



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

September 20, 2024

Glen Angus
GTA Ventures, LLC.
2112 Bienville Boulevard
Suite B-1
Ocean Springs, Mississippi 39564

Re: 6950 Moffett Road
ZON-UDC-003066-2024
Glen Angus, GTA Ventures, LLC
District 7
Rezoning from Limited Neighborhood Business Suburban District (LB-2), to Single-Family Residential Suburban District (R-1).

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

At its meeting on September 19, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission determined the following criteria prevail to support rezoning of the property to R-1, Single-Family Residential Suburban District:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan; and,
- B) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- C) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- D) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.

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E) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of rezoning the property to R-1, Single-Family Residential Suburban District, subject to the following conditions:

1. Completion of the subdivision process; and
2. Full compliance with all municipal codes and ordinances.

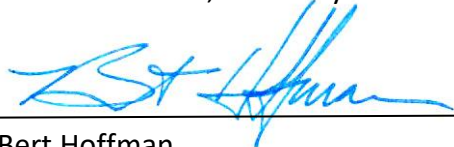
The advertising fee for this application based on the current legal description is \$446.12. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

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

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary



Bert Hoffman

Deputy Director of Long Range Planning