



Mobile Board of Zoning Adjustment Agenda

March 2, 2026 – 2:00 P.M.

ADMINISTRATIVE

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

EXTENSIONS

1. BOA-003405-2025

Case #:	6691/6331/6042/6031/5764
Location:	3201 Airport Boulevard
Applicant/Agent:	Kimley-Horn and Associates (Katie Fitzjarrald, Agent)
Council District:	District 5
Proposal:	Sign Variance to allow an informational sign larger than 20 square feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits informational signs to no more than 20 square feet in a B-3, Community Business Suburban District.

2. BOA-003377-2025

Case #: 6685/6611/6431/3924
Location: 960 South Lawrence Street
Applicant/Agent: PCDA Architecture, Paul Davis
Council District: District 3
Proposal: Reduced Parking, Front Yard Setback, and Side Street Side Yard Setback Variances to amend a previously approved variance to allow no on-site parking and a building addition within the required front and side street side yard setbacks in an I-1, Light Industry District; the Unified Development Code (UDC) requires full compliance with parking requirements as well as front yard and side street side yard setback requirements in an I-1, Light Industry District.

3. BOA-SE-003400-2025

Case #: 6686
Location: 850 Marion Street
Applicant/Agent: Alabama Power Company (Chester Lachowicz, Agent)
Council District: District 2
Proposal: Special Exception approval to allow an electrical substation in an R-2, Two-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for electrical substations in an R-2, Two-Family Residential Suburban District.

PUBLIC HEARINGS

4. BOA-003599-2025

Case #: 6730/6609
Location: 985 Schillinger Road South
Applicant/Agent: Clover Signs
Council District: District 7
Proposal: Sign Variance to allow five (5) wall signs and one (1) freestanding sign for a single business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single business sites to a total of three (3) signs with no more than one (1) freestanding sign in a B-3, Community Business Suburban District.

5. BOA-SE-003617-2026

Case #: 6731
Location: 4250 & 4300 Dauphin Island Parkway
Applicant/Agent: Mobile Area Water and Sewer System
Council District: District 3
Proposal: Special Exception approval to allow a lift station in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for a lift station in an R-1, Single-Family Residential Suburban District.

6. BOA-003606-2026

Case #: 6732
Location: 4250 & 4300 Dauphin Island Parkway
Applicant/Agent: Mobile Area Water and Sewer System
Council District: District 3
Proposal: Front Yard Setback, Barbed Wire, Surfacing, Reduced Parking, and Tree & Landscaping Variances to allow a lift station less than 25-feet from the front property line, with barbed wire around the site, aggregate surfacing, no off-street parking, and no tree plantings and landscaped area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and barbed wire in an R-1, Single-Family Residential Suburban District; requires concrete, asphaltic concrete, asphalt, or an alternative parking surface; requires the provision of compliant off-street parking; and full compliance with tree planting and landscape area requirements.

7. BOA-SE-003618-2026

Case #: 6733
Location: 2590 Dauphin Island Parkway
Applicant/Agent: Mobile Area Water and Sewer System
Council District: District 3
Proposal: Special Exception approval to allow a lift station in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for a lift station in an R-1, Single-Family Residential Suburban District.

8. BOA-003607-2026

Case #: 6734
Location: 2590 Dauphin Island Parkway
Applicant/Agent: Mobile Area Water and Sewer System
Council District: District 3
Proposal: Front Yard Setback, Barbed Wire, Surfacing, Reduced Parking, and Tree & Landscaping Variances to allow a lift station less than 25-feet from the front property line, with barbed wire around the site, aggregate surfacing, no off-street parking, and no tree plantings and landscaped area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and barbed wire in an R-1, Single-Family Residential Suburban District; requires concrete, asphaltic concrete, asphalt, or an alternative parking surface; requires the provision of compliant off-street parking; and full compliance with tree planting and landscape area requirements.

9. BOA-003613-2026

Case #: 6735
Location: 5831 U.S. Highway 90 West
Applicant/Agent: Headrick Signs and Graphics, Inc.
Council District: District 4
Proposal: Sign Variance to allow a wall sign greater than 350 square feet and informational signs greater than 20 square feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits wall signs to a maximum size of 350 square feet and limits informational signs to 20 square feet maximum in a B-3, Community Business Suburban District.

10. BOA-003628-2026

Case #: 6736
Location: 1558 Luling Street
Applicant/Agent: Patrick & Kelly Patten
Council District: District 2
Proposal: Rear Yard Setback Variance to allow a new detached carriage house less than five-feet (5') from the rear property line in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires all structures to be a minimum of five-feet (5') from the rear property line in an R-1, Single-Family Residential Urban District.

11.BOA-003630-2026

Case #: 6737/6567
Location: 824 West I-65 Service Road South
Applicant/Agent: James F. Watkins (DI Hotel Sun, LLC, Agent)
Council District: District 5
Proposal: Sign Variance to allow three (3) freestanding signs and four (4) wall signs in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single business sites to a total of three (3) signs with no more than one (1) freestanding sign in a B-3, Community Business Suburban District.

12.BOA-003631-2026

Case #: 6738
Location: 360 Palmetto Street
Applicant/Agent: Shawn Blessingill (Baker Bonelson Law Firm, Agent)
Council District: District 2
Proposal: Setback, Camouflage, Parking, and Tree Planting & Landscape Area Variances to allow a telecommunications tower with reduced setbacks, no camouflage, no off-street parking, and no tree plantings and landscaped area in an I-1, Light Industry District; the Unified Development Code (UDC) requires telecommunication towers to be setback from all property lines a distance equal to the height of the tower (160-feet), towers be camouflaged, the provision of compliant off-street parking, and full compliance with tree plantings and landscape area requirements in an I-1, Light Industry District.

13.BOA-003633-2026

Case #: 6739/6660
Location: 20 Graf Dairy Drive
Applicant/Agent: Dauphin Street Residences
Council District: District 1
Proposal: Sign Variance to allow six (6) feather flags, one (1) temporary freestanding sign, and one (1) oversized banner for 180 days in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) does not allow feather flags, temporary freestanding signs, or oversized banners, and limits banners to a maximum of 30 days in an R-3, Multi-Family Residential Suburban District.

14.BOA-003634-2026

Case #: 6740/6333/5173/5122
Location: 4570, 4580, and 4590 Shipyard Road
Applicant/Agent: 3T's Trucking Container Division, LLC
Council District: District 4
Proposal: Surfacing Variance to amend a previously approved Surfacing Variance to allow aggregate surfacing for truck parking and maneuvering areas on a commercial site in a B-5, Office/Distribution District; the Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-5, Office/Distribution District.

15.BOA-003635-2026

Case #: 6741/6662/6549
Location: 720 Museum Drive
Applicant/Agent: Museum Partners, LLC
Council District: District 7
Proposal: Large Building Footprint, Reduced Landscape Area, Increased Parking, Reduced Street Trees, and Public Access Variances to allow a structure larger than 20,000 square feet, reduced front landscaped area, provision of more parking spaces than allowed, a reduced number of street tree plantings, and reduced public access doors on a site currently zoned B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay; the Unified Development Code (UDC) limits structures to a maximum size of 20,000 square feet, requires full landscape area compliance, does not allow more than 20% above the minimum parking requirement be provided, full compliance with street tree plantings, and the provision of public access no greater than 50-feet apart on a site currently zoned B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay.

OTHER BUSINESS

- **BOA-003265-2025**

Case #:	6662/6549
Location:	720 Museum Drive
Applicant/ Agent:	Philip Burton, Burton Property Group, LLC
Council District:	District 7
Proposal:	Use Variance to allow a hotel on a site currently zoned R-1, Single-Family Residential Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay; the Unified Development Code (UDC) does not allow hotels in an R-1, Single-Family Residential Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay.

Request to the Board by staff to clarify if the April 7, 2025 approval of the Use Variance included a limit of 87± rooms as included in the narrative submitted with the application.

Narrative provided with the application:

“The property contains the Fort Hardeman Armory building, which is currently not utilized at all. The Applicant intends to build an 87 +/- room boutique hotel on the property, along with other uses. The current development plan will require the acquisition of an additional approximately .24 acres from the City of the property located to the south, occupied by the fire station. If this use variance is granted the Applicant will seek to have the property rezoned to B-2, with the allowed use of a hotel and the Applicant will re-subdivide the property to create a new legal lot containing the 4.33 +/- acres of 720 Museum Dr. and the .24 acres portion of 700 Museum Dr. The time schedule for development would be approximately 12 months after all permits are obtained

If this use variance is approved the applicant will seek to have the property rezoned to B-2. The B-2 zone does not allow for a hotel. The property is located in the Spring Hill Overlay district making B-2 a more suitable overall zone for the property compared to the B-3 or B-4 zone, which does allow a hotel use. The applicant is seeking a variance to allow for “hotel use” in a B-2 zone on the property. If the variance is granted, applicant will seek to have the property rezoned to B-2.”

Conditions from the Letter of Decision:

- 1) *Completion of a 2-lot Subdivision to alter the interior lot lines between the subject site and the fire station;*
- 2) *Completion of rezoning the site from R-1 to B-2;*
- 3) *Either revision of the site plan to fully comply with the Spring Hill Overlay requirements, or submittal of a site variance to address the non-conforming aspects; and*
- 4) *Full compliance with all municipal codes and ordinances.*

- **Review of Minutes from the following Board of Adjustment meetings:**

July 7, 2025

August 4, 2025

September 8, 2025

October 6, 2025

November 3, 2025

December 1, 2025

- **Election of officers**