THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Douglas Chandler, PLS
Mobile County (Engineering Department)
205 Government Street, 6th Floor South Tower
Mobile, Alabama 36602

Re: 7951 Yorkhaven Road #A
SUB-003905-2026
Raintree Farms Subdivision, Resubdivision of and Addition To Lot 1
Randall C. LeCroy, PLS, McCrory & Williams, Inc.
District 6
Subdivision of 2 lots, 39.54± acres

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

At its meeting on October 15, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.3. and 6.B.9. (for closed-end street turnaround dedication), and Section 6.C.2.(b)(2) (for substandard lot width) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to correctly label “Second Creek Drive South”;
2. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information, adjusted to account for any required dedication;
3. Revision of the plat to provide a 25-foot front yard setback along each frontage where each lot is at least 60 feet in width, adjusted to account for any required dedication, in compliance with Article 2, Section 64-2-5.E. of the Unified Development Code and Section 6.C.8. of the Subdivision Regulations;
4. Provision of a note on the Final Plat stating no structure shall be placed within any easement without permission from the easement holder;
5. Compliance with Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the 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.

SUB-003905-2026 Raintree Farms Subdivision, Resubdivision of and Addition To Lot 1
October 19, 2026

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
Stephen Guthrie
Deputy Director of Planning and Zoning