

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 21, 2003

First Community Bank
P. O. Box 478
Citronelle, AL 36522

Re: Case #ZON2003-00243
First Community Bank

4664 Halls Mill Road (North side of Halls Mill Road, 1,000'+ East of Rochelle Street).

Dear Applicant(s):

At its meeting on February 20, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to I-1, Light Industrial, to allow an electrical contractor's office/warehouse use, which is currently operating under a Use Variance.

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 applicant either obtain a right-of-way use agreement with the City of Mobile, petition for and receive vacation of a portion of the right-of-way (a minimum of 10' would be needed to comply with collector street standards), or remove those spaces located in the right-of-way;
- 2) compliance with the landscaping percentages and provision of frontage trees;
- 3) provision of buffering in compliance with Section IV.D of the Zoning Ordinance;
and
- 4) full compliance with all other municipal codes and ordinances.

The advertising fee for this application is \$236.85. 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