



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 16, 2026

Smith Clark & Associates, LLC
Hunter Smith or Daniel Clark
30941 Mill Lane, Suite G
Box 258
Spanish Fort, Alabama 36527

Re: East side of Bay Front Road, 558'± South of Terrell Road
SUB-003570-2025
Bay Front Subdivision, Replat Part of Lots 1 & 2
Hunter Smith or Daniel Clark, Smith Clark & Associates, LLC
District 3
Subdivision of 1 lot, 0.58± acres

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

At its meeting on January 15, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.3. (for lot depth) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Illustration of existing right-of-way width along Bay Front Road or dedication sufficient to provide a 60-foot-wide right-of-way, whichever is greater;
2. Retention of the lot size in both square feet and acres, or the provision of a table on the Final Plat providing the same information, adjusted for any required dedication;
3. Revision of the Final Plat to illustrate a 25-foot minimum building setback line along Bay Front Road;
4. Removal of side and rear setbacks;
5. Compliance with all Engineering comments noted in the staff report;
6. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
7. Compliance with all Urban Forestry comments noted in the staff report; and,
8. 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]

SUB-003570-2025 Bay Front Subdivision, Replat Part of Lots 1 & 2
January 16, 2026

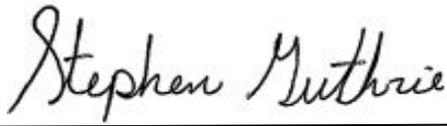
and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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