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: 957, 959, & 961 Lyons Street, & 354 Cherry Street
SUB-003893-2026
Resubdivision of Greater Union Baptist Church Subdivision
Byrd Surveying, Inc.
District 2
Subdivision of 5 lots, 1.31± 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.6. of the Subdivision Regulations (for corner radius dedication) and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 50-foot-wide rights-of-way along all street frontages on the Final Plat;
2. Retention of the lot size labels in square feet and acres on the Final Plat, adjusted for any required dedication, or provision of a table on the Final Plat with the same information;
3. Retention of the five (5)-foot front yard setback along each street frontage, adjusted for any required dedication;
4. Provision of a note on the Final Plat stating that, pursuant to Article 15, Section 64-15-1.E. of the UDC and Section 9.E.3.(e)(3) of the Subdivision Regulations, the maximum setback shall be no greater than the setback of any existing structure on the same side of the street within the same block face, but in no event more than 25 feet;
5. Provision of a note on the Final Plat stating that the site is located within the Historic Avenue Overlay and, as such, development or redevelopment of each lot is subject to the applicable provisions of Article 15 of the Unified Development Code;
6. Approval of the Major Planning Approval Modification;

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.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

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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 19, 2026

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

Re: 957, 959, & 961 Lyons Street, & 354 Cherry Street
MOD-003910-2026
Resubdivision of Greater Union Baptist Church Subdivision
Byrd Surveying, Inc.
District 2
Major Modification of a previously approved Planning Approval allowing the expansion of an existing church in an R-2, Two-Family Residential Urban District, to modify lot lines in coordination with an associated subdivision.

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 determined the following Findings of Fact to support modification of the previously approved Planning Approval:

a. The request is consistent with all applicable requirements of this Chapter;
b. The request is compatible with the character of the surrounding neighborhood;
c. The request will not impede the orderly development and improvement of surrounding property;
d. Having considered the application factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
g. The request shall not be detrimental or endanger the public health, safety or general welfare.
h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. If the applicant elects to limit the Planning Approval to Lot 1, a revised site plan should be provided depicting the Planning Approval as limited to Lot 1 and include a note stating "Lots 2, 3, 4, and 5 are hereby removed from the Planning Approval";
2. Revision of the Final Planning Approval Site Plan to label the size of each associated lot in both square feet and acres, adjusted for any required dedication resulting from the subdivision approval, or provision of a table on the Final Planning Approval Site Plan with the same information;
3. Revision of the Final Planning Approval Site Plan to illustrate the five (5)-foot front yard setback along all street frontages, adjusted for any required dedication resulting from the subdivision approval;
4. Provision of a note on the Final Planning Approval Site Plan stating that, pursuant to Article 15, Section 64-15-1.E. of the UDC, the maximum setback shall be no greater than the setback of any existing structure on the same side of the street within the same block face, but in no event more than 25 feet;
5. Revision of the Final Planning Approval Site Plan to label the existing church building with its size in square feet;
6. Provision of a table on the Final Planning Approval Site Plan showing required and existing parking calculations;
7. Revision of the Final Planning Approval Site Plan to illustrate any/all curbing and/or wheel stops;
8. Revision of the Final Planning Approval Site Plan to depict any dumpsters or dumpster enclosures, or provision of a note on the Final Planning Approval Site Plan stating curbside waste collection is utilized;
9. Revision of the Final Planning Approval Site Plan to provide the current Planning Approval case number;
10. If any tree plantings or landscaped areas were required under prior approvals or permits, provide a note on the Final Planning Approval Site Plan stating that the site will continue to maintain compliance with those applicable requirements;
11. Provision of a note on the Final Planning Approval Site Plan stating that any future development or redevelopment of the site may require additional modification of the Planning Approval, subject to Planning Commission and City Council approval;
12. Completion of the subdivision process prior to recording the Final Planning Approval Site Plan in Probate Court;
13. Compliance with all Engineering comments noted in the staff report;
14. Compliance with all Traffic Engineering comments noted in the staff report;
15. Compliance with all Urban Forestry comments noted in the staff report;
16. Compliance with all Fire Department comments noted in the staff report;
17. Submittal to and approval by Planning and Zoning of the revised Modified Planning Approval site plan prior to its recording in Probate Court, and the provision of one (1) copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
18. Full compliance with all municipal codes and ordinances.

MOD-003910-2026 957, 959, & 961 Lyons Street, & 354 Cherry Street
October 19, 2026

The advertising fee for this application is based on the current legal description and is **$810.16.** 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, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.gov) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification 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.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Ms. Jennifer Denson, Secretary

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