



# Mobile Board of Zoning Adjustment Agenda

June 1, 2026 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

	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

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### 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.

## 2. [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.

## PUBLIC HEARINGS

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## 3. [BOA-003706-2026](#)

**Case #:** 6757/4509/4457  
**Location:** 1725 Dauphin Island Parkway  
**Applicant/Agent:** Advantage Sign Company (Amanda Murphy, Agent)  
**Council District:** District 3  
**Proposal:** Sign Variance to allow digital gas pricers within 300-feet of residentially zoned properties in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow digital gas pricers within 300-feet of residentially zoned properties in a B-3, Community Business Suburban District.

## 4. [BOA-003709-2026](#)

**Case #:** 6758  
**Location:** 1150 Schillinger Road South  
**Applicant/Agent:** Wrico Signs (Hayden Oliver)  
**Council District:** District 6  
**Proposal:** Sign Variance to allow two (2) freestanding signs and five (5) wall signs for a single business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) allows one (1) freestanding sign and two (2) wall signs for a single business site in a B-3, Community Business Suburban District.

**5. [BOA-003712-2026](#)**

**Case #:** 6759/5693  
**Location:** 3905 McGregor Court  
**Applicant/Agent:** Carolyn Hasser Kirby  
**Council District:** District 5  
**Proposal:** Site Coverage Variance to allow more than 35% site coverage in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) limits properties to no more than 35% site coverage in an R-1, Single-Family Residential Suburban District Development District.

**6. [BOA-003733-2026](#)**

**Case #:** 6760  
**Location:** 1856 Old Shell Road  
**Applicant/Agent:** Byrd Surveying  
**Council District:** District 1  
**Proposal:** Use, Residential Buffer, and Access & Maneuvering Variances to allow a real estate office with no residential buffer along a portion of the East property line and with non-compliant access and maneuvering to operate in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a real estate office to operate in an R-1, Single-Family Residential Urban District and requires full compliance with residential buffer requirements as well as the provision of compliant access and maneuvering areas.

**7. [BOA-003738-2026](#)**

**Case #:** 6761/6701  
**Location:** 2449 & 2453 Eslava Creek Parkway  
**Applicant/Agent:** SMART Local 441 (George R. Cowles, Agent)  
**Council District:** District 2  
**Proposal:** Front Yard Setback and Parking Variances to allow construction of a new structure less than 25-feet from the front property line and reduced parking in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires full compliance with setbacks and parking requirements in a B-3, Community Business Suburban District.

## 8. [BOA-003739-2026](#)

**Case #:** 6762/6713  
**Location:** 5344 U.S. Highway 90 West  
**Applicant/Agent:** Eastern Shore Signs  
**Council District:** District 4  
**Proposal:** Sign Variance to amend a previously approved Sign Variance to allow two (2) wall signs for a business on a multi-business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits each business to one (1) wall sign for a multi-business site in a B-3, Community Business Suburban District.

## 9. [BOA-003740-2026](#)

**Case #:** 6763  
**Location:** 7288 Wynngate Way  
**Applicant/Agent:** Superior Construction & Restoration Services  
**Council District:** District 6  
**Proposal:** Use Variance to allow a second dwelling unit on a single building site in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a second dwelling unit on a single building site in an R-1, Single-Family Residential Suburban District.

## 10. [BOA-003741-2026](#)

**Case #:** 6764/5640/5506/4711/4661  
**Location:** 6110 Grelot Road  
**Applicant/Agent:** B.E. Brown & Co. Mortuary (John Vallas, Agent)  
**Council District:** District 5  
**Proposal:** Use Variance to amend a previously approved Use Variance to allow a funeral home to operate in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a funeral home to operate in an R-1, Single-Family Residential Suburban District.

## OTHER BUSINESS

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- Adoption of the 2026-2027 deadline and meeting schedule