

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 22, 2005

Cottage Hill Baptist Church  
4255 Cottage Hill Road  
Mobile, AL 36609

**Re: Case #ZON2005-01392 (Planning Approval)**  
**Cottage Hill Baptist Church**  
4255 Cottage Hill Road  
(Southeast corner of Cottage Hill Road and North Demetropolis Road, extending to the North side of Thigpen Drive South).

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

At its meeting on July 21, 2005, the Planning Commission considered for Planning Approval the site plan to allow the expansion of an existing church in an R-1, Single-Family Residential district for a new family life center.

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

- 1) **placement of a note on the Site Plan stating that “*preservation status is to be given to the Two 48” Live Oak Trees and 54” Live Oak Tree located on the North East side of Lot 1. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger*”;**
- 2) **full compliance with landscaping and tree requirements of the Zoning Ordinance, to be coordinated with Urban Forestry;**
- 3) **full compliance with Section VI.A. (Off-Street Parking Requirements) of the Zoning Ordinance, as amended;**
- 4) **provision of protection buffers, in compliance with Section IV.D.1. of the Zoning Ordinance;**
- 5) **Lot 1 is limited to a maximum of three curb-cuts onto Cottage Hill Road, two curb-cuts and the existing drop-off along South Thigpen Drive, and one curb-cut onto Demetropolis Road, and that Lot 2 is limited to one curb-cut onto Troy Lane, one curb-cut onto Demetropolis Road, and three curb-cuts onto South Thigpen Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;**

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- 6) full compliance with the Storm Water Drainage Ordinance, if required, including the provision of a storm water detention basin to be indicated on the final site plan;**
- 7) provision of sidewalks for Lot 1 along Demetropolis and Cottage Hill Roads, and South Thigpen Drive;**
- 8) depiction on the Site Plan of the location of any dumpster or waste storage facilities; and**
- 9) full compliance with all other applicable 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, Deputy Director of Planning