

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

July 2, 2004

Gregory J. Darling  
3905 Woodmont Drive  
Mobile, AL 36693

**Re: Case #ZON2004-01331**

**Gregory J. Darling**

North side of Cottage Hill Road, 690'  $\pm$  West of Montlimar Drive.  
Council District 5

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

At its meeting on July 1, 2004, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, and B-2, Neighborhood Business, to LB-2, Limited Neighborhood Business, to allow an insurance agency office.

After discussion it was decided to recommend approval of B-1, Buffer Business, to the City Council subject to the following conditions:

- (1) completion of the Subdivision process prior to the issuance of any permits;
- (2) dedication of additional right-of-way, as indicated on the plat submitted;
- (3) the site be limited to one curb cut, location and design to be approved by the Traffic Engineering Department;
- (4) submission and approval of an Administrative PUD, if cross-access to the property adjacent to the East is to be allowed; and
- (5) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$397.82. 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