

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 19, 2002

Africatown Community Mobilization
Project, Inc.
1959 Cut-Off Road
Mobile, AL 36610

Re: Case #ZON2002-00679 (Rezoning)

Africatown Community Mobilization Project, Inc.

West side of Bay Bridge Road Cut-Off, 115'± North of Chin Street, extending West to the Southern Railroad right-of-way.

Dear Applicant(s):

At its meeting on April 18, 2002, the Planning Commission considered your request for a change in zoning from R-2, Two-Family Residential, to B-3, Community Business, for an outdoor festival area with vendors.

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 screening along the Bay Bridge Cut-Off Road frontage;
- 2) provision of buffering along the North property line, if and when that property is developed residentially;
- 3) use of areas that are not specifically identified be limited, and expansions of vendor or festival areas require new applications and approvals;
- 4) parking facility circulation/turn-around be approved by the Traffic Engineering Department; and
- 5) full compliance with all municipal codes and ordinances, including but not limited to landscaping and tree plantings.

The advertising fee for this application is \$272.25. 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

Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II