

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 19, 2007

Shiloh Missionary Baptist Church  
2756 Old Shell Road  
Mobile, AL 36607

**Re: Case #ZON2007-02227 (Planned Unit Development)**  
**Shiloh Missionary Baptist Church**  
2756 Old Shell Road  
(Northwest corner of Old Shell Road and Bay Shore Avenue).  
Planned Unit Development Approval to allow three buildings on a single building site for a church.

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

At its meeting on October 18, 2007, the Planning Commission considered for Planned Unit Development the site plan to allow three buildings on a single building site for a church.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of any permits;
- 2) provision of screening of parking as required by Section 64.5.A.3.i of the Zoning Ordinance;
- 3) lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;
- 4) approval by the Board of Zoning Adjustment of the parking variance to allow a reduction in the number of parking spaces;
- 5) the 60" live oak is given preservation status (All work under the canopy is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger)
- 6) provision of sidewalks along all three street frontages as illustrated on the site plan submitted;
- 7) illustration as to how the existing driveways (one of which is continuous from Bay Shore Avenue to the existing sanctuary) are to be closed, and provisions made to ensure that access and parking will be only via the driveways;

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- 8) illustration of any necessary dumpster or trash receptacle, with minor revisions to parking and circulation layout to be approved by Planning staff, if necessary;**
- 9) full compliance with landscaping and tree planting requirements;**
- 10) full compliance with all municipal codes and ordinances; and**
- 11) submission of a revised site plan reflecting the conditions prior to the issuance of any permits.**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: M. Don Williams Engineering

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October 19, 2007

Shiloh Missionary Baptist Church  
2756 Old Shell Road  
Mobile, AL 36607

**Re: Case #ZON2007-02228 (Planning Approval)**

**Shiloh Missionary Baptist Church**

2756 Old Shell Road

(Northwest corner of Old Shell Road and Bay Shore Avenue).

Planning Approval to allow the expansion of an existing church in an R-1, Single-Family Residential District to include a new sanctuary, educational building, and parking lot expansion.

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

At its meeting on October 18, 2007, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing church in an R-1, Single-Family Residential District to include a new sanctuary, educational building, and parking lot expansion.

After discussion, it was decided to approve this plan subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of any permits;**
- 2) provision of screening of parking as required by Section 64.5.A.3.i of the Zoning Ordinance;**
- 3) lighting of parking facilities shall be provided in compliance with Section 64-6.A.3.c of the Zoning Ordinance;**
- 4) approval by the Board of Zoning Adjustment of the parking variance to allow a reduction in the number of parking spaces;**
- 5) the 60" live oak is given preservation status (All work under the canopy is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger)**
- 6) provision of sidewalks along all three street frontages as illustrated on the site plan submitted;**

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- 7) illustration as to how the existing driveways (one of which is continuous from Bay Shore Avenue to the existing sanctuary) are to be closed, and provisions made to ensure that access and parking will be only via the driveways;**
- 8) illustration of any necessary dumpster or trash receptacle, with minor revisions to parking and circulation layout to be approved by Planning staff, if necessary;**
- 9) full compliance with landscaping and tree planting requirements;**
- 10) full compliance with all municipal codes and ordinances; and**
- 11) submission of a revised site plan reflecting the conditions prior to the issuance of any permits.**

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**  
Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: M. Don Williams Engineering

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 19, 2007

Shiloh Missionary Baptist Church  
2756 Old Shell Road  
Mobile, AL 36607

**Re: Case #SUB2007-00235 (Subdivision)**  
**Shiloh Missionary Baptist Church**  
2756 Old Shell Road  
(Northwest corner of Old Shell Road and Bay Shore Avenue).  
1 Lot / 2.7± Acres

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

At its meeting on October 18, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient radii at the intersections Bay Shore Avenue with Old Shell Road and Le Cren Street, to be coordinated with Engineering and Traffic Engineering, but at a minimum to comply with Section V.D.6 of the Subdivision Regulations;**
- 2) placement of a note on the final plat stating that the subdivision is limited to a maximum of one curb cut to Old Shell Road, one curb cut to Le Cren, and three curb cuts to Bay Shore Avenue, exact size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;**
- 3) placement of a note on the final plat stating that the 60" live oak is given preservation status (All work under the canopy is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger); and**
- 4) labeling of the lot with size in acres or square feet, or the provision of a table containing that information.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

Sincerely,

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Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

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