

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

July 17, 2009

Karen and Kelly Douglas
5009 Forest Lake Drive
Tifton, GA 31794

Re: Case #ZON2009-01604
Karen and Kelly Douglas
5272 Noble Drive North
(Southwest corner of Noble Drive and Noble Drive East).
Rezoning from B-3, Community Business District, to R-2, Two-Family
Residential District to allow construction of a duplex apartment home and allow
an existing duplex.

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

At its meeting on July 16, 2009, the Planning Commission considered your request for a change in zoning from B-3, Community Business District, to R-2, Two-Family Residential District to allow construction of a duplex apartment home and allow an existing duplex

After discussion, it was decided to deny this change in zoning to the City Council for the following reasons:

- 1) there is no error in the ordinance; and**
- 2) conditions have not changed sufficiently since July 7, 2009, to warrant a rezoning.**
- 3) options available to the applicant are development of 3 or more dwelling units on the undeveloped lot, or subdivision and planned unit development approval to combine the new development with the existing development on one lot of land.**

Karen and Kelly Douglas

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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

cc: M. Don Williams Engineering