



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Nadra Williams
8011 Stillmist Drive
Fairburn, GA 30213

Re: 2604 St. Stephens Road
ZON-UDC-003749-2026
Nadra Williams
District 2
Rezoning from Single-Family Residential Urban District (R-1) to Limited Neighborhood Business Urban District (LB-2)

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 determined the following criteria prevail to support Rezoning of the property to **LB-2, Limited Neighborhood Business Urban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and
- B) 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.
- C) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- D) 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 **LB-2, Limited Neighborhood Business Urban District**, to the City Council, subject to the following condition:

1. Full compliance with all municipal codes and ordinances.

The advertising fee for this application is based on the current legal description and is **\$273.60**. 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.

ZON-UDC-003749-2026 2604 St. Stephens Road
July 22, 2026

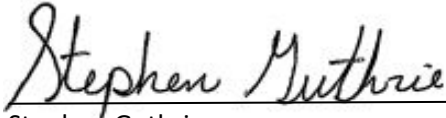
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive style and is positioned above a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning