

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 8, 2002

Jerry Stewart
2158 Government Boulevard
Mobile, AL 36606

Re: Case #ZON2002-00662 and #ZON2002-00663

Jerry Stewart

North side of Halls Mill Road, 650'± West of the North terminus of Riviere du Chien Road.

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

At its meeting on April 4, 2002, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for offices and light warehousing.

After discussion it was decided to recommend that the entire parcel (Stewart Subdivision) be rezoned to B-3, subject to the following conditions:

- (1) dedication of sufficient right-of-way to provide 35' from centerline;
- (2) each lot be limited to one curb cut, size and location to be approved by the Traffic Engineering Department;
- (3) provision of buffering where the site abuts residential property; and
- (4) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$261.10. 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