

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 3, 2010

Sea-N-Sea, LLC  
3350 Hurricane Bay  
Theodore, AL 36582

**Re: Case #ZON2010-02639**  
**Sea-N-Sea, LLC**  
3350 Hurricane Bay Drive  
(North side of Hurricane Bay Drive at its East terminus).  
Rezoning from B-5, Office-Distribution District, to I-1, Light Industry District, to  
allow a machine shop for tool cutting and grinding.

Dear Applicant(s):

At its meeting on December 2, 2010, the Planning Commission considered your request for a change in zoning from B-5, Office-Distribution District, to I-1, Light Industry District, to allow a machine shop for tool cutting and grinding.

**After discussion, it was decided to recommend the approval of this change in zoning to I-1, Light Industrial District, to the City Council subject to the following conditions:**

- 1) future development to fully comply with local, state, and federal regulations relating to threatened and endangered species, wetlands and floodplains;**
- 2) compliance with Engineering comments: “*Must comply with all stormwater and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right-of-way will require a right-of-way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;*” and,**
- 3) future development to comply with all municipal codes and ordinances, including trees, landscaping, parking, and buffering.**

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The advertising fee for this application is **\$165.40**. 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.

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: Lawler & Co.