

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

January 5, 2007

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

**Re: Case #ZON2006-02614 (Rezoning)**  
**Marianna Mobil, LLC**  
1507 Springhill Avenue  
(South side of Springhill Avenue, 70'± East of North Catherine Street).

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

At its meeting on January 4, 2007, the Planning Commission considered your request for a change in zoning from B-1, Buffer Business District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District to eliminate split zoning and allow a Convenience Store with gas pumps.

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

- 1) completion of the Subdivision process prior to the issuance of any permits;**
- 2) placement of a note on the final plat stating that a 10-foot vegetative buffer and 6-foot privacy fence is required along the South side of the property where it abuts residential uses;**
- 3) limited to one curb cut to Springhill Avenue and one curb-cut to Catherine Street, with the size location and design to be approved by Traffic Engineering and ALDOT (for Springhill Avenue);**
- 4) appropriate approval from the Architectural Review Board; and**
- 5) compliance with all municipal codes and ordinances, including but not limited to landscaping, tree plantings, signage, sidewalks, and buffering.**

The advertising fee for this application is \$185.80. 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.

**Marianna Mobil, LLC**  
**January 5, 2007**  
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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**

January 5, 2007

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

**Re: Case #SUB2006-00274 (Subdivision)**  
**Springhill Food Mart Subdivision**  
1507 Springhill Avenue  
(South side of Springhill Avenue, 70'± East of North Catherine Street).  
1 Lot / 0.9± Acre

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

At its meeting on January 4, 2007, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) placement of a note on the final plat stating the site is limited to one curb cut to Springhill Avenue and one curb-cut to Catherine Street, with the size location and design to be approved by Traffic Engineering and ALDOT (for Springhill Avenue);**
- 2) placement of a note on the final plat stating that a 10-foot vegetative buffer and 6-foot privacy fence is required along the South side of the property where it abuts residential uses;**
- 3) completion of the rezoning process prior to issuance of any building permits.**

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 [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

**Springhill Food Mart Subdivision**  
**January 5, 2007**  
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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: Byrd Surveying, Inc.  
Frances Bernice Tucker