



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 17, 2021

Gerald Byrd
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 117 North Catherine Street
(West side of North Catherine Street, 150'± South of Spring Hill Avenue, extending to the East side of Kilmarnock Street).
Council District 2
ZON-01877-2021
Ranita Smith (Gerald Byrd, Agent)
Rezoning from R-1, Single-Family Residential District, to B-2, Neighborhood Business District.

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

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

After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:

- 1) there have been changing conditions within the area which would make reclassification of the land necessary and desirable.**

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

- 1) compliance with the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);**
- 2) removal of the existing aggregate driveway along North Catherine Street;**
- 3) paving of the proposed driveway along Kilmarnock Street in concrete, asphalt, or an approved alternative paving surface;**
- 4) revision of the site plan to indicate that the privacy fence along the South property line is six feet high where the site adjoins zoning, and dropping to no more than three feet in height within 25 feet of the Kilmarnock Street property line;**

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- 5) **revision of the site plan to indicate that the existing privacy fence along the North side of the site is no more than three feet in height within 25 feet of the Kilmarnock Street and North Catherine Street property lines, if currently higher;**
- 6) **presentation of a pre-1962 legal description for the site, or the completion of a one-lot subdivision to make the site a legal lot of record prior to the issuance of permits;**
- 7) **any exterior modifications will require approval of the Architectural Review Board; and**
- 8) **full compliance with all municipal codes and ordinances.**

The advertising fee for this application is \$401.80. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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