City Engineer and the Traffic Engineering Director, unless waivers of Sections 6.B.12. and 6.C.6. of the Subdivision Regulations are granted by the Planning Commission;
3. Retention of the lot size labels in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;

December 22, 2025

4. Revision of the Final Plat to illustrate the required 25-foot front yard setback along all street frontages, in compliance with Article 2, Section 64-2-16.E. of the UDC and Section 6.C.8. of the Subdivision Regulations, adjusted for any required dedication;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. 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.org](mailto:planning@cityofmobile.org). This procedure must be completed within one (1) year, or the Tentative Approval will expire.

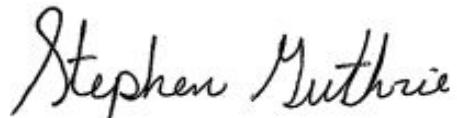
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:



Stephen Guthrie

Deputy Director of Planning and Zoning