



### **Neighborhood Meeting Cover Sheet**

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal:		
The following documentation has been collected, signed, and submitted with this cover sheet to the City of Mobile Planning and Zoning Department for the proposed application(s) (i.e. Rezoning, Planned Development, Conditional Use Permit):		
ighborhood Meeting Date:		
ighborhood Meeting Time:		
ighborhood Meeting Location:		
e following documents are enclosed (place a checkmark where applicable):		
Dated photograph(s) of the posted sign(s)		
The verified address list of surrounding property owners to whom notification was provided		
A copy of the notice advertising the Neighborhood Meeting		
A sign-in sheet documenting meeting attendance		
A written summary or minutes of the meeting		
Copies of any site plans, building elevations or other documents provided of referenced at the meeting		
Additional documents (Describe:		
Additional documents (Describe:	_)	
plicant's Name:		
(First Name & Last Name)		
plicant's signature attesting to the accuracy of the documentation provided:		
Date:		

All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.



#### Neighborhood Meetings (Article 5, Section 64-5-4)

#### Applicability. Neighborhood Meetings are required for the following requests:

- 1. Any **Rezoning** to a higher zoning classification (e.g. R-1 to R-3).
- 2. Any application to create or modify a **Planned Development** (not to include modifications to Planned Unit Developments and Planning Approvals approved prior to March 1, 2023).
- 3. Any Conditional Use Permit.

#### Timing. Neighborhood Meetings must be held as follows:

- 1. **No more than 60 days** prior to the Planning Commission meeting for which an application is to be, or is filed.
- 2. A meeting must be held **no less than 21 days** prior to the Planning Commission meeting for which an application is filed.
  - \*\*\*Applicants are encouraged to hold the required Neighborhood Meeting <u>before</u> filing their Planning Commission application.

#### **Notice**

- 1. Signs.
  - a. One (1) weatherproof sign needs to be placed on the property, per street frontage, or per 400 linear feet of street frontage (if the site has more than 400 feet of street frontage).
  - b. Please see the enclosed example sign to determine what information is required to be placed on the sign(s).
  - c. Signs are to be placed **no more than 30 days** before, and **no less than 10** calendar days before the Neighborhood Meeting. Signs must be removed within three (3) working days after the meeting.
- 2. Postal Notification.
  - a. All property owners within 300 feet of the subject site, the Planning and Zoning Department, and the applicable City Council representative are required to be notified of the Neighborhood Meeting **no less than 15 days** before the meeting (see attached "how-to" guide to obtain this neighboring property owners' information).
  - b. Postal notices must contain the following information:
    - Type of application being submitted (Rezoning, Conditional Use, Planned Development, etc.);
    - ii. A synopsis of the proposal; and
    - iii. Time, date and location of the Neighborhood Meeting.
    - iv. Applicant or agent's valid phone number and email address.

#### **Proceedings of Neighborhood Meeting**

1. Neighborhood Meetings must be held in a public or institutional building such as a school, library, community center, or similar facility, which will accommodate the anticipated

- attendance. The meeting shall be located near the proposed site but not more than a distance of one (1) mile from the proposed site. If there is no adequate facility to accommodate the meeting within such distance, then the meeting shall be held at the nearest available facility with the prior approval of the Director.
- 2. Neighborhood Meetings shall be held on weekdays, between the hours of 5:00 p.m. and 8:00 p.m. for at least one (1) hour in duration.
- 3. A Neighborhood Meeting must be scheduled to last at least one (1) hour.
- 4. At the Neighborhood Meeting, the applicant or their agent shall provide a complete overview of the proposed application, including a description of the project, and a complete explanation and details of the project sufficient enough for neighbors to gain an understanding of the application.
  - a. For Conditional Use Permits and Planned Developments, a site plan and building elevations shall also be provided.

# Required documentation for a Neighborhood Meeting that was held PRIOR to submitting a Planning Commission application:

- 1. After the Neighborhood Meeting the applicant shall prepare the following materials to submit with their application:
  - a. Dated photograph(s) of the posted sign(s);
  - b. The address list of neighboring property owners to whom notice of the meeting was sent;
  - c. A copy of the notice sent to neighboring property owners;
  - d. The date and location of the meeting;
  - e. A sign-in sheet documenting meeting attendance;
  - f. Written summary or minutes of the meeting;
  - g. Copies of any site plans, building elevations or other documents provided or referenced in the meeting.
- 2. The applicant must sign the Neighborhood Meeting documentation before submitting it to the Planning and Zoning Department.
- 3. All Neighborhood Meeting documentation must be submitted **no less than 15 days** before the Planning Commission meeting date.
  - a. Failure to provide documentation within the prescribed time period will result in an automatic holdover of the application(s).
  - b. Any material changes to the application(s) and associated plans and documents will result in an automatic holdover.
  - c. **Holdovers will be charged another application fee**, <u>including postage</u> for the Planning and Zoning Department to resend public hearing notices.

# Required documentation for a Neighborhood Meeting that has not yet been held prior to submitting a Planning Commission application:

- 1. A statement of the date, time and location where the Neighborhood Meeting will occur; and
- 2. A list of all property owners receiving notice of the meeting.

# Neighborhood meeting scheduled not more than 60 days, and not less than 21 days, before the Planning Commission meeting date. Sign(s) posted on the subject property not more than 30 days, and not less than 10 days, before the Neighborhood Meeting. Notices advertising the Neighborhood Meeting prepared and mailed to all property owners within 300 feet of the subject property, the Planning and Zoning Department, and the applicable City Council representative no less than 15 days before the meeting. Neighborhood Meeting held. All required Neighborhood Meeting documentation gathered and signed by the applicant/agent: Dated photograph(s) of the posted sign(s) The verified address list of surrounding property owners to whom notification was provided \_\_\_\_ A copy of the notice advertising the Neighborhood Meeting \_\_\_\_ A sign-in sheet documenting meeting attendance A written summary or minutes of the meeting Copies of any site plans, building elevations or other documents provided of referenced at the meeting Sign(s) removed from the subject property within three (3) working days after the Neighborhood Meeting. All required meeting documentation submitted to the Planning and Zoning

Department not less than 15 days before the Planning Commission meeting

**Neighborhood Meeting Checklist:** 

date.

# NEIGHBORHOOD MEETING DEADLINES SCHEDULE September 2025 – September 2026

**SEPTEMBER 18, 2025, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the September 18<sup>th</sup> Planning Commission agenda.

Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
July 21, 2025 (Monday)	August 28, 2025 (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
July 6, 2025 (Sunday)	August 13, 2025 (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
June 21, 2025 (Saturday)	July 29, 2025 (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
July 11, 2025 (Friday)	August 18, 2025 (Monday)

**OCTOBER 16, 2025, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the October 16<sup>th</sup> Planning Commission agenda.

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Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
August 18 <sup>th</sup> (Monday)	September 25 <sup>th</sup> (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
August 3 <sup>rd</sup> (Sunday)	September 10 <sup>th</sup> (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
July 19 <sup>th</sup> (Saturday)	August 26 <sup>th</sup> (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
August 8 <sup>th</sup> (Friday)	September 15 <sup>th</sup> (Monday)
Earliest Posting of Signs:  July 19 <sup>th</sup> (Saturday)  Latest Posting of Signs:	Earliest Posting of Signs: August 26 <sup>th</sup> (Tuesday) Latest Posting of Signs:

**NOVEMBER 20, 2025, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the November 20<sup>th</sup> Planning Commission agenda.

Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
September 22 <sup>nd</sup> (Monday)	October 30 <sup>th</sup> (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
September 7 <sup>th</sup> (Sunday)	October 15 <sup>th</sup> (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
August 23 <sup>rd</sup> (Saturday)	September 30 <sup>th</sup> (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
September 12 <sup>th</sup> (Friday)	October 20 <sup>th</sup> (Monday)

# NEIGHBORHOOD MEETING DEADLINES SCHEDULE September 2025 – September 2026

**DECEMBER 18, 2025, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the December 18<sup>th</sup> Planning Commission agenda.

Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
October 20 <sup>th</sup> (Monday)	November 26 <sup>th</sup> (Wednesday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
October 5 <sup>th</sup> (Sunday)	November 11 <sup>th</sup> (Tuesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
September 20 <sup>th</sup> (Saturday)	October 27 <sup>th</sup> (Monday)
Latest Posting of Signs:	Latest Posting of Signs:
October 10 <sup>th</sup> (Friday)	November 16 <sup>th</sup> (Sunday)

**JANUARY 15, 2026, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the January 15<sup>th</sup> Planning Commission agenda.

Latest Neighborhood Meeting:
December 24, 2025 (Wednesday)
Last Day Meeting Notices Can Be Mailed:
December 9, 2025 (Tuesday)
Earliest Posting of Signs:
November 24, 2025 (Monday)
Latest Posting of Signs:
December 14, 2025 (Sunday)

**FEBRUARY 19, 2026, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the February 19<sup>th</sup> Planning Commission agenda.

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Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
December 22, 2025 (Monday)	January 29, 2026 (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
December 7, 2025 (Sunday)	January 14, 2026 (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
November 22, 2025 (Saturday)	December 30, 2025 (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
December 12, 2025 (Friday)	January 19, 2026 (Monday)



# NEIGHBORHOOD MEETING DEADLINES SCHEDULE September 2025 – September 2026

**MARCH 19, 2026, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the March 19<sup>th</sup> Planning Commission agenda.

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Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
January 19, 2026 (Monday)	February 26, 2026 (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
January 4, 2026 (Sunday)	February 11, 2026 (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
December 20, 2025 (Saturday)	January 27, 2026 (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
January 9, 2025 (Friday)	February 16, 2026 (Monday)

**APRIL 16, 2026, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the April 16<sup>th</sup> Planning Commission agenda.

Latest Neighborhood Meeting:
March 26 <sup>th</sup> (Thursday)
Last Day Meeting Notices Can Be Mailed:
March 11 <sup>th</sup> (Wednesday)
Earliest Posting of Signs:
February 24 <sup>th</sup> (Tuesday)
Latest Posting of Signs:
March 16 <sup>th</sup> (Monday)

public notice and meeting deadlines to remain on the May 21st Planning Commission agenda.

Earliest Neighborhood Meeting:

March 23rd (Monday)

Last Day Meeting Notices Can Be Mailed:

March 8th (Sunday)

Earliest Posting of Signs:

Earliest Posting of Signs:

MAY 21, 2026, MEETING – Applications requiring a Neighborhood Meeting must meet the following



### NEIGHBORHOOD MEETING DEADLINES SCHEDULE September 2025 – September 2026

JUNE 18, 2026, MEETING – Applications requiring a Neighborhood Meeting must meet the following	
public notice and meeting deadlines to remain on the June 18 <sup>th</sup> Planning Commission agenda.	
Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
April 20 <sup>th</sup> (Monday)	May 28 <sup>th</sup> (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
April 5 <sup>th</sup> (Sunday)	May 13 <sup>th</sup> (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
March 21 <sup>st</sup> (Saturday)	April 28 <sup>th</sup> (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
April 10 <sup>th</sup> (Friday)	May 18 <sup>th</sup> (Monday)

JULY 16, 2026, MEETING – Applications requiring a Neighborhood Meeting must meet the following	
public notice and meeting deadlines to remain on the July 16 <sup>th</sup> Planning Commission agenda.	
Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
May 18 <sup>th</sup> (Monday)	June 25 <sup>th</sup> (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
May 3 <sup>rd</sup> (Sunday)	June 10 <sup>th</sup> (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
April 18 <sup>th</sup> (Saturday)	May 26 <sup>th</sup> (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
May 8 <sup>th</sup> (Friday)	June 15 <sup>th</sup> (Monday)

<b>AUGUST 20, 2026, MEETING</b> – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the August 20 <sup>th</sup> Planning Commission	
agenda.	
Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
June 22 <sup>nd</sup> (Monday)	July 30 <sup>th</sup> (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
June 7 <sup>th</sup> (Sunday)	July 15 <sup>th</sup> (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
May 23 <sup>rd</sup> (Saturday)	June 30 <sup>th</sup> (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
June 12 <sup>th</sup> (Friday)	July 20 <sup>th</sup> (Monday)



# NEIGHBORHOOD MEETING DEADLINES SCHEDULE September 2025 – September 2026

**SEPTEMBER 17, 2026, MEETING** – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the September 17<sup>th</sup> Planning Commission agenda.

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Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
July 20 <sup>th</sup> (Monday)	August 27 <sup>th</sup> (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
July 5 <sup>th</sup> (Sunday)	August 12 <sup>th</sup> (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
June 20 <sup>th</sup> (Saturday)	July 28 <sup>th</sup> (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
July 10 <sup>th</sup> (Friday)	August 17 <sup>th</sup> (Monday)

# NEIGHBORHOOD MEETING NOTICE 4 inch minimum UPPER Cas

For Planning Commission Application

Request:

**Applicant:** 

Phone #:

Meeting Date:

**Meeting Time:** 

Meeting Location: Facility Name [Must be a held in a public or institutional facility]

Application Type [Rezoning, Conditional Use or Planned

Applicant Name

Applicant Telephone Number

Month Day, Year [Must be on a weekday, Monday - Friday]

Time [Must be held between 4:00 PM and 8:00 PM]

**Facility Address** 

Standard information required on every sign

# Finding Owner Information within a 300' Buffer

#### A Step-by-Step Guide

- Step 1. On a computer open your web browser and navigate to:

  open-government-cityofmobile.hub.arcgis.com/
  (See Figure 1)
- Step 2. Under "Mapping Applications" click the box labeled "Public Notification Property Owners".

  (See Figure 2)
- Use the map to navigate to your property OR use the search bar to search the address of the property on which you wish to run a buffer. Once located, click on your property within the map to select it. Once selected, the property will highlight blue.

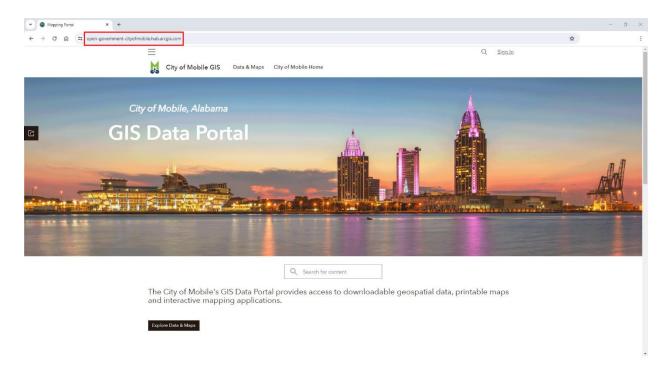
  (See Figure 3)
- Step 4. The map will default to a 300' Buffer Distance based on your selected property. Next, click the blue button labeled "Apply". This will begin running your buffer. (See Figure 3)
- Once completed, you will see every property within 300' of the subject site outlined in red on the map. To export the information as a list, click on the four-circle menu icon to the right of the "Results" list. A pop-out menu will appear, click on "Export" then "Export to CSV".

  (See Figure 4)

Completing step 5 will allow you to download the data as a file which can then be opened in Microsoft Excel; giving you a list of all the property owner information for each property within 300' of your subject site. You can further clean up this list by deleting the columns highlighted in *Figure e* and any duplicate entries, leaving you with only the information necessary for preparing your notification labels.

PLEASE NOTE: In the event of property sales, owner information gathered using the steps listed here may not be correct. When submitting mailing labels with applications, it is the applicant's responsibility to make sure accurate labels are provided for all appropriate property owners. Mobile County Probate Court and Mobile County Revenue Commission can assist in verifying owner accuracy.

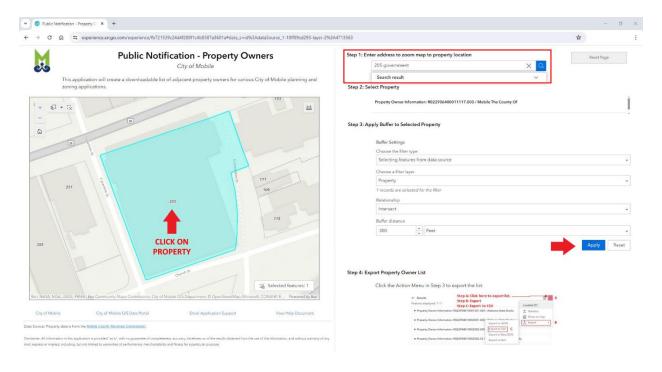
#### Figure 1:



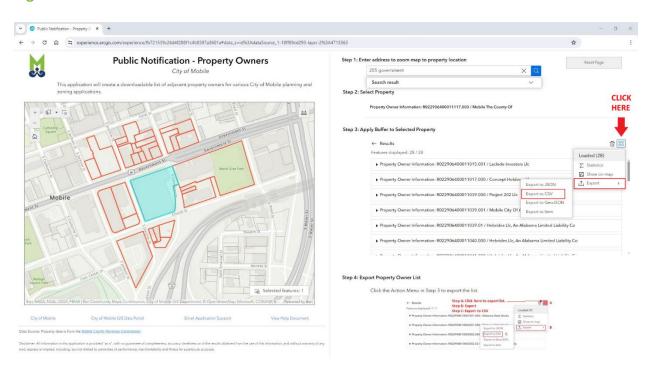
#### Figure 2:



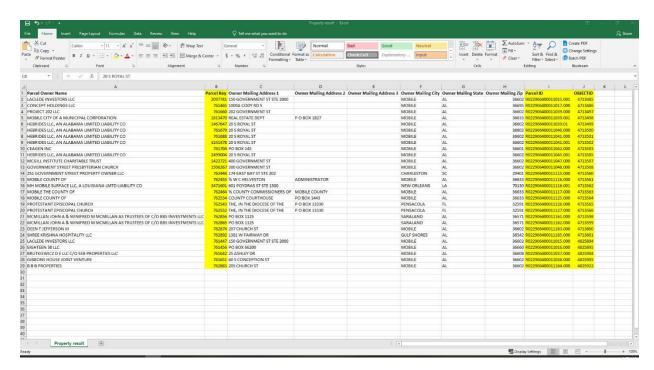
#### Figure 3:



#### Figure 4:



#### Figure 5:



# Notice of Neighborhood Meeting [Date of Notice]

Dear Property Owner(s):

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the following application(s) that **[Applicant's Name]** will be submitting to the Mobile City Planning Commission:

- (1) [Application (e.g. Zoning Change to rezone the property at [Address] from Single-Family Residential Suburban District (R-1) to Buffer Business Suburban District (B-1))].
- (2) [Application (e.g. Conditional Use Permit approval to allow use of the property located at [Address] as a Bed and Breakfast)].

The Neighborhood Meeting will be held at the following time, date, and location:

[Date]

[Time]

[Location]

You are receiving this notice because your property is located within 300 feet of **[Address of Subject Site]**, in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), ask questions, and present your views.

Sincerely,

[Applicant/Agent's Signature]

[Applicant/Agent Name]
[Applicant/Agent's Company, if applicable]
[Applicant/Agent's Address]
[Applicant/Agent's Email Address]

## **Neighborhood Meeting**

	Time:			
	Location of Neighborhood Meeting:			
	Project Location:	<del></del>		
	Project/Application (e.g. Rezoning from R-1 to B-1):			
	Applicant's Signature Attesting to the Accuracy of This She	 et:		
	X Date:			
Please Sign In:				
Name:	Email:			
Address:	Phone:			
Name:	Email:			
Address:	Phone:			
Name:	Email:			
Address:	Phone:			
Name:	Email:			
Address:	Phone:			

Date:	Meeting Location:	
Applicant:	Application(s):	
Name:	Email:	
Address:		Phone:
Name:	Email:	
Address:		Phone:
Name:	Email:	
Address:		_ Phone:
Name:	Email:	
Address:		_ Phone:
Name:	Email:	
Address:		_ Phone:
Name:	Email:	
Address:		_ Phone:
Name:	Email:	
Address:		_ Phone:
Name:	Email:	
Address:		Phone:

Neighborhood Meeting Sign-In Sheet  Date:		
Applicant:	Аррисация(s)	
Names	Face the	
Name:		
Address:		Pnone:
Name:	Email:	
Address:		Phone:
Name:	Email:	
Address:		Phone:
Namo	Email	
Name:		
Address:		FIIONE.
Name:	Email:	
Address:		Phone:
Name:	Fmail·	
Address:		
, ida (53).		
Name:	Email:	
Address:		Phone:
Name:	Email:	
Address:		

## **Neighborhood Meeting Summary**

	Meeting Date:
	Meeting Time:
	Meeting Location:
Below is a summary of the	e proposed project presented at the Neighborhood Meeting:
The following information study, etc.):	was distributed (e.g. site plan, building elevation drawings, traffic
Please attach copies of the	e distributed information to this summary.
who spoke, summarize an	at occurred at the meeting (please provide the names of anyone y questions and responses, summarize any pertinent information t activities that occurred):

Date:	Meeting Location:
Applicant:	
(Meeting summary, continued)	
If meeting minutes were recorded, summary.	please provide a copy of the written minutes with this
The Neighborhood Meeting ended	at the following time:
Applicant's signature attesting to the	he accuracy of this summary:
x	Date: