



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 12, 2018

JBC Enterprises, LLC
91-A Soost Court
Mobile, AL 36608-3362

Re: 4620 Bit and Spur Road
(Northwest corner of Bit and Spur Road and Channing Court).
Council District 5
ZON-000704-2018
JBC Enterprises, LLC

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

At its meeting on December 6, 2018, the Planning Commission considered your request for a change in zoning from R-1, Single-Family Residential District, to B-1, Buffer Business District.

After discussion, the Planning Commission recommended denial of the request, due to the following reasons:

- 1) **the proposed commercial designation and use of the property would not be compatible with the abutting and adjacent residential uses;**
- 2) **there is no manifest error in the Ordinance regarding the current residential zoning designation of the property; and**
- 3) **conditions in the area have not changed to an extent to make a change in the Ordinance necessary and desirable.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:

Margaret Pappas
Deputy Director of Planning and Zoning

cc: Rowe Engineering & Surveying, Inc.