THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

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

Re: 5201 & 5213 Persons Drive
SUB-003911-2026
Rosemary Hill Subdivision
Byrd Surveying, Inc.
District 7
Subdivision of 5 lots, 1.60± 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 Section 6.C.2.(b)(2) of the Subdivision Regulations (for substandard lot width) and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to depict the existing right-of-way along North University Boulevard, or dedication to provide 50 feet from the centerline of North University Boulevard, whichever is greater;
2. Retention of the 50-foot-wide right-of-way along Persons Drive;
3. Retention of the lot sizes in square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
4. Retention of the 25-foot front yard setback along both street frontages on the Final Plat, adjusted for any required dedication;
5. Provision of a note on the Final Plat stating no structures may be constructed in any easement without permission from the easement holder;
6. Compliance with all Engineering comments noted in the staff report;

7. Compliance with all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. 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