

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 7, 2003

Charles J. Browning
1908 Rosedale Drive
Mobile, AL 36605

Re: Case #ZON2002-02505
Charles J. Browning
Southeast corner of Moffett Road and Bear Fork Road.

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

At its meeting on February 6, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, for a retail store.

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- (1) dedication of sufficient right-of-way to provide 50-feet from the centerline of Moffett Road;
- (2) that the site be limited to two curb cuts (one to Moffett Road and one to Bear Fork Road), exact size, location and design to be approved by the Traffic Engineering Department; and
- (3) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$322.50. 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