



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 17, 2021

Richard Bettis  
2662 Fillingim Street  
Mobile, Alabama 36607

**Re: 2662 Fillingim Street**  
(North side of Fillingim Street, 100'± West of Mobile Street).  
Council District 1  
**PA-001677-2021**  
**Blood Covenant Evangelistic Church Ministries Inc.**  
Planning Approval to allow a church in an R-1, Single-Family Residential District.

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

At its meeting on December 16, 2021, the Planning Commission considered the above referenced Planning Approval application.

**After discussion, the Planning Commission determined the following Findings of Fact for Approval for the Planning Approval:**

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the existing infrastructure is sufficient to service the proposed use;
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because sufficient on-site parking is proposed; and
- c) the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it will be on a small site with a small congregation.

**The Approval is subject to the following conditions:**

- 1) revision of the site plan to provide one more frontage tree, and identification of the species of all proposed trees;
- 2) revision of the site plan to illustrate the 25-foot minimum building setback line;
- 3) revision of note #13 on the site plan to specifically state the Traffic Engineering comments: *(the site is limited to one curb cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site*

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*parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

- 4) submittal to and approval by Planning and Zoning of a revised site plan prior to submittal for development permits; and**
- 5) full compliance with all municipal codes and ordinances.**

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