



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2025

John Michael Friess  
JWTC, LLC  
2469 Eslava Creek Parkway  
Mobile, Alabama 36606

Re: 812 Edwards Avenue  
SUB-003235-2025  
McConnell Addition to Edwards Avenue Subdivision  
John Michael Friess, JWTC, LLC  
District 2  
Subdivision of 1 lot, 0.08± acres

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

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

After discussion the Planning Commission waived Sections 6.C.(a)(1) and 6.C.(b)(3) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to illustrate dedication sufficient to provide 30 feet from the centerline of Edwards Avenue, adjusting the lot area for dedication as needed;
2. Retention of the lot area labeled in both square feet and acres on the Final Plat adjusted for any required dedication; or placement of a table on the Final Plat with the same information will suffice;
3. Retention of the 5-foot minimum building setback along Edwards Avenue, in compliance with Article 2 Section 64-2-5.E. of the Unified Development Code;
4. Placement of a note on the Final Plat stating development of the site is subject to the applicable provisions of Article 11 of the UDC regarding the Africatown Overlay and Africatown Safety Zone regulations;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating the Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and
8. 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

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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.org](mailto: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:

A handwritten signature in cursive script that reads "Stephen Guthrie". The signature is written in dark ink and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning