



# Mobile Board of Zoning Adjustment Agenda

November 3, 2025 – 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

## HOLDOVER

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### 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 and Setback Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks 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, and requires telecommunications towers to be setback from property lines a distance equal to their height.

## EXTENSIONS

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### 2. BOA-003127-2024

**Case #:** 6631/563/375  
**Location:** 1720 Spring Hill Avenue  
**Applicant/Agent:** Infirmary Health System, Inc. (Victor Sign Company, LLC, Agent)  
**Council District:** District 1  
**Proposal:** Sign Variance to allow three (3) monument signs for a multi-tenant site with less than 1,201 linear feet of street frontage in a B-1, Buffer Business Urban District; the Unified Development Code (UDC) requires multi-tenant sites to have at least 1,201 linear feet of street frontage to be allowed three (3) monument signs in a B-1, Buffer Business Urban District.

## PUBLIC HEARINGS

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### 3. BOA-003472-2025

**Case #:** 6706/2719/1908/1571  
**Location:** 4125 Moffett Road  
**Applicant/Agent:** Wrico Signs (Jennifer Jackson, Agent)  
**Council District:** District 7  
**Proposal:** Sign Variance to allow one (1) freestanding on-premise sign, one (1) freestanding off-premise sign and twelve (12) wall signs in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single tenant sites in a B-3, Community Business Suburban District to no more than one (1) freestanding sign and no more than two (2) wall signs, and requires all signs to be located on the site for which they contain advertising material.

### 4. BOA-003480-2025

**Case #:** 6707/1959  
**Location:** 1615 Dr. Martin Luther King Jr. Avenue  
**Applicant/Agent:** Mercy Chepengna (Dr. Sharon Ingram, Agent)  
**Council District:** District 2  
**Proposal:** Use Variance to allow a convenience store in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a convenience store in an R-1, Single-Family Residential Urban District.

## 5. BOA-003488-2025

**Case #:** 6708  
**Location:** 4100 Ridgelawn Drive  
**Applicant/Agent:** Frank Lott  
**Council District:** District 7  
**Proposal:** Front Yard Setback Variance to allow a six-foot, six-inch (6' 6") tall brick wall within the 25-foot minimum front yard setback in an R-1, Single-Family Residential 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 in an R-1, Single-Family Residential Suburban District.

## 6. BOA-003490-2025

**Case #:** 6709/6042/6031/5764  
**Location:** 3201 Airport Boulevard  
**Applicant/Agent:** Wrico Signs (Baldwin Barkerding, Agent)  
**Council District:** District 5  
**Proposal:** Sign Variance to allow two (2) wall signs for a tenant on a multi-tenant business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits tenants on a multi-tenant business site to a single wall sign in a B-3, Community Business Suburban District.

## 7. BOA-003491-2025

**Case #:** 6710  
**Location:** 5201 Washington Boulevard  
**Applicant/Agent:** Wrico Signs (Baldwin Barkerding, Agent)  
**Council District:** District 4  
**Proposal:** Sign Variance to allow an electronic message center within 300-feet of residentially zoned properties in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow an electronic message center within 300-feet of residentially zoned properties in an R-1, Single-Family Residential Suburban District.

## 8. BOA-SE-003495-2025

**Case #:** 6711  
**Location:** 7675 Cottage Hill Road  
**Applicant/Agent:** Element 3 Engineering, LLC (Patrick Tolbert, Agent)  
**Council District:** District 6  
**Proposal:** Special Exception approval to allow a business college/technical school in a B-1, Buffer Business Suburban District; the Unified Development Code (UDC) requires Special Exception approval to allow a business college/technical school in a B-1, Buffer Business Suburban District.

## 9. BOA-003497-2025

**Case #:** 6712/6643/6468  
**Location:** 4519 Cypress Business Park Drive  
**Applicant/Agent:** Kimmy Care, LLC (Kimberly H. Rea, Agent)  
**Council District:** District 4  
**Proposal:** Use Variance to amend a previously approved Use Variance to allow operation of a daycare in a B-5, Office-Distribution District; the Unified Development Code (UDC) does not allow the operation of a daycare in a B-5, Office-Distribution District.

## 10. BOA-003498-2025

**Case #:** 6713  
**Location:** 5344 U.S. Highway 90 West  
**Applicant/Agent:** Victor Sign Company, LLC  
**Council District:** District 4  
**Proposal:** Sign Variance to allow two (2) wall signs for a tenant on a multi-tenant business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits tenants on a multi-tenant business site to a single wall sign in a B-3, Community Business Suburban District.

## 11. BOA-003499-2025

**Case #:** 6714  
**Location:** 6900 Cobblestone Way North  
**Applicant/Agent:** Hometown Contractors, Inc. (Kristyn Simmons, Agent)  
**Council District:** District 7  
**Proposal:** Setback Variance to allow construction of a screened porch within the 25-foot side street side yard setback in an R-3, Multi-Family Residential Suburban District; The Unified Development Code (UDC) requires all structures exceeding three-feet (3') tall to be located more than 25-feet from the side street side yard property line in an R-3, Multi-Family Residential Suburban District.

## 12.BOA-003503-2025

**Case #:** 6715  
**Location:** 3244 Dauphin Street  
**Applicant/Agent:** CPH Consulting, LLC (Jason Toole, P.E., 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.

## OTHER BUSINESS

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