

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

Ruffin J. Graham, III
P.O. Box 8355
Mobile, AL 36689

Re: Case #ZON2006-00582 (Rezoning)

Ruffin J. Graham, III

North side of Halls Mill Road, 725'± East of the South terminus of Rochelle Street.

Rezoning from R-1, Single-Family Residential, to I-1, Light Industry, for light warehousing.

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

At its meeting on April 7, 2006, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to I-1, Light Industry, for light warehousing.

After discussion it was decided to recommend approval of the change in zoning of the site to **B-3** to the City Council subject to the following conditions:

- 1) **dedication of right- of- way along halls Mill Road to provide 35 feet as measured from the centerline.**
- 2) **Provision of a 6 foot high privacy fence where the site abuts existing residential development;**
- 3) **Limited to 1 curb cut to Halls Mill Road with size, location, and design to be approval by Traffic Engineering**

The advertising fee for this application is \$181.45. 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.

Ruffin J. Graham, III
April 7, 2006
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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

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

April 7, 2006

Ruffin J. Graham, III
P.O. Box 8355
Mobile, AL 36689

Re: Case #SUB2006-00038 (Subdivision)

Graham Subdivision

North side of Halls Mill Road, 725'± East of the South terminus of Rochelle Street.

1 Lot / 0.8± Acre

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

At its meeting on April 7, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 35 feet from the centerline of Halls Mill Road;**
- 2) the adjustment of the 25-foot setback line to reflect the dedication;**
- 3) the placement of a note on the final plat stating that the site is limited to a single curb cut to Halls Mill Road, with size, location, and design to be approved by Traffic Engineering; and**
- 4) the removal of the structure crossing the property line, if it does cross the property line, prior to signing the final plat.**

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.

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 marti.watson@cityofmobile.org.

Graham Subdivision
April 7, 2006
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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: Rester and Coleman Engineers, Inc.