

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

May 5, 2006

Marvin Hewatt Enterprises  
P.O. Box 1565  
Lawrenceville, GA 30046

**Re: Case #ZON2006-00706**  
**Marvin Hewatt Enterprises**  
5662 Cottage Hill Road  
(Northeast corner of Cottage Hill Road and Knollwood Drive).

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

At its meeting on May 4, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, for a convenience store and retail shops.

After discussion it was decided to recommend denial of this change in zoning for the following reasons:

- 1) the range of uses permitted within the B-2 zoning category are not compatible with the existing residential uses adjacent to the site;**
- 2) the B-2 zoning district would not conform to the size guidelines of Section III.A.5.b of the Zoning Ordinance; and;**
- 3) the rezoning would set a precedent for commercial expansion for the single-family residences adjacent to the site to the North and East; and**
- 4) the proposed rezoning would not comply with the General Land Use Component of the Comprehensive Plan.**

You may, within 15 days of the Planning Commission's decision, make a written request to the City Clerk to appeal this decision to the City Council. However, the decision to hear the appeal is at the discretion of the City Council. Also, please be aware that a public hearing to consider the appeal, if held, will require additional public notification, and that the applicant is responsible for these advertising fees.

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If you have any questions regarding this action, please call this office at 251/208-5895

Sincerely,

MOBILE CITY PLANNING COMMISSION  
Dr. Victoria Rivizzigno, Secretary

BY: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Betty Huckabee