



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)

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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:
 - i. 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 near the proposed project site (e.g. school, library, community center, etc.). ***If the Neighborhood Meeting is proposed to be held more than one (1) mile from the subject site, you must first contact the Planning and Zoning Department to discuss.
- 2. Neighborhood Meetings shall be held on weekdays, between the hours of 4:00 p.m. and 8:00 p.m.
- 3. A Neighborhood Meeting must be scheduled to last at least 1.5 hours.
- 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.



MOBILE CITY PLANNING COMMISSION

NEIGHBORHOOD MEETING DEADLINES SCHEDULE March – September 2024

MARCH 21 ST MEETING – Applications requiring a Neighborhood Meeting must meet the following		
public notice and meeting deadlines to remain on the March 21 st Planning Commission agenda.		
Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:	
January 22 nd (Monday)	February 29 th (Thursday)	
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:	
January 7 th (Sunday)	February 14 th (Wednesday)	
Earliest Posting of Signs:	Earliest Posting of Signs:	
December 23, 2023 (Saturday)	January 30 th (Tuesday)	
Latest Posting of Signs:	Latest Posting of Signs:	
January 12 th (Friday)	February 19 th (Monday)	

APRIL 18TH MEETING – Applications requiring a Neighborhood Meeting must meet the following		
public notice and meeting deadlines to remain on the April 18 th Planning Commission agenda.		
Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:	
February 19 th (Monday)	March 28 th (Thursday)	
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:	
February 4 th (Sunday)	March 13 th (Wednesday)	
Earliest Posting of Signs:	Earliest Posting of Signs:	
January 20 th (Saturday)	February 27 th (Tuesday)	
Latest Posting of Signs:	Latest Posting of Signs:	
February 9 th (Friday)	March 18 th (Monday)	

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MAY 16 TH MEETING – Applications requiring a Neighborhood Meeting must meet the following		
public notice and meeting deadlines to remain on the May 16 th Planning Commission agenda.		
Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:	
March 18 th (Monday)	April 25 th (Thursday)	
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:	
March 3 rd (Sunday)	April 10 th (Wednesday)	
Earliest Posting of Signs:	Earliest Posting of Signs:	
February 17 th (Saturday)	March 26 th (Tuesday)	
Latest Posting of Signs:	Latest Posting of Signs:	
March 8 th (Friday)	April 15 th (Monday)	



MOBILE CITY PLANNING COMMISSION

NEIGHBORHOOD MEETING DEADLINES SCHEDULE March – September 2024

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

JULY 18 TH MEETING – Applications requiring a Neighborhood Meeting must meet the following		
public notice and meeting deadlines to remain on the July 18 th Planning Commission agenda.		
Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:	
May 19 th (Monday)	June 27 th (Thursday)	
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:	
May 4 th (Saturday)	June 12 th (Wednesday)	
Earliest Posting of Signs:	Earliest Posting of Signs:	
April 19 th (Friday)	May 28 th (Tuesday)	
Latest Posting of Signs:	Latest Posting of Signs:	
May 9 th (Thursday)	June 17 th (Monday)	

AUGUST 15TH MEETING – Applications requiring a Neighborhood Meeting must meet the following		
public notice and meeting deadlines to remain on the August 15 th Planning Commission agenda.		
Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:	
June 17 th (Monday)	July 25 th (Thursday)	
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:	
June 2 nd (Sunday)	July 10 th (Wednesday)	
Earliest Posting of Signs:	Earliest Posting of Signs:	
May 18 th (Saturday)	June 25 th (Tuesday)	
Latest Posting of Signs:	Latest Posting of Signs:	
June 7 th (Friday)	July 15 th (Monday)	



MOBILE CITY PLANNING COMMISSION

NEIGHBORHOOD MEETING DEADLINES SCHEDULE March – September 2024

SEPTEMBER 19TH MEETING – Applications requiring a Neighborhood Meeting must meet the following public notice and meeting deadlines to remain on the September 19th Planning Commission agenda.

Earliest Neighborhood Meeting:	Latest Neighborhood Meeting:
July 21st (Monday)	August 29 th (Thursday)
Last Day Meeting Notices Can Be Mailed:	Last Day Meeting Notices Can Be Mailed:
July 6 th (Saturday)	August 14 th (Wednesday)
Earliest Posting of Signs:	Earliest Posting of Signs:
June 21 st (Friday)	July 30 th (Tuesday)
Latest Posting of Signs:	Latest Posting of Signs:
July 11 th (Thursday)	August 19 th (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 <u>buildmobile.org/maps/</u>
 (See Figure 1)
- Step 2. Click the rectangular button labeled "VISIT MOBILE GIS MAP". (See Figure 1)

(See Figure 4)

- Step 3. In the map's search bar, type the address, Parcel ID, or key # of the property on which you wish to run a buffer. Once selected the map will zoom into the property.

 (See Figure 2)
- On the left side of the window, above the words "City Map", click on the "more" icon which resembles 3 stacked lines with a triangle in the bottom right. Once the menu expands click, "Select Parcels within Buffer".

 (See Figure 2)
- The map will default to a 300' Buffer Distance so next you will need to click on the black "point" icon. This is the icon on the left underneath the words "Select a parcel". With the point tool selected you may then click anywhere within the property lines of your subject property. Doing so will drop a red push pin on the map. Next click the grey button labeled "Run". This will begin running your buffer.

 (See Figure 3)
- Once completed, you will see every property within 300' of the subject site highlighted in green on the map. To export the information as a list, click on the three dots underneath the words "Parcels Selected by Buffer". A pop-out menu will appear, click on "Export to CSV file".

Completing step 6 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 5* leaving you with only the information necessary for preparing your notification labels as shown in *Figure 6*.

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:

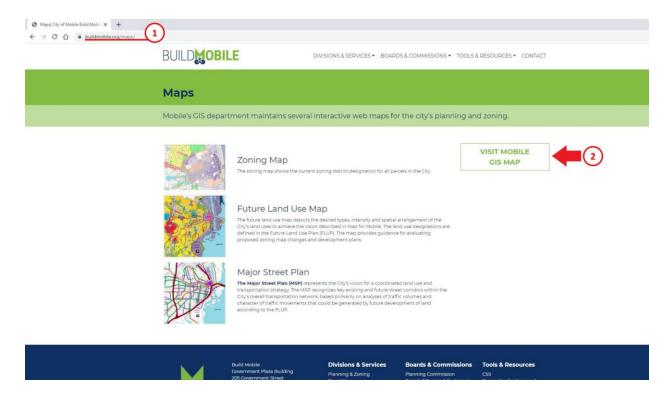


Figure 2:

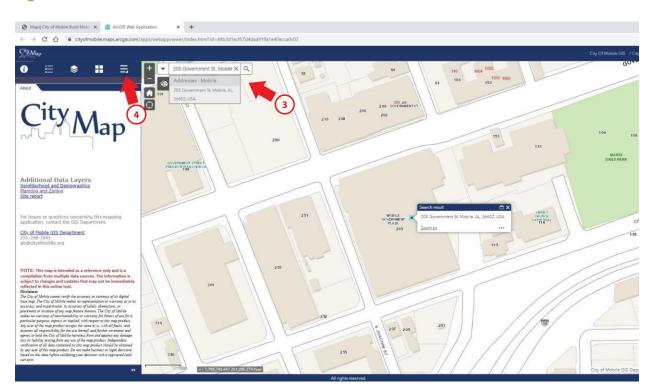


Figure 3:

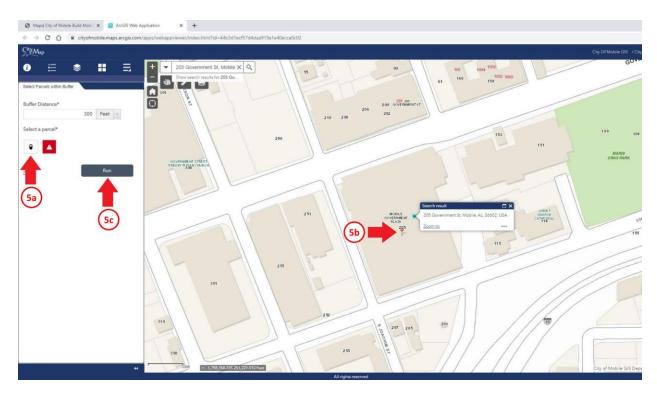


Figure 4:

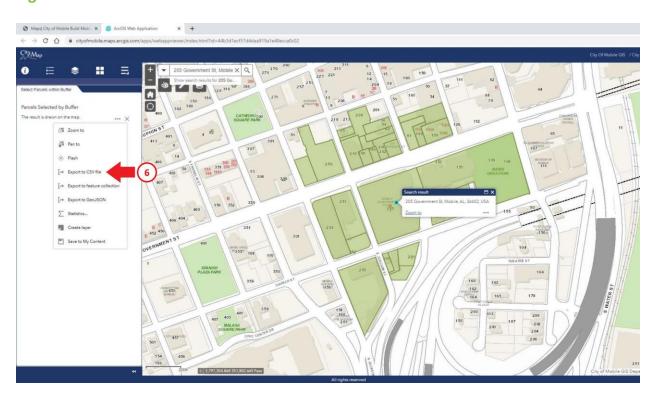


Figure 5:

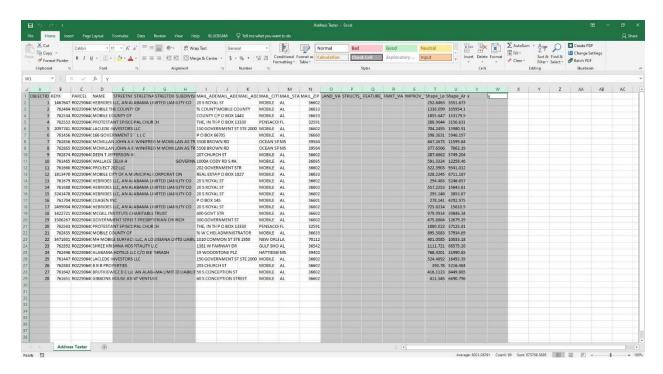
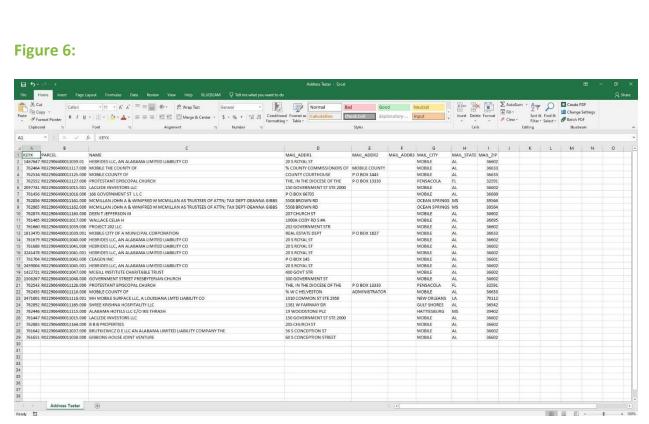


Figure 6:



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

	Date:	
	Time:	
	Location of Neighborhood Meeting:	
	Project Location:	
	Project/Application (e.g. Rezoning from R-1 to B-1):	
	Applicant's Signature Attesting to the Accuracy of This Sheet:	
	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:	Application(s).	
Names	Free II.	
Name:		
Address:		Pnone:
Name:	Email:	
Address:		Phone:
Name:	Email:	
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Name:	Email:	
Address:		Phone:
Name:	Email:	
Address:		
Name:		
Address:		Phone:
Name:	Email:	
Address:		Phone:

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 t	the accuracy of this summary:
x	Date: