

**BOARD OF ZONING ADJUSTMENT**

**AGENDA**

**September 9, 2019 - 2:00 P.M.**

**Auditorium, Mobile Government Plaza**

**I. CALL TO ORDER:**

Chairman William Guess

**II. ROLL CALL**

William L. Guess, Chairman
Sanford Davis, Vice-Chairman
Vernon Coleman
Lewis Golden
Adam Metcalfe
Jeremy B. Milling
John Burroughs

**III. PUBLIC HEARINGS:**

1. **#6271/6272**

**(Case #BOA-000982-2019, BOA-001033-2019)**

**Elrod Engineering for Cracker Barrel (S. Jasen Riherd, Agent)**

**43 East I-65 Service Road South, 90 Springdale Boulevard**

(East side of I-65, 890'± North of Emogene Street and West side of Springdale Boulevard, 616'± South of the Northern terminus of East I-65 Service Road South).

**Sign Variances to allow one existing non-conforming on-premise sign and one existing non-conforming off-premise sign to be refurbished in a B-3, Community Business District; the Zoning Ordinance requires that nonconforming signs come into full compliance with Sign Regulations should they ever be structurally altered so as to extend their useful life in a B-3, Community Business District.**

Council District 5

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- 2. #6273**  
**(Case #BOA-001002-2019)**  
**Africatown Community Development Corporation**  
**645 Shelby Street**  
(Southeast corner of Shelby Street and Tin Top Alley).  
**Use, Parking, Parking Surface, Buffering, Tree Planting and Landscaping, Setback, Access and Maneuvering Area, and Signage Variances to allow a market in an R-2, Two Family Residential District with reduced parking, gravel surfacing, no residential buffers, reduced tree planting and landscaped area, reduced building setbacks, sub-standard access and maneuvering areas, and non-compliant signage; the Zoning Ordinance does not allow markets in an R-2, Two Family Residential District, requires a compliant amount of parking to be provided, all parking to be surfaced with either asphalt or concrete, full compliance with residential buffers, full compliance with tree planting and landscaped area, all structures taller than 3' high must meet building setbacks, adequate access and maneuvering areas, and compliant signage.**  
Council District 2
- 3. #6274**  
**(Case #BOA-001012-2019)**  
**Scott Services for McDonald's**  
**5019 Cottage Hill Road**  
(South side of Cottage Hill Road, 574'± East of Demetropolis Road).  
**Sign Variance to allow multiple digital menu board signs per drive-thru lane within 300' of residentially zoned property in a B-2, Neighborhood Business District; the Zoning Ordinance only allows one (1) drive-thru menu/order board per drive-thru lane, and prohibits digital signs within 300' of residentially zoned property in a B-2, Neighborhood Business District.**  
Council District 4
- 4. #6275/6183**  
**(Case #BOA-001013-2019)**  
**Scott Services for McDonald's**  
**3116 Dauphin Island Parkway**  
(West side of Dauphin Island Parkway, extending to Club House Road).  
**Sign Variance to allow multiple digital menu board signs per drive-thru lane within 300' of residentially zoned property in a B-2, Neighborhood Business District; the Zoning Ordinance only allows one (1) drive-thru menu/order board per drive-thru lane, and prohibits digital signs within 300' of residentially zoned property in a B-2, Neighborhood Business District.**  
Council District 3

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5. **#6276/5884**  
(Case #BOA-001014-2019)  
**Scott Services for McDonald's**  
**2 Springdale Boulevard**  
(Southwest corner of Dauphin Street and Springdale Boulevard).  
**Sign Variance to allow multiple menu board signs per drive-thru lane in a B-3, Community Business District; the Zoning Ordinance only allows one (1) drive-thru menu/order board per drive-thru lane in a B-3, Community Business District.**  
Council District 5
  
6. **#6277**  
(Case #BOA-001018-2019)  
**Springhill Medical Center**  
**3715, 3719 Dauphin Street, and 141 Memorial Hospital Drive, and 3610 Springhill Memorial Drive**  
(South side of Dauphin Street Service Road, 1,168'± West of I-65 extending to the West side of I-65, 1,658'± South of Dauphin Street).  
**Sign Variance to allow for multiple freestanding signs on a single business site in a B-1, Buffer Business District and B-3, Community Business District; the Zoning Ordinance only allows one freestanding sign on a single business site in a B-1, Buffer Business District and B-3, Community Business District.**  
Council District 5
  
7. **#6278**  
(Case #BOA-001028-2019)  
**The Look Boutique**  
**3933 Moffett Road**  
(Corner of Moffett Road and Jean Drive, extending to the Southeast corner of Moffett Road and Reynolds Drive [private street]).  
**Use Variance to allow retail sales in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for retail sales.**  
Council District 7
  
8. **#6279**  
(Case #BOA-001029-2019)  
**ReLive Oakdale LLC (Jarrod White, Agent)**  
(South side of Gorgas Street, 58'± East of Gayle Street).  
**Setback Variance to allow the placement of single family dwelling within the front yard setback in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum 25' front yard setback for properties in an R-1, Single Family Residential.**  
Council District 3

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9. **#6280**  
(Case #BOA-001031-2019)  
**Mobile Storm Volleyball Club**  
**65 Sidney Phillips Drive**  
(Southwest corner of Werkland Street and Sidney Phillips Drive).  
**Use Variance to allow a volleyball club in an I-1, Light Industrial District; the Zoning Ordinance does not allow sports and recreation clubs to operate in an I-1, Light Industrial District.**  
Council District 1
10. **#6281**  
(Case #BOA-001032-2019)  
**Mobile Storm Volleyball Club**  
**65 Sidney Phillips Drive**  
(Southwest corner of Werkland Street and Sidney Phillips Drive).  
**Use Variance to allow a personal training facility in an I-1, Light Industrial District; the Zoning Ordinance does not allow personal training facilities in an I-1, Light Industrial District.**  
Council District 1
11. **#6282**  
(Case #BOA-001036-2019)  
**Darling Ingredients (Formerly Griffin Industries, Inc.)**  
**760 Zeigler Circle**  
(North side of Zeigler Circle, 307'± East of Zeigler Boulevard).  
**Setback Variance to allow a structure within required side yard setbacks in a B-3, Community Business District; the Zoning Ordinance requires at least a 5 foot side yard setback in a B-3, Community Business District.**  
Council District 7

**V. OTHER BUSINESS:**