



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Helmsing Leach, P.C.
ATTN: Casey Pipes
P.O. Box 2767
Mobile, AL 36652

Re: 97 Center Drive
ZON-UDC-003728-2026
Silvertone Enterprise, LLC (Casey Pipes, Helmsing Leach, P.C., Agent)
District 5
Rezoning from Single-Family Residential Suburban District (R-1) to Multi-Family Residential Suburban District (R-3)

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 denied the Rezoning request due to the following:

- A) Compatibility. The proposed amendment is not compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) It would adversely impact neighboring properties; and
 - (4) Cause a loss in property values.
- B) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
- C) Change. There are no changed or changing conditions in a particular area that make an amendment necessary and desirable

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
Stephen Guthrie
Deputy Director of Planning and Zoning