

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

December 5, 2003

Pilot Family Limited Partnership
P. O. Box 91206
Mobile, AL 36691

Re: Case #ZON2003-02681
Pilot Family Limited Partnership
South side of Cottage Hill Road, 670'± East of Sollie Road.

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

At its meeting on December 4, 2003, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-1, Buffer Business, for professional offices.

After discussion it was decided to recommend the approval of this change in zoning to the City Council subject to the following conditions:

- (1) limited to a maximum of three curb cuts to Cottage Hill Road (one of which is to be the shared curb cut with the lot adjacent to the West);
- (2) provision of a 6' wooden privacy fence along the South edge of the developed area and a 15' buffer strip to remain in its natural undisturbed state;
- (3) developer to obtain all necessary federal, state and local approvals prior to the issuance of any permits; and
- (4) submission of an Administrative PUD prior to the issuance of any permits.

The advertising fee for this application is \$368.40. 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/ Richard Olsen, Planner II