

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

John David Helland
314 Layne Street
Tullahoma, TN 37388

Re: Case #SUB2007-00295 (Subdivision)
Mooreland Subdivision, Resubdivision of Lots 1-3
1520 Terrell Road
(Northeast corner of Terrell Road and Dauphin Island Parkway).
1 Lot / 0.7± Acre

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

At its meeting on December 6, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the placement of a note on the Final Plat limiting the development to one curb cut Dauphin Island Parkway, with the size, location and design to be approved by Traffic Engineering and in compliance with AASHTO standards, and denying access to Terrell Road, with removal of existing driveways and installation of landscaped materials; and**
- 2) placement of the 25-foot minimum building setback lines on the Final Plat.**

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.

Mooreland Subdivision, Resubdivision of Lots 1-3
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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: Rowe Surveying & Engineering Co., Inc.

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 7, 2007

John David Helland
314 Layne Street
Tullahoma, TN 37388

Re: Case #ZON2007-02715 (Rezoning)
John David Helland
1520 Terrell Road
(Northeast corner of Terrell Road and Dauphin Island Parkway).
Rezoning from R-1, Single-Family Residential, to B-3, Community Business, to
allow auto sales.

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

At its meeting on December 6, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, to allow auto sales.

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

- 1) the submission and approval of a Planned Unit Development (PUD) application;**
- 2) the removal of curb cuts to Terrell Road and the installation of necessary landscape materials; and**
- 3) full compliance with all other municipal codes and ordinances.**

The advertising fee for this application is \$160.15. 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning