

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 16, 2007

Marianna Mobil LLC
P.O. Box 1565
Lawrenceville, GA 30046

Re: Case #SUB2007-00013 (Subdivision)
Old Shell-Sage Subdivision
3000 and 3006 Old Shell Road
(North Side of Old Shell Road, between North Sage Avenue and Columbia Street
and extending Northward to the Illinois Central Railroad right-of-way).
2 Lots / 2.6± Acres

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

At its meeting on February 15, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) the completion of the rezoning process prior to the issuance of any permits;**
- 2) the dedication of sufficient right-of-way to provide 25 feet from the centerline of Columbia Street;**
- 3) the dedication of appropriate radii at the intersections, to be determined by City Engineering and Traffic Engineering;**
- 4) the depiction of the 25-foot building setback, measured from property lines after dedication;**
- 5) the placement of a note on the final plat stating that Lot A is denied direct access to Columbia Street, and is limited to one curb cut each to Sage Avenue and Old Shell Road, and that Lot B is denied access to Columbia Street and limited to one curb cut to Sage Avenue; and**
- 6) the placement of a note on the final plat stating that, where the site is adjacent to, or faces residentially developed property, a buffer must be provided, per Section V.A.7 of the Subdivision Regulations.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

Old Shell – Sage Subdivision
February 16, 2007
Page 2

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

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: Byrd Surveying, Inc.
Jewel M. L. Zimlich

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

February 16, 2007

Marianna Mobil LLC
P.O. Box 1565
Lawrenceville, GA 30046

Re: Case #ZON2007-00187 (Rezoning)
Marianna Mobil, LLC
3000 and 3006 Old Shell Road
(North Side of Old Shell Road, between North Sage Avenue and Columbia Street
and extending Northward to the Illinois Central Railroad right-of-way).

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

At its meeting on February 15, 2007, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, B-2, Neighborhood Business District, and B-3, Community Business District, to B-2, Neighborhood Business District, to allow a convenience store with gas pumps.

After discussion, it was decided to recommend the approval of only the front portion of the site (Lot A) in this change in zoning to the City Council subject to the following conditions:

- 1) the dedication of sufficient right-of-way to provide 25 feet from the centerline of Columbia Street;**
- 2) the dedication of appropriate radii at the intersections, to be determined by City Engineering and Traffic Engineering;**
- 3) the provision and maintenance of a buffer where the site is adjacent to, or faces residentially zoned property;**
- 4) the denial of direct access to Columbia Street, and limitation of the site to one curb cut each to Sage Avenue and Old Shell Road, size, location and design to be approved by Traffic Engineering; and**
- 5) full compliance with all municipal codes and ordinances.**

Marianna Mobil, LLC
February 16, 2007
Page 2

The advertising fee for this application is \$182.20. 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
Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning