



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2025

Brian Pipkin  
Riverside Materials, Inc.  
Post Office Box 10  
Bucks, Alabama 36512

Re: 1854 East I-65 Service Road North  
SUB-003248-2025  
Paterson Place Subdivision, Phase II  
Brian Pipkin, Riverside Materials, Inc.  
District 1  
Subdivision of 2 lots, 12.52± 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 waived Section 6.B.9. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the rights-of-way for all street frontages;
2. Retention of the 25-foot setback along all street frontages;
3. Placement of a note on the Final Plat stating that Lot 1 shall have no access to Ruby Street until such a time as it is developed to City of Mobile standards;
4. Retention of the lot sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
5. Placement of a note stating that no structures are allowed in any easements without the permission of the easement holder;
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;
9. Compliance with all Fire Department comments noted in the staff report; and
10. Completion of the Subdivision process prior to the application for permits.

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,

**SUB-003248-2025 Paterson Place Subdivision, Phase II**

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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:   
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Stephen Guthrie  
Deputy Director of Planning and Zoning