



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 20, 2024

Keri Coumanis
Helmsing Leach, P.C.
Post Office Box 2767
Mobile, Alabama 36652

Re: 859, 861, 863, & 865 Edwards Street and 858 Grimes Street
SUB-003149-2024
Resubdivision of Lots 1-4 & 13-15, Grimes & Winbush Subdivision
Keri Coumanis, Helmsing Leach, P.C.
District 2
Subdivision of 5 lots, 0.74± acres

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

At its meeting on December 19, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.9, 6.C.2(b)(2), and 6.C.6. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Revision of the plat to correctly label Grimes Street;
2. Revision of the plat to label each lot with its size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for any required dedication;
3. Retention of at least a 5-foot front yard setback along each street frontage, adjusted for any required dedication;
4. Removal of the side and rear yard setbacks from the Final Plat;
5. 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;
6. Revision of the plat to provide all required specifications (items, notes, certifications, etc.) for Final Plat approval, as detailed in Section 5 of the Subdivision Regulations;
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.

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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