

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 18, 2007

Mt. Zion Baptist Church  
1012 Adams Street  
Mobile, AL 36603

**Re: Case #SUB2007-00099 (Subdivision)**  
**Mt. Zion Subdivision, Unit One & Two**  
1001, 1007, 1009, & 1012 Adams Street and 263 North Pine Street  
(Southwest corner of Adams Street and North Pine Street & North side of Adams  
Street, 120'± West of North Pine Street, extending West to Kennedy Street and  
North to Basil Street).  
2 Lots / 1.8± Acres

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

At its meeting on May 17, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1 of Unit One is limited to the three existing curb-cuts onto Adams Street and denied access onto Kennedy and Basil Streets, and that Lot 1 of Unit Two is limited to one curb-cut either onto Pine or Adams Street, with the size, design and location to be approved by Traffic Engineering;**
- 2) revision of the plat to comply with Section V.D.6. of the Subdivision Regulations;**
- 3) depiction of the required 25-foot minimum building setback line from all street frontages on the final plat;**
- 4) depiction and labeling on the plat of a buffer along the 159-foot ± wide property line behind the existing and proposed church structures in compliance with Section V.A.7 of the Subdivision Regulations;**
- 5) revision of the plat to show each lot area in square feet rather than or in addition to acres; and**
- 6) provision of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the signing of the final plat.**

**Mt. Zion Subdivision, Unit One & Two**  
**May 18, 2007**  
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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 year, or the Tentative Approval will expire.

It is also requested that a digital copy 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](mailto: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: Cummings and Associates

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 18, 2007

Ben Cummings for Mt. Zion Baptist Church  
1 Houston Street  
Mobile, AL 36602

**Re: Case #ZON2007-01284 (Planning Approval)**  
**Mt. Zion Baptist Church (Ben Cummings, Agent)**  
1012 Adams Street  
(North side of Adams Street, 120'± West of North Pine Street, extending West to  
Kennedy Street and North to Basil Street).

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

At its meeting on May 17, 2007, the Planning Commission considered for Planning Approval the site plan to allow expansion of an existing church in an R-2, Two-Family Residential District.

After discussion it was decided to approve this plan subject to the following conditions:

- 1) completion of the Subdivision process;
- 2) placement of a note on the site plan stating that the site is limited to the three (3) existing curb-cuts onto Adams Street;
- 3) revision of the site plan to show compliance with Section V.D.6. of the Subdivision Regulations;
- 4) depiction of the required 25-foot minimum building setback line from all street frontages;
- 5) depiction and provision of a 6-foot high (minimum) wooden privacy fence or vegetative buffer that complies with Section 64-4.D.1. of the Zoning Ordinance along the 159-foot ± wide property line behind the existing and proposed church structures;
- 6) placement of a note on the site plan stating that a new application for Planning Approval will be required for any future changes to the site plan, including the use of the grassy areas or adjacent lots for parking;
- 7) revision of the site plan to show the correct scale of 1 inch equals 20 feet, and correction of the dimensions as necessary; and
- 8) provision of a revised Planning Approval site plan to the Planning Section of Urban Development prior to the signing of the final plat.

**Mt. Zion Baptist Church (Ben Cummings, Agent)**  
**May 18, 2007**  
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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