

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 6, 2004

Community Bible Church
c/o Pastor Carl Coker
1251 Navco Road
Mobile, AL 36605

Re: Case #ZON2004-00076

Community Baptist Church (Pastor Carl Coker, Agent)

1251 Navco Road (East side of Navco Road, 275'± South of Buena Drive North).

Planning Approval to allow the operation of a child day care at an existing church in an R-1, Single-Family Residential district.

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

At its meeting on February 5, 2004, the Planning Commission considered for Planning Approval the site plan to allow

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

- (1) provision of paved parking, access and maneuvering area (minimum of one parking space per four sanctuary seats);
- (2) full compliance with the Urban Forestry Comments (no paving in the critical root zone of the 36" Live Oak in the gravel parking lot, and that the trees on the site are protected);
- (3) provision of a three-foot high fence or hedge along Navco Road to screen the parking and maneuvering area from residential development;
- (4) provision of a buffer, in compliance with Section IV.D.1. along the North and East property lines;
- (5) full compliance with the landscaping and tree planting requirements for the developed portion of the site; and
- (6) full compliance with all municipal codes and ordinances.

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