



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

January 16, 2026

Patrick Garstecky, P.E., CMG Engineering, Inc.  
457 Saint Michael Street  
Mobile, Alabama 36602

Re: 4800 Rutgers Road and 4688, 4702, 4726, 4738, 4758, 4770, & 4790 Bowden Road  
SUB-003588-2025  
Portside Industrial Park Subdivision, Phase I  
Patrick Garstecky, P.E., CMG Engineering, Inc.  
District 4  
Subdivision of 2 lots, 11.15± acres

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

At its meeting on January 15, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission waived Section 6.C.7. (for excess street frontage) of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

1. Retention of the right-of-way widths of Bowden Road and Rutgers Road on the Final Plat;
2. Labeling of the right-of-way width of Rangeline Road on the Final Plat, and if less than 150 feet to the centerline of Rangeline Road, dedication to provide 150 feet from the centerline of Rangeline Road;
3. Revision of the plat to label the width of the Alabama Power Company right-of-way along the West boundary of the site;
4. Retention of the 25-foot minimum building setback line along Bowers Road on the Final Plat;
5. Revision of the plat to also illustrate the 25-foot minimum building setback line along Rutgers Road and Bucknell Drive/Rangeline Road within the Common Areas fronting those streets;
6. Retention of the perimeter dimensions for both proposed lots and the Common Areas on the Final Plat;
7. Revision of the plat to label both lots and Common Areas with their sizes in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
8. Placement of a note on the Final Plat stating that the maintenance of all Common Areas is the responsibility of the property owners;

9. Placement of a note on the Final Plat stating that no structure shall be constructed or placed in any easement without permission of the easement holder;
10. Placement of a note on the Final Plat stating that access to the Alabama Power Company easement along the West boundary is denied, unless otherwise granted by Alabama Power;
11. Compliance with all Engineering comments noted in the staff report;
12. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
13. Compliance with all Urban Forestry comments noted in the staff report; and,
14. Compliance with all Fire Department comments noted in the staff report.

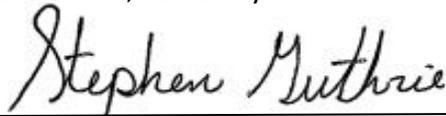
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to 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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Patrick Garstecky, P.E., CMG Engineering, Inc.  
457 Saint Michael Street  
Mobile, Alabama 36602

Re: 4800 Rutgers Road and 4688, 4702, 4726, 4738, 4758, 4770, & 4790 Bowden Road  
SUB-SW-003589-2025  
Portside Industrial Park Subdivision, Phase I  
Patrick Garstecky, P.E., CMG Engineering, Inc.  
District 4  
Request to waive the construction of sidewalks along Rutgers Road, Bowden Road, and  
Bucknell Drive

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

At its meeting on January 15, 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