

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 7, 2005

Ken L. Ferguson
1100 Hillcrest Road, Suite A
Mobile, AL 36695

Re: Case #ZON2004-02571

Ken L. Ferguson

3915 Cottage Hill Road (South side of Cottage Hill Road, 255'± East of Azalea Road, extending to the North side of Shelley Drive, 235'± East of Azalea Road).
Council District 4

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

At its meeting on January 6, 2005, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business, to LB-2, Limited Neighborhood Business, to allow a dental office and retail sales.

After discussion it was decided to recommend the denial of this change in zoning to the City Council for the following reasons:

- (1) the rezoning of the property would eliminate an appropriate buffer business district between the existing residences to the East and the B-2 district to the West; and
- (2) the placement of a driveway to Shelley Drive would place additional commercial traffic on a minor residential street.

You may, within 15 days of the Planning Commission's decision, make a written request to the City Clerk to appeal this decision to the City Council. However, the decision to hear the appeal is at the discretion of the City Council. Also, please be aware that a public hearing to consider the appeal, if held, will require additional public notification, and that the applicant is responsible for these advertising fees. 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