



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 20, 2026

Karlos Finley
Africatown Redevelopment Corporation
2201 Papermill Road
Mobile, Alabama 36601

Re: 1105, 1107, 1109, 1111, 1113, & 1115 Edwards Street
SUB-003648-2026
Resubdivision of the Plat of Henry Cisco Subdivision
Karlos Finley, Africatown Redevelopment Corporation
District 2
Subdivision of 4 lots, 0.47± acres

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

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

After discussion the Planning Commission waived Sections 6.B.9. (for right-of-way dedication), 6.C.2.(a)(1) (for substandard lot area) and 6.C.2.(b)(3) (for substandard lot width) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the lot size labels in both square feet and acres, adjusted for any required dedication, or the provision of a table on the Final Plat with the same information;
2. Revision of the plat to illustrate at least a 5-foot front yard setback along Edwards Street, adjusted for any required dedication;
3. Placement of a note on the Final Plat stating development or redevelopment of the site is subject to the applicable provisions of Article 11 of the UDC regarding the Africatown Overlay and Africatown Safety Zone regulations;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all 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.

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
Deputy Director of Planning and Zoning