



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 25, 2021

Casey Pipes
150 Government Street
Suite 2000
Mobile, Al 36602

Re: 1250 Woodland Avenue
(North side of Woodland Avenue, 360'± East of Telegraph Road)
Council District 2
ZON-001817-2021
Casey Pipes
Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District.

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

At its meeting on October 21, 2021, the Planning Commission considered the above referenced Rezoning application.

After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:

- 1) the applicant has demonstrated that there may have been changing conditions within the area since the adoption of the Ordinance which make a change in the Ordinance necessary and desirable; and**
- 2) the applicant has demonstrated that there may be a need to increase the number of sites available to business or industry.**

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

- 1) presentation of a pre-1962 legal description for the site, or the completion of a one-lot subdivision to make the site a legal lot of record prior to the issuance of any building permits or business licenses; and**
- 2) full compliance with all municipal codes and ordinances.**

ZON-001817-2021 CASEY PIPES

October 25, 2021

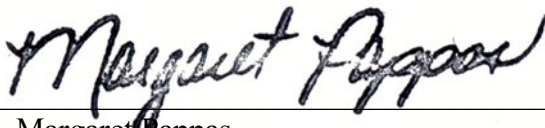
The advertising fee for this application is \$299.25. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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: 
Margaret Pappas
Deputy Director of Planning and Zoning