



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2025

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

Re: 1800 Dauphin Island Parkway
SUB-003536-2025
Fulton Road Baptist Church Subdivision, Resubdivision of Lot 1
Fulton Road Baptist Church (Byrd Surveying, Inc., Agent)
District 3
Subdivision of 3 lots, 2.87± acres

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

At its meeting on December 18, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.7. of the Subdivision Regulations (for excess street frontage) and 6.B.9. (for right-of-way dedication) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths along Magnolia Lane and Nicholas Lane, as depicted on the preliminary plat;
2. Retention of the lot size labels in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
3. Retention of the 25-foot front yard setback along all street frontages, adjusted for any required dedication;
4. Administrative approval of a Minor Modification to the Fulton Road Baptist Church Planning Approval;
5. City Council approval of the associated Planned Unit Development termination request prior to the Planning and Zoning Department signing the Final Plat;

December 22, 2025

6. Placement of a note on the Final Plat stating that the future development of each lot must comply with the Peninsula Overlay regulations of Article 12 of the UDC;
7. Compliance with all Engineering comments noted in the staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report; and,
10. 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.org. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

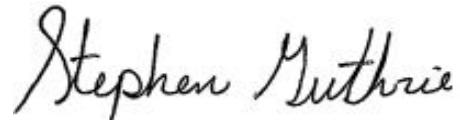
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Stephen Guthrie
Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 22, 2025

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

Re: 1800 Dauphin Island Parkway
MOD-003533-2025
Fulton Road Baptist Church Subdivision, Resubdivision of Lot 1
Fulton Road Baptist Church (Byrd Surveying, Inc., Agent)
District 3
Request to terminate a previously approved Planned Unit Development allowing multiple buildings on a single building site.

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

At its meeting on December 18, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission voted to recommend approval of the Planned Unit Development Termination to the City Council, subject to the following conditions:

1. Administrative approval of a Minor Modification to the Fulton Road Baptist Church Planning Approval;
2. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **\$211.28**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, all required conditions must be satisfied within two (2) years of approval, or the approval shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

MOD-003533-2025 1800 Dauphin Island Parkway
December 22, 2025

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: *Stephen Guthrie*
Stephen Guthrie
Deputy Director of Planning and Zoning