

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2010

Ernest Construction, LLC
ATTN: Walter C. Ernest, III
1814 Old Shell Rd.
Mobile, AL 36607

Re: Case #SUB2010-00133 (Subdivision)
Old Shell Road at MIB Subdivision
1810, 1812 and 1814 Old Shell Road
(North side of Old Shell Road, 200'± West of Mobile Infirmary Boulevard, extends to the
West side of Mobile Infirmary Boulevard, 395'± North of Old Shell Road).
1 Lot / 3.1± Acre

Dear Applicant(s):

At its meeting on December 16, 2010, the Planning Commission considered the above referenced subdivision.

After discussion, the Planning Commission heldover the application until the January 20, 2011, meeting, with revisions due to the Planning Section of Urban Development by noon on Friday, January 7, 2011, to address the following:

- 1) revisions to the associated Planned Unit Development, Planning Approval, and Rezoning Applications as outlined.**

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: Rester & Coleman

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2010

Ernest Construction, LLC
ATTN: Walter C. Ernest, III
1814 Old Shell Rd.
Mobile AL 36607

Re: Case #ZON2010-02740 (Planned Unit Development)

Old Shell Road at MIB Subdivision

1810, 1812 and 1814 Old Shell Road

(North side of Old Shell Road, 200'± West of Mobile Infirmary Boulevard extending to the West side of Mobile Infirmary Boulevard 395'± North of Old Shell Road).

Planned Unit Development Approval to allow multiple buildings on a single building site.

Dear Applicant(s):

At its meeting on December 16, 2010, the Planning Commission considered for Planned Unit Development Approval the site plan to allow multiple buildings on a single building site.

After discussion, the Planning Commission heldover the application until the January 20, 2011, meeting, with revisions due to the Planning Section of Urban Development by noon on Friday, January 7, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail as required in Section 64-5.D. of the Zoning Ordinance; and,**
- 2) revision of the site plan to show ALL improvements on the site including, but not limited to: all of the buildings on the site, the communications tower and associated equipment and amenities, the boundaries of the communications tower lease parcel, the aggregate surfacing on the site, any existing or proposed parking, and any improvements or removals to be made, if any.**

Case #ZON2010-02740 (Planned Unit Development)

Old Shell Road at MIB Subdivision

December 17, 2010

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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: Rester & Coleman

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2010

Ernest Construction, LLC
ATTN: Walter C. Ernest, III
1814 Old Shell Rd.
Mobile AL 36607

Re: Case #ZON2010-02739 (Planning Approval)

Old Shell Road at MIB Subdivision

1810, 1812 and 1814 Old Shell Road

(North side of Old Shell Road, 200'± West of Mobile Infirmary Boulevard extending to the West side of Mobile Infirmary Boulevard 395'± North of Old Shell Road).

Planning Approval to allow the use of a cell tower in a B-2 Neighborhood Business District.

Dear Applicant(s):

At its meeting on December 16, 2010, the Planning Commission considered for Planning Approval the site plan to allow the use of a cell tower in a B-2 Neighborhood Business District.

After discussion, the Planning Commission heldover the application until the January 20, 2011, meeting, with revisions due to the Planning Section of Urban Development by noon on Friday, January 7, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail; and,**
- 2) revision of the site plan to show ALL improvements on the site including, but not limited to: all of the buildings on the site, the communications tower and associated equipment and amenities, the boundaries of the communications tower lease parcel, the aggregate surfacing on the site, any existing or proposed parking, and any improvements or removals to be made, if any.**

Case #ZON2010-02739 (Planning Approval)

Old Shell Road at MIB Subdivision

December 17, 2010

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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: Rester & Coleman

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2010

Ernest Construction, LLC
ATTN: Walter C. Ernest, III
1814 Old Shell Rd.
Mobile AL 36607

Re: Case #ZON2010-02741 (Rezoning)

Ernest Construction, LLC

1810, 1812 and 1814 Old Shell Road

(North side of Old Shell Road, 200'± West of Mobile Infirmary Boulevard extending to the West side of Mobile Infirmary Boulevard 395'± North of Old Shell Road).

Rezoning from R-1, Single-Family Residential District, B-1, Buffer Business District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning.

Dear Applicant(s):

At its meeting on December 16, 2010, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, B-1, Buffer Business District and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning.

After discussion, the Planning Commission heldover the application until the January 20, 2011, meeting, with revisions due to the Planning Section of Urban Development by noon on Friday, January 7, 2011, to address the following:

- 1) submittal of an acceptable, detailed narrative describing the project in detail;**
- 2) submittal of justification for rezoning to include which, if any, of the four acceptable conditions to warrant rezoning are occurring at the site as defined by Section 64-9.A.1. of the Zoning Ordinance; and,**
- 3) revision of the site plan to show ALL improvements on the site including, but not limited to: all of the buildings on the site, the communications tower and associated equipment and amenities, the boundaries of the communications**

Case #ZON2010-02741 (Rezoning)

Ernest Construction, LLC

December 17, 2010

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tower lease parcel, the aggregate surfacing on the site, any existing or proposed parking, and any improvements or removals to be made, if any.

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: Rester & Coleman