

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 9, 2003

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

**Re: Case #ZON2002-02708**  
**Gulf Coast Asphalt Company**  
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 your request for a change in zoning from R-1, Single-Family Residential, to I-2, Heavy Industry to allow a facility for the storage of methanol.

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 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.

The advertising fee for this application is \$341.75. 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.

**Gulf Coast Asphalt Company (Case #ZON2002-02708)**  
**January 9, 2003**  
**Page 2**

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