THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

Brian Perry
BCB Enterprises, LLC
705 Fisher Street
Mobile, Alabama 36607-1216

Re: 2126 Johns Lane
SUB-003860-2026
ChloeB Subdivision
Brian Perry, BCB Enterprises, LLC
District 3
Subdivision of 3 lots, 1.22± 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 Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along Johns Lane;
2. Retention of the lot size labels in both square feet and acres on the Final Plat, or the provision of a table on the Final Plat with the same information;
3. Retention of the 25-foot minimum front yard setback line along Johns Lane on the Final Plat;
4. Placement of a note on the Final Plat stating the site is within the Peninsula Overlay and development or redevelopment of the site is subject to the applicable provisions of Article 12 of the Unified Development Code;
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.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

Stephen Guthrie
Deputy Director of Planning and Zoning