



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 24, 2026

Byrd Surveying, Inc.
ATTN: Kari Givens
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 1312 & 1316 Chamberlain Avenue & 1313 Old Shell Road
SUB-003823-2026
Chamberlain – Old Shell Subdivision
Byrd Surveying, Inc.
District 2
Subdivision of 3 lots, 0.70± acres

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

At its meeting on August 20, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.B.9 of the Subdivision Regulations (for substandard right-of-way width) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide right-of-way along Old Shell Road;
2. Retention of the lot sizes in square feet and acres on the Final Plat, adjusted for any required dedication;
3. Revision of the Final Plat to remove the five (5)-foot front yard setbacks and to add a note stating that development of the site shall comply with the provisions of Article 14 of the Unified Development Code, including the front yard dimensional standards applicable within the Historic District overlay;
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;
7. Compliance with all Fire Department comments noted in the staff report; and
8. Full compliance with all other codes and ordinances.

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

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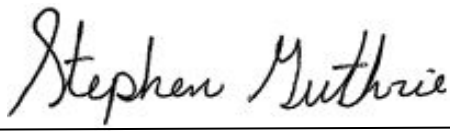
submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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