

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2008

William Cox
551 E. Barksdale Drive
Mobile, AL 36606

Re: Case #SUB2008-00213 (Subdivision)
Clean Green Subdivision
171 Cody Road South
(East side of Cody Road South, 212'± North of Airport Boulevard).
1 Lot / 0.6± Acre

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

At its meeting on October 2, 2008, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide a minimum of 50-feet from the centerline of Cody Road South;**
- 2) placement of a note on the final plat stating that the site is limited to one curb-cut onto Cody Road South, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and in conformance with AASHTO standards;**
- 3) labeling of the lot with its size in square feet, or the provision of a table on the plat with the same information;**
- 4) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.**

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.

Clean Green Subdivision
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It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) 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.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Frank A. Dagley & Associates, Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

October 3, 2008

William Cox
551 E. Barksdale Drive
Mobile, AL 36606

Re: Case #ZON2008-02281 (Rezoning)
William Cox
171 Cody Road South
(East side of Cody Road South, 212'± North of Airport Boulevard).
Rezoning from R-1, Single-Family Residential, to B-2, Neighborhood Business,
to allow a retail/office building.

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

At its meeting on October 2, 2008, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow a retail/office building.

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 a 6' high privacy fence, in compliance with Section 64-4.D. of the Zoning Ordinance, where the site abuts residentially zoned property to the North;**
- 2) **provision of a 10-foot greenbelt buffer, excluding retention/detention, where the site abuts residentially zoned property to the North;**
- 3) **changes to the revision of the site plan to comply with the requirements of the Zoning Ordinance;**
- 4) **approval of all applicable federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;**
- 5) **Revision of the site plan to comply with Section 64-6.A.3.c., Lighting, of the Zoning Ordinance, which states that if parking areas “contain ten (10) or more cars, lighting shall be provided and maintained during their operation, and shall be so arranged that the source of light does not shine directly into adjacent residential properties or into traffic.” and**
- 6) **full compliance with all other municipal codes and ordinances.**

William Cox
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The advertising fee for this application is \$197.20. 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
Mr. William DeMouy, Secretary

By: _____
Richard Olsen
Deputy Director of Planning