



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 21, 2025

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

Re: 253 North Warren Street extending to the South side of State Street, 63'+ East of North Dearborn Street, extending to the Northeast corner of State Street and North Dearborn Street
SUB-003242-2025
Carroll Elks Subdivision
Kari Givens, Byrd Surveying, Inc.
District 2
Subdivision of 7 lots, 0.36± 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. Retention of the existing right-of-way along all street frontages;
2. Retention of the 12-foot maximum setback along all street frontages for Lots 1-5;
3. Depiction of the 10-foot maximum setback along all street frontages for Lots 6 & 7;
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. Retention of the note identifying North Warren Street as the primary frontage for proposed Lot 3;
6. Retention of the note identifying State Street is to be the primary frontage for proposed Lot 4;
7. Placement of a note stating that Lots 3 & 4 are allowed curb cuts from their secondary frontages;
8. Compliance with all Engineering comments noted in the staff report, amended as follows: A. *Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label all flood zones. C. Revise NOTE #7 to read - As shown on the 1984 aerial photo LOTS 1-7 will share the historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) and share the 4,000 SF credit per original lot; therefore, No LOT will be required to provide stormwater detention. D. Email a pdf copy of the*

SUB-003242-2025 Carroll Elks Subdivision

March 21, 2025

FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing;

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;
11. Compliance with all Fire Department comments noted in the staff report; and
12. 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, 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