

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2010

Mobile Terrace Christian Center
c/o Jerry Williams
343 Cody Rd.
Mobile, AL 36608

Re: Case #SUB2010-00136 (Subdivision)
Mobile Terrace Christian Center Subdivision
7154 Ninth Street
(North side of Ninth Street, 200'± East of Lincoln Boulevard).
1 Lot / .11± Acre

Dear Applicant(s):

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

After discussion, the Planning Commission waived Section V.D.2. of the Subdivision Regulations, and tentatively approved the request, subject to the following conditions:

- 1) revision of the plat to depict the minimum setback line to allow for future dedication to provide 25-feet from the centerline of Ninth Street;**
- 2) placement of a note on the final plat stating that the lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and to conform to AASHTO standards;**
- 3) compliance with Engineering comments: *(Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer. Driveway radii shall not extend beyond the projected property line at the edge of pavement, without written authorization from adjacent property owner to do so;)* and,**

- 4) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species prior to the issuance of any permits or land disturbance activities.

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 (1) 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: John Farrior Crenshaw

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 17, 2010

Mobile Terrace Christian Center
c/o Jerry Williams
343 Cody Rd.
Mobile, AL 36608

Re: Case #ZON2010-02754 (Planning Approval)
Mobile Terrace Christian Center Subdivision
7154 Ninth Street
(North side of Ninth Street, 200'± East of Lincoln Boulevard).
Planning Approval to allow a church facility in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on December 16, 2010, the Planning Commission considered for Planning Approval the site plan to allow a church facility in an R-1, Single-Family Residential District.

After discussion, the Planning Commission heldover the application until the January 20, 2011, to allow the applicant to meet with neighbors; to allow the Board of Zoning Adjustment to consider the variance applications; and to allow the applicant to address other issues raised in the staff comments.

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: Coast Architects