



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2025

Lee A. Gill, Sr.
The New Testament Holiness Church
2729 Reaves Street
Mobile, Alabama 36607

Re: 2729 Reaves Street & 2728 Betbeze Street
SUB-003250-2025
Millville, Division A, Resubdivision of Lots 66, 67, 94, & 95
Lee A. Gill, Sr., The New Testament Holiness Church
District 1
Subdivision of 1 lot, 0.52± 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 Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to illustrate dedication sufficient to provide 25 feet from the centerline of Reaves Street, McCarley Street, and Betbeze Street, unless a waiver of Section 6.B.9. of the Subdivision Regulations is approved by the Planning Commission;
2. Revision of the plat to illustrate dedication of a 25-foot corner radius at the intersection of Reaves Street and McCarley Street, and McCarley Street and Betbeze Street, per Section 6.C.6. (or as approved by the City Engineer and the Traffic Engineering Director);
3. Retention of the lot's size in both square feet and acres, or provision of a table on the Final Plat providing the same information, adjusted for dedication;
4. Retention of at least a five (5)-foot front yard setback along each street frontage;
5. Placement of a note on the Final Plat stating use of the site is subject to the non-conforming provisions of Article 6 of the Unified Development Code unless redeveloped for compliance with current regulations;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,

SUB-003250-2025 Millville, Division A, Resubdivision of Lots 66, 67, 94, & 95

March 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