

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

April 18, 2003

Daniel A. Miller, Jr.  
1806 Springhill Avenue  
Mobile, AL 36607

**Re: Case #ZON2003-00856**  
**Middle Bay Marine Subdivision**  
East side of Dauphin Island Parkway, 190'± North of Terrell Road.

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

At its meeting on April 17, 2003, the Planning Commission considered for Planned Unit Development the site plan to allow multiple buildings on a single building site.

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

- (1) limited to the site plan submitted, as required to be revised by this approval;
- (2) limited to two curb cuts to Dauphin Island Parkway, exact location and design to be approved by Traffic Engineering and ALDOT;
- (3) existing curb cuts to be closed and removed;
- (4) parking to be provided at 1:300 sq.ft. for office and retail/display area(s), configuration to be approved by Urban Development;
- (5) all parking and maneuvering for parking to be paved, gravel surface only allowed for storage yard;
- (6) provision of buffering where the site abuts residentially zoned properties;
- (7) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; and
- (8) 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