

**PLANNING APPROVAL &
SUBDIVISION STAFF REPORT****Date: February 5, 2004****APPLICANT NAME**Freewill Pentecostal Church of God
(Elder Robert Lofton, Agent)**SUBDIVISION NAME**

Freewill Pentecostal Church of God Subdivision

LOCATION6000 Biloxi Avenue
(East terminus of Biloxi Avenue, extending to the South
side of Buford Drive North)**PRESENT ZONING**

R-1, Single-Family Residential

AREA OF PROPERTY

0.2 Acre 1 Lot

CONTEMPLATED USEProperty Expansion and New Access Drove for an Existing
Church.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

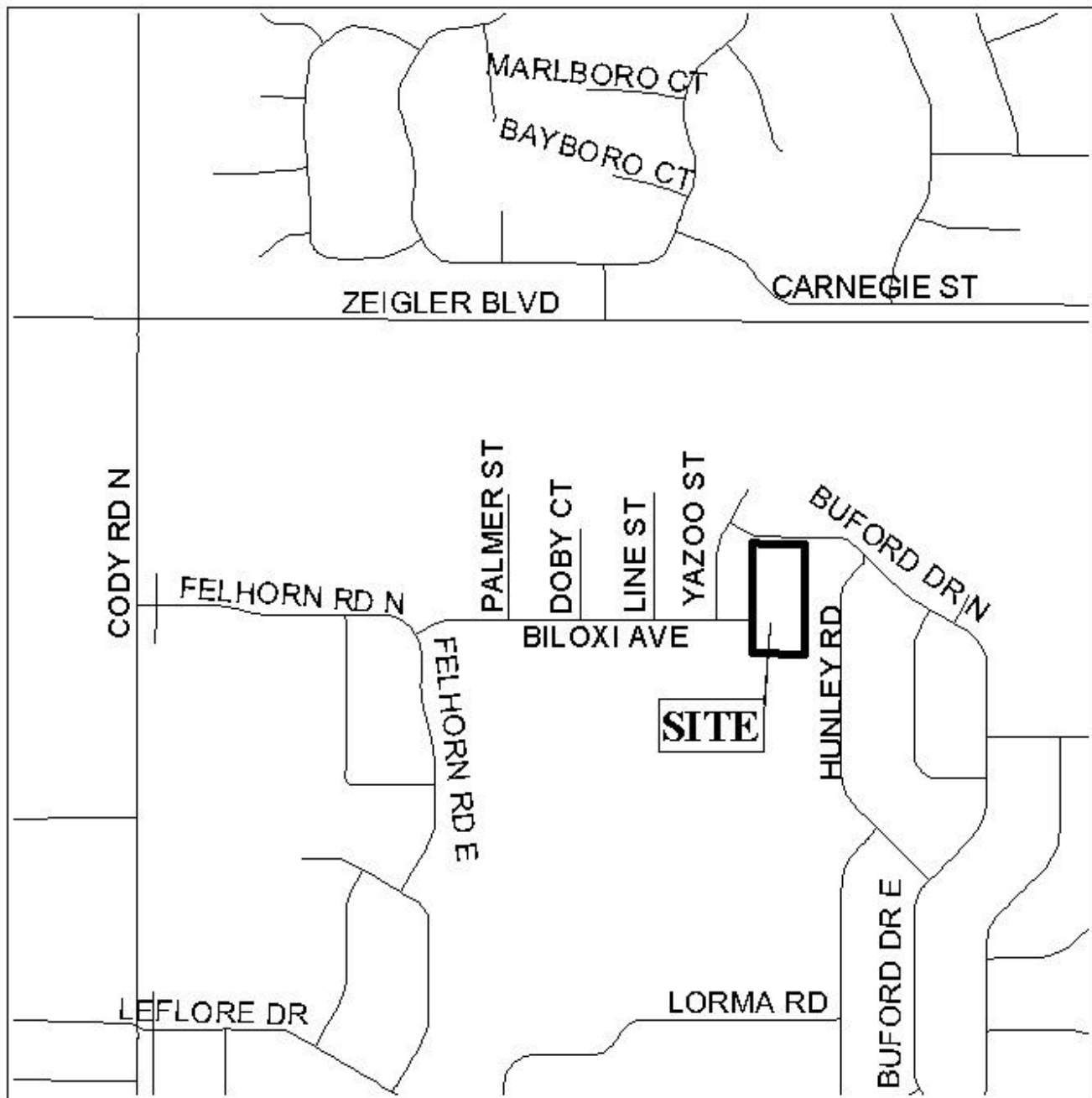
ENGINEERING**COMMENTS**Must comply with all stormwater and flood control
ordinances. Any work performed in the right of way will require a right of way permit.**TRAFFIC ENGINEERING****COMMENTS**Driveway number, sizes, location and design to be
approved by Traffic Engineering and conform to AASHTO standards.**REMARKS**The purpose of this application is to include an additional
parcel in to the site and provide access to Buford Drive North. The new parcel is located
between the existing church and Buford Drive North, and is necessary for access to Buford Drive
North.The access to Buford Drive is necessary due to a dangerous situation relating to the existing
access to Biloxi Avenue.The applicant has been working with the University of South Alabama to acquire the parcel
along Buford Drive North and the City to accomplish this new access. Once all approvals and
permits have been obtained, the new drive will be constructed and the old drive will be blocked.The review required for Planning Approval examines the applicant's location and site plan with
regard to transportation, parking and access, public utilities and facilities, traffic congestion and

hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) the drive be a minimum of 24', as shown on the revised plan submitted; 2) exact location and design of the curb cut to be approved by Traffic Engineering; 2) closure of the existing drive to Biloxi Avenue; and 3) the "new" expanded area be brought into full compliance with all municipal codes and ordinances.

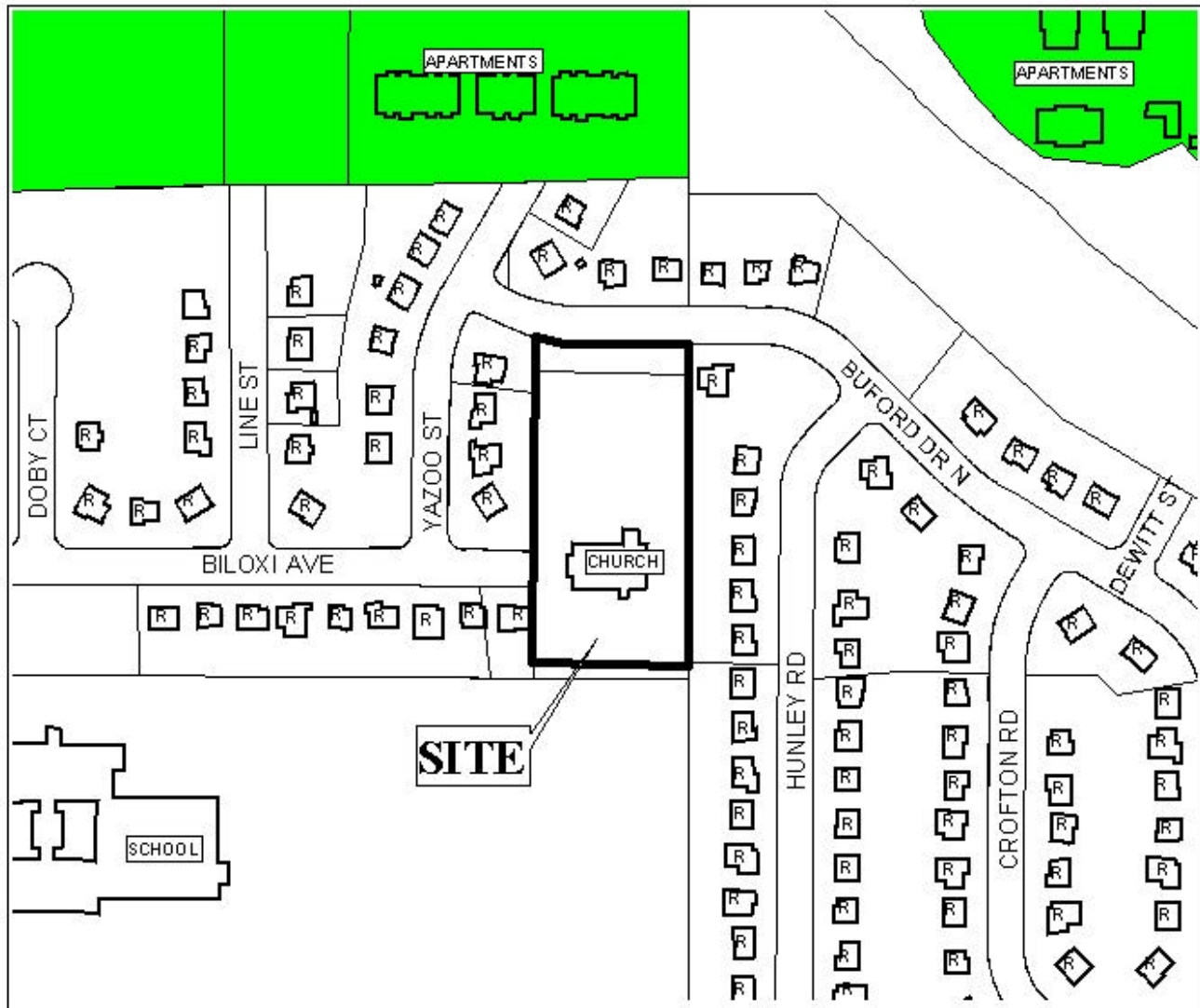
LOCATOR MAP



APPLICATION NUMBER 5 & 6 DATE February 5, 2004
APPLICANT Freewill Pentacostal Church of God (Elder Robert Lofton, Agent)
REQUEST Planning Approval, Subdivision



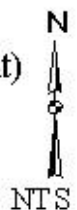
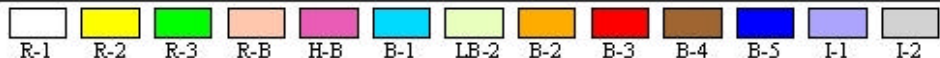
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



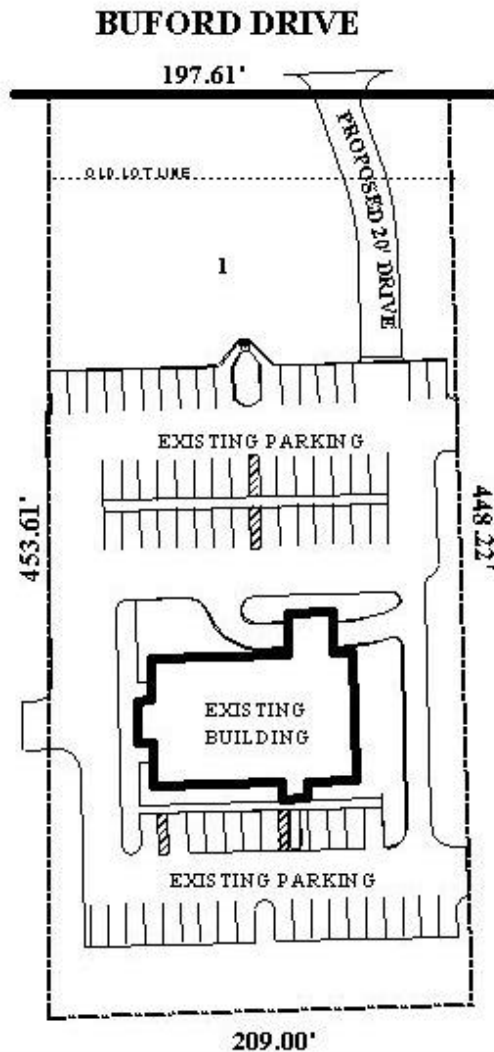
The site is surrounded by single family residential dwellings, with a school located to the South.

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LEGEND



SITE PLAN



The site is located at the East terminus of Biloxi Avenue, extending to the South side of Buford Drive North. The plan illustrates the existing structure and parking, along with the proposed 20' drive.

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NTS