



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Mohamad Haifa
6595 Red Maple Drive
Mobile, AL 36618

Re: 1509 Navco Road
ZON-UDC-003770-2026
Bayview Auto, LLC
District 3
Rezoning from Neighborhood Business Suburban District (B-2) to Community Business Suburban District (B-3)

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

At its meeting on July 16, 2026, the Planning Commission considered the above referenced application.

After discussion Planning Commission denied the Rezoning request due to the following:

- A) Consistency. The proposed amendment is not consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was no mistake or error in the original zoning map; and
- C) 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.
- D) Health, Safety and General Welfare. The proposed amendment does not promote the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is not in place to accommodate the proposed amendment; and,
- F) Change. There are no changed or changing conditions in a particular area that 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.

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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: 
Stephen Guthrie
Deputy Director of Planning and Zoning