



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Tim Gorman
Rogers Group, Inc.
421 Great Circle Road
Nashville, TN 37228

Re: 1930 Bay Bridge Road Cutoff & 124 Industrial Canal Road East
SUB-003730-2026
Rogers Group Subdivision
Tim Gorman, Rogers Group, Inc.
District 2
Subdivision of 1 lot, 31.62± acres

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission waived Section 6.C.4. of the Subdivision Regulations (to allow the lot to not abut a public street) and Tentatively Approved the request, subject to the following conditions:

1. Revision of the Final Plat to provide a drainage easement where applicable, as approved by the City Engineer;
2. Retention of the 50-foot-wide ingress/egress easement providing access to Bay Bridge Road Cutoff on the Final Plat, together with reference to the associated legal instrument;
3. Revision of the Final Plat to correctly label "Bay Bridge Cutoff Road";
4. Retention of the lot area in both square feet and acres on the Final Plat, or provision of the same information in tabular form;
5. Illustration of a 30-foot setback along all portions of the site abutting residentially zoned property;
6. Retention of the existing 100-foot-wide Terminal Railroad right-of-way on the Final Plat;
7. Retention of all existing utility easements on the Final Plat;

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8. Retention of a note on the Final Plat stating: "No structure shall be constructed or placed within any easement without the permission of the easement holder";
9. Placement of a note on the Final Plat stating that the site is located within the Africatown Overlay District and that development or redevelopment of the site is subject to the applicable provisions of Article 11 of the Unified Development Code;
10. Compliance with all Engineering comments noted in the staff report;
11. Placement of a note on the Final Plat stating compliance with all Traffic Engineering comments noted in the staff report;
12. Compliance with all Urban Forestry comments noted in the staff report; and
13. Compliance with all Fire Department comments noted in the staff report.

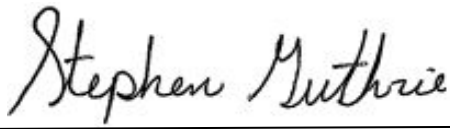
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov. 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