



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

July 22, 2026

Matthew Noel
Daddy's Boy Seafood
1625 Sigler Avenue
Mobile, AL 36605

Re: 4460 Dauphin Island Parkway
ZON-UDC-003752-2026
Matthew Noel, Daddy's Boy Seafood
District 3
Rezoning from Single-Family Residential Urban District (R-1) to Maritime Light District (ML)

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

At its meeting on July 16, 2026, 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 **Maritime Light District (ML)**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, there was a mistake or error in the original zoning map; and
- C) 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.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) 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 **Maritime Light District (ML)**, to the City Council, subject to the following conditions:

July 22, 2026

1. Compliance with the landscaping and tree planting requirements of the Unified Development Code, subject to review and approval by Planning and Zoning;
2. Compliance with the off-street parking requirements of the Unified Development Code for the proposed use, subject to review and approval by Planning and Zoning;
3. Construction of a public sidewalk along the property frontage, or approval of a Sidewalk Waiver prior to the issuance of any development permits;
4. Approval of a one (1)-lot subdivision establishing the site as a legal lot of record, or submission of documentation demonstrating that the property existed in its current configuration prior to 1962;
5. Obtaining all required permits and approvals for any proposed signage;
6. Compliance with all applicable local, state, and federal permits and regulations related to the proposed seafood sales operation and any associated water-dependent facilities; and
7. Full compliance with all applicable municipal codes, ordinances, and regulations.

The advertising fee for this application is based on the current legal description. Please submit the current legal description to the Planning and Zoning Department to obtain the advertising fee. 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.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and 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: 

Stephen Guthrie

Deputy Director of Planning and Zoning