

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

Amity Missionary Baptist Church
P.O. Box 16461
Prichard, AL 36610

Re: Case SUB2008-00100 (Subdivision)

Amity Missionary Baptist Church Subdivision

2451 St. Stephens Road

(South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street).

2 Lots / 1.2± Acres

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

At its meeting on July 10, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **dedication of sufficient right-of-way along Como Street to provide a City-standard sidewalk along the West side, as well as the corner radius for the Southeast corner of Como Street and St. Stephen's Road that complies with Section V.D.6. of the Subdivision Regulations, as depicted;**
- 2) **depiction and labeling of the 25-foot minimum building setback line from all streets, including the setback line along Como Street to reflect dedication;**
- 3) **placement of a note on the plat stating that Lot 1 is limited to one curb-cut onto Como Street, that Lot 2 is limited to one curb-cut onto Como Street and one curb-cut onto Strange Avenue, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform with AASHTO standards;**
- 4) **revision of the plat to label each lot with its size in square feet, adjusted for any required dedication; and**
- 5) **placement of a note on the plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.**

Amity Missionary Baptist Church Subdivision
July 11, 2008
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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 (DXF or DWG – AutoCAD 2007 compatible) 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.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 11, 2008

Amity Missionary Baptist Church
P.O. Box 16461
Prichard, AL 36610

Re: Case ZON2008-01210 (Rezoning)
Amity Missionary Baptist Church Subdivision
2451 St. Stephens Road
(South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street).
Rezoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business to eliminate split zoning for a proposed church.

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

At its meeting on July 10, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to B-2, Neighborhood Business to eliminate split zoning for a proposed church.

After discussion, it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- 1) **Provision of a 6-foot high wooden privacy fence in compliance with Section 64-4.D.1. of the Zoning Ordinance, except within the required 25-foot minimum building setback (where the fence shall be 3-feet high);**
- 2) **Compliance with parking area screening requirements of Section 64-6.A.3.i. of the Zoning Ordinance;**
- 3) **Compliance with the site and parking area lighting requirements of Sections 64-4.A.2. and 64-6.A.3.c. of the Zoning Ordinance;**
- 4) **Compliance with the tree and landscaping requirements of the Zoning Ordinance; and**
- 5) **Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$172.90. Upon receipt of this fee, your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Amity Missionary Baptist Church Subdivision
July 11, 2008
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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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning