



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Byrd Surveying
ATTN: Kari Givens
2609 Halls Mill Road
Mobile, AL 36606

Re: 2620 Rose Court
SUB-003771-2026
Annie's Place Subdivision
Byrd Surveying, Inc.
District 6
Subdivision of 1 lot, 0.89± acres

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.9 of the Subdivision Regulations (for irregularly shaped lots) and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to depict dedication along Rose Court to provide a 60-foot right-of-way width;
2. Revision of the Final Plat to depict dedication sufficient to provide a turnaround at the terminus of Rose Court, in compliance with Section 6.C.3 and 6.C.9 of the Subdivision Regulations, and as approved by the City Engineer;
3. Retention of the lot's size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
4. Revision of the Final Plat to depict a 25-foot front yard setback line along Rose Court, 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;
8. Compliance with all Fire Department comments noted in the staff report; and
9. Full compliance with all other codes and ordinances.

July 22, 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. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

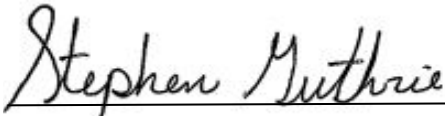
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in cursive script that reads "Stephen Guthrie". The signature is written in dark ink and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning