

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

January 10, 2003

Gulf Coast Asphalt Company
P. O. Box 1069
Mobile, AL 36633

Re: Case #ZON2002-02709
GCAC Subdivision
East side of U. S. Highway 90, 1,527' \pm North of Sixth Street.

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

At its meeting on January 9, 2003, the Planning Commission considered for Planning Approval the site plan to allow hazardous material (methanol) storage in an I-2, Heavy Industry District.

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

- (1) the approval of all necessary federal, state and local agencies prior to development;
- (2) provision of a buffer along the East property line, at such time the adjacent property is developed residentially;
- (3) full compliance with the landscaping and tree planting requirements of the Ordinance (frontage trees only for industrial property);
- (4) number, location and design of all curb cuts to be approved by Traffic Engineering; and
- (5) 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