

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 18, 2005

Ronald D. Yeager, Sr.
6830 Eleazor Dr.
Mobile, AL 36619

**Re: Case #ZON2005-00484 (Rezoning)
Ronald D. Yeager, Sr.
5651 Cottage Hill Road (Southwest corner of Cottage Hill Road and
Granada Avenue).**

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

At its meeting on March 17, 2005, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential, to B-2, Neighborhood Business, to allow dental equipment sales and service.

After discussion it was decided to recommend denial of this change in zoning for the following reasons:

- 1) the range of uses permitted within the B-2 zoning category are not compatible with the existing residential fabric;**
- 2) the B-2 zoning district would not conform to the size guidelines of Section III.A.5.b. of the Zoning Ordinance;**
- 3) the rezoning would increase the rezoning and redevelopment pressure for the single-family residences located between the site and the B-2 district at Knollwood Drive and Cottage Hill Road; and**
- 4) the proposed rezoning would not comply with the General Land Use Component of the Comprehensive Plan.**

You may, within 15 days of the Planning Commission's decision, make a written request to the City Clerk to appeal this decision to the City Council. However, the decision to hear the appeal is at the discretion of the City Council. Also, please be aware that a public hearing to consider the appeal, if held, will require additional public notification, and that the applicant is responsible for these advertising fees.

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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
Victor McSwain, Secretary

BY: /s/ Richard Olsen, Planner II

cc: Pine Crest Funeral Home