



Mobile Board of Zoning Adjustment **Results Agenda**

December 1, 2025 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

X	Mr. William L. Guess, Chairman
	Mr. Adam Metcalfe, Vice Chairman
X	Mr. Lewis Golden
X	Mr. Jeremy B. Milling
	Mr. William Petway
X	Mr. Gregory Morris, Sr.
X	Ms. Trithenia Ferrell
X	Mr. Taylor Atchison, Supernumerary
X	Mr. Allen Williams, Supernumerary

Staff: Doug Anderson, Stephen Guthrie, Marie York, Bert Hoffman, Victoria Burch, Grace Toledo, Jonathan Ellzey

MOTION TO ADOPT THE AGENDA BY JEREMY MILLING; SECOND BY GREGORY MORRIS.

HOLDOVER

1. BOA-003446-2025

Case #: 6699/4585/4969
Location: 6710 Old Shell Road
Applicant/Agent: American Tower Corporation (Amanda Novas, Agent)
Council District: District 7
Proposal: Height, Setback, and Residential Buffer Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks, and less than 255-feet from the closest residential structure in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, requires telecommunications towers to be setback from property lines a distance equal to their height, and requires telecommunications towers to be separated from dwelling structures by a minimum of 150% the height of the tower.

Auditorium, Mobile Government Plaza, 205 Government Street
For more information, please visit: BuildMobile.org/Board of Zoning Adjustment

Motion TO APPROVE by Jeremy Milling; second by Taylor Atchison. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- A) The variance will not be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- C) The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

- 1) Approval of a Major Modification to the previously approved Planning Approval; and
- 2) Full compliance with all municipal codes and ordinances.

PUBLIC HEARINGS

2. BOA-003526-2025

Case #:	6716/6588/5326
Location:	11 South Water Street
Applicant/Agent:	Visit Mobile
Council District:	District 2
Proposal:	Sign Variance to allow four (4) freestanding on-premise signs and two (2) wall signs in a B-4, General Business District; the Unified Development Code (UDC) limits single tenant sites in a B-4, General Business District to no more than one (1) freestanding sign and no more than two (2) wall signs.

Motion TO APPROVE by William Guess; second by Jeremy Milling. **Approved.**

After discussion, the Board determined the following findings of fact for approval of the proposed freestanding signs:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall be** observed and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

- 1) Obtaining sign permits for each new sign;

- 2) Coordination with the City of Mobile Right-of-Way Department regarding the proposed signs to be located in the right-of-way;
- 3) Any signage on the platform should not include the “Amtrak” name;
- 4) Compliance with Engineering comments; and
- 5) Full compliance with all municipal codes and ordinances.

3. BOA-003538-2025

Case #: 6717
Location: 503 and 505 Congress Street
Applicant/Agent: Porchlight, LLC (Keri Coumanis, Agent)
Council District: District 2
Proposal: Use Variance to allow a concert and event venue with 100 seats in a T-4 Sub-district of the Downtown Development District; the Unified Development Code (UDC) does not allow a concert and event venue in a T-4 Sub-district of the Downtown Development District.

Motion TO HOLDOVER by Gregory Morris; second by Jeremy Milling/ Trithenia Ferrell. **Heldover to February 2, 2026.**

After discussion, the Board decided to holdover the application to the February 2nd meeting to allow the applicant time to reach out to the community and establish a parking plan. Any revised or additional information should be submitted to staff no later than January 16, 2026.

4. BOA-003541-2025

Case #: 6718
Location: 408 Adams Street
Applicant/Agent: Maurin Architecture, P.C., (Robert Maurin, Agent)
Council District: District 2
Proposal: Building Height and Parking Variances to allow a new four (4) story mixed-use development structure with 55 parking spaces in a T-4 Sub-district of the Downtown Development District; the Unified Development Code (UDC) limits structures to a maximum of three (3) stories tall, and prohibits parking lots with more than 20 spaces in a T-4 Sub-district of the Downtown Development District.

Motion TO APPROVE by Gregory Morris; second by Trithenia Ferrell. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall be** observed and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

- 1) Either submit a one (1) lot Subdivision application, or record an ingress/egress easement in Probate Court to legitimize the cross access;
- 2) Submittal of a revised site plan to the CRC for review prior to the issuance of permits;
- 3) Obtain all required land disturbance, building, and sign permits; and
- 4) Full compliance with all municipal codes and ordinances.

5. BOA-003542-2025

Case #: 6719/6695
Location: 4255 Cottage Hill Road
Applicant/Agent: Catherine Clark, Agent
Council District: District 4
Proposal: Fence Variance to amend a previously approved Fence Variance to allow an eight-foot (8') tall fence within the required front yard setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires fences exceeding three-feet (3') tall to comply with front yard setback requirements in an R-1, Single-Family Residential Suburban District.

Motion TO APPROVE by Taylor Atchison; second by Gregory Morris. **Approved.**

After discussion, the Board determined the following findings of fact for approval for a six-foot (6') tall fence with one-foot (1') tall caps on top:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall** be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following condition:

- 1) Acquisition of all necessary permits for the construction of the fence.

OTHER BUSINESS
