



Mobile Board of Zoning Adjustment Agenda

May 4, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

HOLDOVERS

1. [BOA-SE-003655-2026](#)

Case #: 6744/6700
Location: 316 Dauphin Street
Applicant/Agent: Mary Daffin (Robert Maurin, Agent)
Council District: District 2
Proposal: Special Exception approval to allow an event venue with an occupant load of 270 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow an event venue with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.

EXTENSIONS

2. [BOA-SE-003456-2025](#)

Case #: 6702/6653
Location: 250 St Louis Street
Applicant/Agent: River Bank & Trust (Casey Pipes, Agent)
Council District: District 2
Proposal: Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.

3. [BOA-003457-2025](#)

Case #: 6703/6653
Location: 250 St Louis Street
Applicant/Agent: River Bank & Trust (Casey Pipes, Agent)
Council District: District 2
Proposal: Curb Cut Variance to allow a curb cut to an “A” street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) prohibits curb cuts to an “A” street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District.

PUBLIC HEARINGS

4. [BOA-003700-2026](#)

Case #: 6747/6652
Location: 1408 Cody Road North
Applicant/Agent: Elliott Land Developments, LLC (Jay Broughton, Agent)
Council District: District 7
Proposal: Lot Size, Setback, Site Coverage, and Common Area Variances to allow reduced lot sizes, reduced setbacks, increased site coverage, and reduced common area for a new 230-lot development in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires newly created lots to be a minimum of 10,000 square feet, with compliant setbacks, a maximum allowed 45% site coverage, and 700 square feet of common area per dwelling unit in an R-3, Multi-Family Residential Suburban District.

5. [BOA-003704-2026](#)

Case #: 6748/6715/6153
Location: 3244 Dauphin Street
Applicant/Agent: Chick-fil-a, Inc. (CPH Consulting, LLC, Agent)
Council District: District 1
Proposal: Front Yard Setback, Tree Planting, and Dumpster Variances to allow a canopy to be located within the 25-foot front yard setback, with reduced tree plantings, and a dumpster located in the front yard in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all structures exceeding three-feet (3') tall to be located more than 25-feet from the front property line, requires full compliance with tree planting regulations, and prohibits dumpsters from being located in a front yard in a B-3, Community Business Suburban District.

6. [BOA-003705-2026](#)

Case #: 6749
Location: 3975 Pinebrook Drive South
Applicant/Agent: 195 LLC
Council District: District 5
Proposal: Front Yard Setback Variance to allow a four-foot (4') tall solid brick wall within the front 25-foot setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires structures taller than three-feet (3') to be located outside of the 25-foot front yard setback in an R-1, Single-Family Residential Suburban District.

7. [BOA-003707-2026](#)

Case #: 6750
Location: 6368 Cottage Hill Road
Applicant/Agent: Winnie's Play Café LLC
Council District: District 4
Proposal: Use Variance to allow an indoor recreation facility in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow an indoor recreation facility in a B-2, Neighborhood Business Suburban District.

8. [BOA-SE-003708-2026](#)

Case #: 6751/6492/3565
Location: 6051 Old Shell Road
Applicant/Agent: CMG Engineers, Inc. (Gary D.E. Cowles, Agent)
Council District: District 5
Proposal: Special Exception approval to allow an outdoor recreation facility in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) requires Special Exception approval to allow an outdoor recreation facility in a B-2, Neighborhood Business Suburban District.

9. [BOA-003710-2026](#)

Case #: 6752
Location: 1028 and 1032 Newman Lane
Applicant/Agent: Helmsing Leach, PC (Keri Coumanis, Agent)
Council District: District 2
Proposal: Access Variance to allow sub-standard access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires 24-foot wide access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District Development District.

10. [BOA-003711-2026](#)

Case #: 6753/6365/6295/6006/5953
Location: 103 North Warren Street
Applicant/Agent: Don Williams, Agent
Council District: District 2
Proposal: Site Variance to allow 877 square feet of forecourt area in an SD-WH, Special District – Warehousing of the Downtown Development District; the Unified Development Code (UDC) limits the maximum size of pedestrian forecourt frontages to 600 square feet in an SD-WH, Special District – Warehousing of the Downtown Development District.

11. [BOA-003713-2026](#)

Case #: 6754
Location: 235 Park Avenue South
Applicant/Agent: Katie Parker, Agent
Council District: District 6
Proposal: Use Variance to allow the construction of a pole barn without a primary dwelling in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires a primary dwelling prior to the allowance of accessory structures in an R-1, Single Family Residential Suburban District.

12. BOA-003715-2026

Case #: 6755/6691/6331/5764
Location: 3201 Airport Boulevard
Applicant/Agent: Kimley-Horn and Associates, Inc.
Council District: District 1
Proposal: Sign Variance to amend a previously approved Sign Variance to allow seven (7) new freestanding signs, each less than one (1) square foot, for a single business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits a single business site in a B-3, Community Business Suburban District to a single freestanding sign.

13. BOA-003716-2026

Case #: 6756
Location: 1645 Dawes Road
Applicant/Agent: Jared Oates
Council District: District 6
Proposal: Setback Variance to allow an addition to an existing dwelling within the front 45-foot setback in an R-1, Single Family Residential Suburban District; the Unified Development Code (UDC) does not allow structures within recorded front setbacks in an R-1, Single Family Residential Suburban District.

OTHER BUSINESS
