



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2025

T.J. Debrow, Sr., Chairman of Trustees
First Baptist Church of Theodore Subdivision
7125 Bellingrath Road
Theodore, Alabama 36582

Re: 7125 Bellingrath Road
SUB-003482-2025
Addition to First Baptist Church of Theodore Subdivision
T.J. Debrow, Sr., First Baptist Church of Theodore
District 4
Subdivision of 2 lots, 10.05± acres

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

At its meeting on November 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Sections 6.B.9 (to waive right-of-way dedication) and 6.C.7. (for double frontage) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the 45-foot front yard setback along Bellingrath Road and the 35-foot front yard setback along Old Military Road on the Final Plat, consistent with the most recently recorded subdivision plat;
2. If any additional right-of-way dedication is required by the City Engineer, the Final Plat should illustrate a minimum 25-foot front yard setback along any affected street frontage, in compliance with Section 6.C.8. of the Subdivision Regulations;
3. Retention of the lot sizes in both square feet and acres on the Final Plat, consistent with Section 5.A.2(e)(4), adjusted for any required dedication;
4. Completion of the Rezoning request to eliminate the potential for any split-zoned lots;
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] 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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 24, 2025

T.J. Debrow, Sr., Chairman of Trustees
First Baptist Church of Theodore Subdivision
7125 Bellingrath Road
Theodore, Alabama 36582

Re: 7125 Bellingrath Road
SUB-SW-003519-2025
Addition to First Baptist Church of Theodore Subdivision
T.J. Debrow, Sr., First Baptist Church of Theodore
District 4
Request to waive the construction of a sidewalk along Bellingrath Road

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

At its meeting on November 20, 2025, 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



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

CORRECTED LETTER OF DECISION

December 1, 2025

T.J. Debrow, Sr., Chairman of Trustees
First Baptist Church of Theodore Subdivision
7125 Bellingrath Road
Theodore, Alabama 36582

Re: 7125 Bellingrath Road
ZON-UDC-003518-2025
Addition to First Baptist Church of Theodore Subdivision
T.J. Debrow, Sr., First Baptist Church of Theodore
District 4
Rezoning from Single-Family Residential Suburban District (R-1) to General Business District (B-4)

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

At its meeting on November 20, 2025, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following criteria prevail to support Rezoning of the property to **CW, Commercial Warehouse District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.

G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of Rezoning the property to **CW, Commercial Warehouse District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with the associated Voluntary Conditions and Use Restrictions, as revised for the CW, Commercial Warehouse District, zoning classification;
3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
4. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description is **\$429.78**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

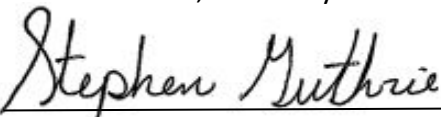
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

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