



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 21, 2026

Cassie H. Roote
5641 Candia Court
Mobile, Alabama 36693

Re: 2770 Government Boulevard
SUB-003849-2026
Roote Subdivision
TowerCo, LLC (Baker Donelson Law Firm, Agent)
District 2
Subdivision of 1 lot, 0.25± acres

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

At its meeting on September 17, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.2.(b)(4) of the Subdivision Regulations (for substandard lot width) and Tentatively Approved the request, subject to the following conditions:

1. Either dedication to provide 125 feet to the centerline along Government Boulevard or illustration that such right-of-way currently exists;
2. Retention of the lot's size in square feet and acres, or provision of a table on the Final Plat with the same information, adjusted for dedication;
3. Revision of the plat to accurately depict the 25-foot minimum front yard setback line along the entire frontage;
4. Compliance with all Engineering comments noted in the staff report;
5. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report; and,
7. 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,

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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



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MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 21, 2026

Cassie H. Roote
5641 Candia Court
Mobile, Alabama 36693

Re: 2770 Government Boulevard
SUB-SW-003850-2026
Roote Subdivision
TowerCo, LLC (Baker Donelson Law Firm, Agent)
District 2
Request to waive the construction of a sidewalk along Government Boulevard

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

At its meeting on September 17, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission approved the Sidewalk Waiver request.

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