



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

April 19, 2021

Henry L. Hamilton
2339 Dauphin Island Parkway
Mobile, AL 36605

Re: 2339 Dauphin Island Parkway
(North side of Dauphin Island Parkway, 118'± West of Rosedale Road)
Council District 3
ZON-001550-2021
Henry Hamilton
Rezoning from R-1, Single-Family Residential District, to B-3, Community Business District.

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

At its meeting on April 15, 2021, the Planning Commission considered allowing Rezoning from R-1, Single-Family Residential District to B-3, Community Business District.

After discussion, the Planning Commission determined that the following condition prevails to support the rezoning request:

- 1) there is a manifest error in the Ordinance.**

As such, the Planning Commission voted to recommend Approval of rezoning the property to a B-2 Neighborhood Business District to the City Council, subject to the following conditions:

- 1) Full compliance with the tree requirements of the Zoning Ordinance;**
- 2) Full compliance with the landscape requirements of the Zoning Ordinance;**
- 3) Full compliance with the buffer requirements of the Zoning Ordinance;**
- 4) Full compliance with the sign requirements of the Zoning Ordinance; and**
- 5) Full compliance with all municipal codes and ordinances.**

The advertising fee for this application is **\$332.15**. 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.

2339 Dauphin Island Pkwy ZON-001550-2021

April 19, 2021

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: William H. Harris