



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 21, 2025

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

Re: 2289 Egret Crossing
SUB-003202-2025
Resubdivision of and Addition to Lot 7, Heron Landing, Unit One
Kari Givens, Byrd Surveying, Inc.
District 3
Subdivision of 1 lot, 1.39± acres

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

At its meeting on February 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.9, 6.C.3. and 6.C.7. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Dedication to provide a 60-foot radius within the Doyle Street cul-de-sac;
2. Revision of the curve data table to provide all data after any required dedication;
3. Placement of a note on the Final Plat stating that access is limited to one street frontage;
4. Retention of the 25-foot minimum building setback line from Egret Crossing where the lot is at least 60 feet wide;
5. Revision of the plat to illustrate the 25-foot minimum building setback line off the Doyle Street cul-de-sac as blocked-out within the main part of the lot where the "finger" intersects;
6. Retention of the lot size label in both square feet and acres, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
7. Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
8. Compliance with all Engineering comments noted in the staff report;
9. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
10. Compliance with all Urban Forestry comments noted in the staff report; and,
11. Compliance with all Fire Department comments noted in the staff report.

**SUB-003202-2025 2289 Resubdivision of and Addition to Lot 7, Heron Landing, Unit One
February 21, 2025**

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