



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

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

Re: 362, 364 & 366 Burton Avenue  
SUB-003602-2026  
Knowles Place Subdivision  
Kari Givens, Byrd Surveying, Inc.  
District 1  
Subdivision of 4 lots, 0.55± acres

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.12. and 6.C.6. (for corner radius dedication) and 6.C.2.(a)(1) (for reduced lot area) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide street right-of-way width labels on the Final Plat;
2. Retention of the 5-foot minimum front yard setback line along both street frontages on the Final Plat, as measured from any required dedication;
3. Retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
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.

SUB-003602-2026 Knowles Place Subdivision  
February 23, 2026

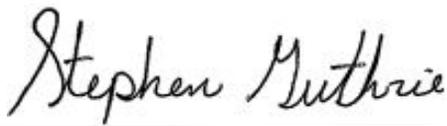
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to [planning@cityofmobile.gov](mailto: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:   
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Stephen Guthrie  
Deputy Director of Planning and Zoning