

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

December 20, 2002

McGowin Properties  
P. O. Box 421  
Mobile, AL 36601

**Re: Case #ZON2002-02580 (Rezoning)**  
**McGowin Properties**  
Northeast corner of McVay Drive North and Halls Mill Road.

Dear Applicant(s):

At its meeting on December 19, 2002, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-3, Community Business, for an insurance adjuster's office with warehouse space for training classrooms, and other unspecified uses.

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 dedication of any necessary right of way to provide 35-feet from the centerline of Halls Mill Road;
- 2) provision of a 20-foot minimum building setback line from Halls Mill Road (setback along Halls Mill to be measured from the dedication, not required at the terminus of Belvedere Drive South) and a 25-foot setback along McVay Drive;
- 3) the provision of a 10' vegetative buffer on Lot 1, a 15' vegetative buffer on Lot 2, and a 20' vegetative buffer on Lots 3-11;
- 4) provision of a 6' wooden privacy fence, to be uniform throughout the development as offered by the applicant, at the time each lot is developed;
- 5) prohibition of parking within the 10-foot buffer area;
- 6) all activities under the canopy of the 36" Live Oak tree located in the area of Lots 1 and 3 to be coordinated with the Urban Forester;
- 7) full compliance with the landscaping and tree planting requirements for each lot;
- 8) the overall site be limited to six curb cuts to McVay Drive, with the location and design to be approved by Traffic Engineering;
- 9) the submission and approval of Administrative PUD applications at the time each lot is developed (if adjacent lots with a shared curb cut are developed concurrently, only one application is required);
- 10) prohibition of commercial signage in the eastern portion of Lot 1 along Belvedere Circle West and Halls Mill Road;
- 11) denial of direct access to Belvedere Drive South; and

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12) full compliance with all municipal codes and ordinances.

The advertising fee for this application is \$466.35. 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/ Margaret Pappas, Planner II