



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 8, 2016

Colyjohn Associates, LLC  
2936 Pine Creek Drive  
Mobile, AL 36693

**Re: 5550, 5560, 5580 and 5590 Peary Road**  
(Southeast corner of Cary Hamilton Road and Peary Road).  
Council District 4  
**ZON2016-00902 (Rezoning)**  
**Colyjohn Associates, LLC**

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

At its meeting on August 4, 2016, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-3, Community Business District, to allow automobile sales.

**After discussion, the Planning Commission denied the above referenced application for the following reasons:**

- 1) the Rezoning would create a spot-zoning situation within the area as opposed to an appropriately-scaled infill development and would be out of character with the neighborhood;**
- 2) the proposed B-3 District would be well below the 4-acre guideline of Section 64-9.A.2. of the Zoning Ordinance;**
- 3) there have not been any attempted Rezoning within the immediate area since annexation which would demonstrate changes in conditions or an increase in the need for business or industry which would justify the Rezoning request; and**
- 4) the entire site appears to be depicted as a Suburban Neighborhood Development Area, per the recently adopted Map for Mobile Plan, which generally puts more emphasis on residential use as opposed to commercial use.**

**Colyjohn Associates, LLC**  
**August 8, 2016**


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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By: \_\_\_\_\_

  
Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying, Inc.