



Agenda Item # 1 - EXTENSION

BOA-003190-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

DETAILS

Location:

5133 Cottage Hill Road

Applicant / Agent:

Thomas Sign & Awning Co. (Alvin Ramos, Agent)

Property Owner:

Cottage Village WS, LLC, BGM 2, LLC,
& Candor Investments, LLC

Current Zoning:

B-2, Neighborhood Business Suburban District

Future Land Use:

Suburban Center

Case Number(s):

6649

Unified Development Code (UDC) Requirement:

- The UDC limits single tenant sites in a B-2, Neighborhood Business Suburban District to no more than one (1) freestanding sign and no more than two (2) wall signs.

Board Consideration:

- Sign Variance to allow two (2) freestanding signs and three (3) wall signs for a single tenant site in a B-2, Neighborhood Business Suburban District.

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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units. Residential units lie northeast of the site.

APPLICATION NUMBER	6649	DATE	October 6, 2025
APPLICANT	Thomas Sign & Awning Co. (Alvin Ramos, Agent)		
REQUEST	Sign Variance		



SITE HISTORY

Rezoning of a portion of the property from R-A, Residence Agriculture District, to B-2, Neighborhood Business District, was adopted by City Council in July 1972. Further rezoning of the property from R-1, Single-Family Residential District, to B-2, Neighborhood Business District, was adopted by City Council in April 1974. Rezoning of another portion of the property from R-A to B-2 was adopted by City Council in October 1974.

The site was the subject of Planned Unit Development approval by the Planning Commission in November 1987 to allow construction of a McDonald's restaurant.

In September 2022 the Planning Commission approved a seven (7)-lot subdivision of the property, a Planned Unit Development to facilitate shared access and parking across multiple lots, and rezoning of the remaining portion of the property from R-1 to B-2. The rezoning request was adopted by City Council in November 2022, and the subdivision plat was recorded in September 2023.

At its February 2, 2025 meeting, the Board of Zoning Adjustment approved a Sign Variance to allow two (2) freestanding signs and three (3) wall signs for a single tenant site in a B-2, Neighborhood Business Suburban District for the site.

STAFF COMMENTS

Engineering Comments:

Any sign structure must be located on private property and not in public Right-of-Way.

Traffic Engineering Comments:

No comments.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC).

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting a six (6)-month extension of the most recent approval of the Sign Variance to allow two (2) freestanding signs and three (3) wall signs for a single tenant site in a B2, Neighborhood Business Suburban District for the site, approved by the Board at its February 2, 2025 meeting.

This is the first extension request of this approval.

It should be noted that while there were no unique conditions associated with the approval, the applicant requested two (2) freestanding signs and nine (9) wall signs. The Board approved both freestanding signs and three (3) wall signs of the applicant's choosing.

As justification for the request, the applicant states the following:

Thomas Sign & Awning Co. was unable to start the application process until the building permits were approved on July 31st. Due to construction schedule our site will not be ready for signage for quite some time and the expiration date was overlooked.

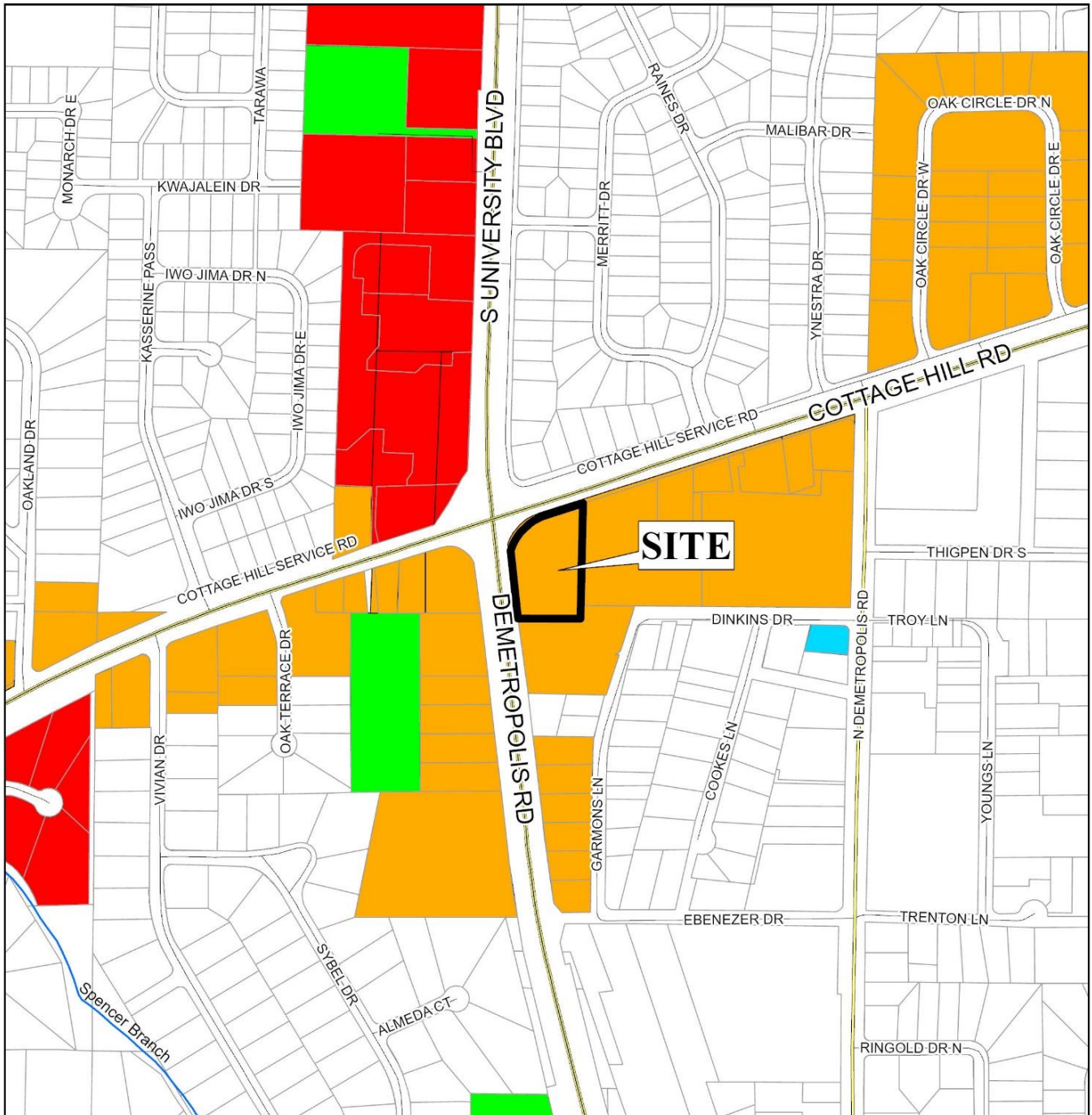
Permits have been issued for the site, and construction has begun.

VARIANCE EXTENSION CONSIDERATIONS

Standards of Review:

The Board is typically amenable to granting extensions, especially a first request when the applicant is working towards site development. Granting of such extensions are always in compliance with the findings of facts associated with the original approval.

LOCATOR ZONING MAP

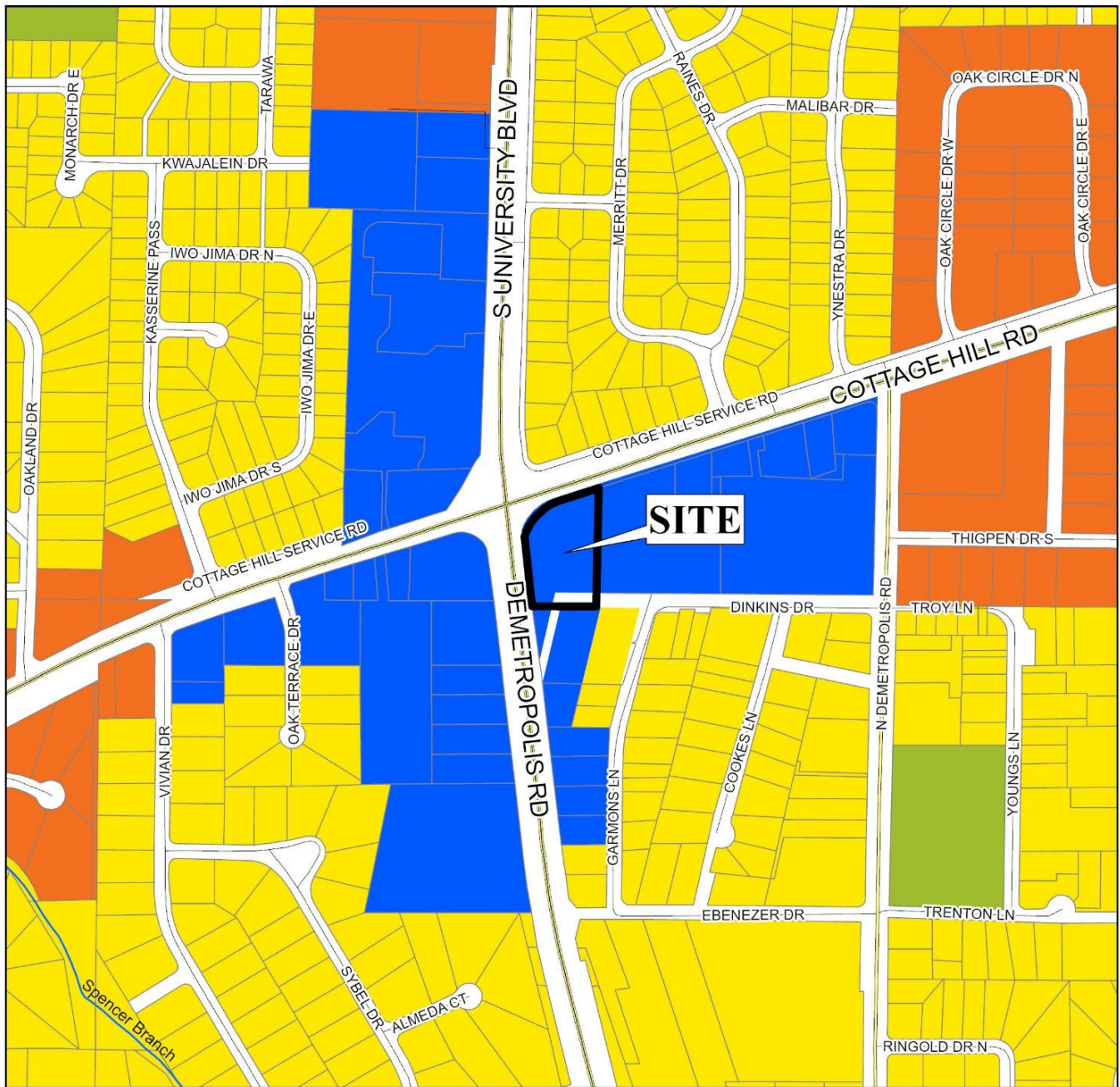


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FLUM LOCATOR MAP



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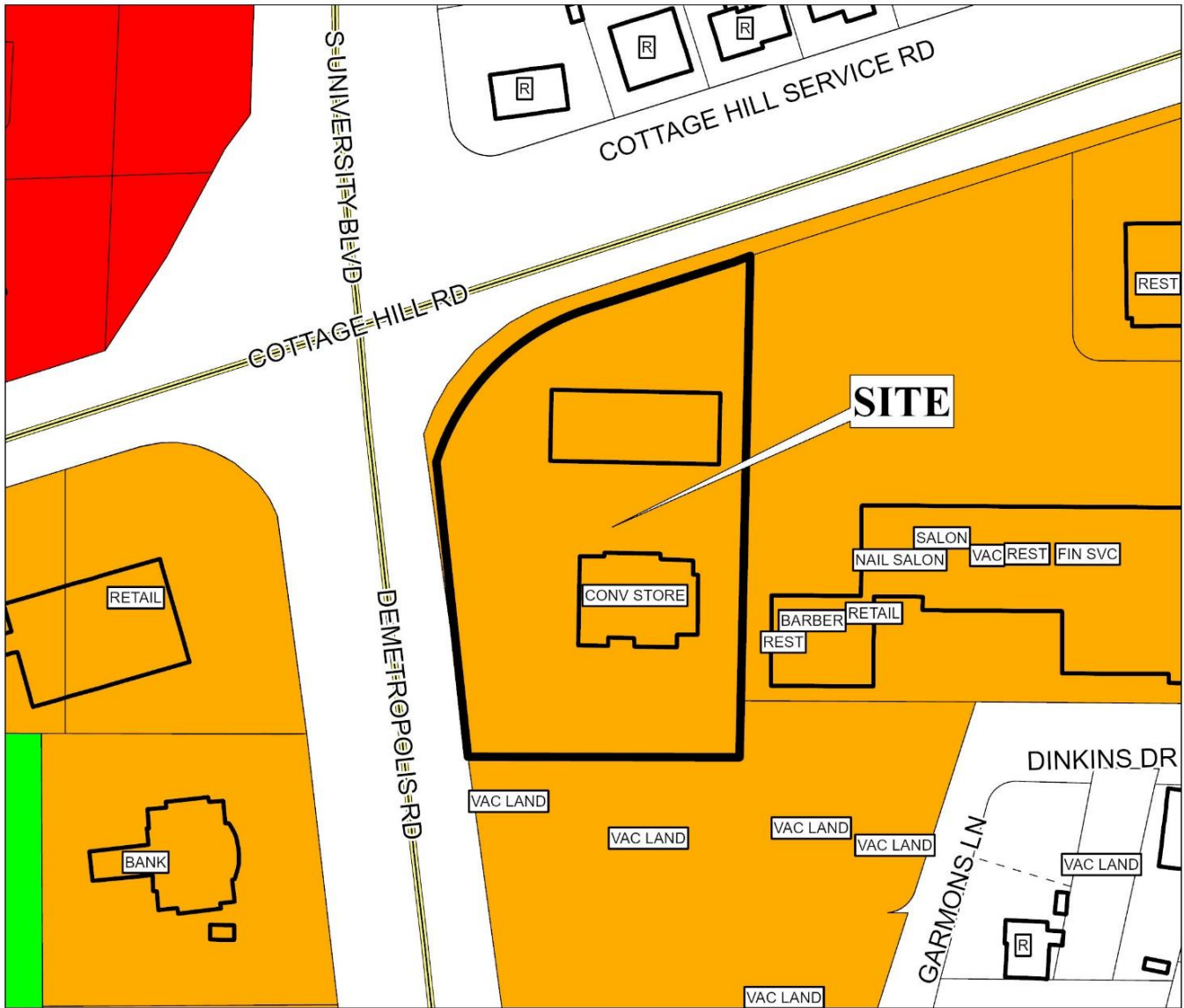
REQUEST Sign Variance

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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BOARD OF ADJUSTMENT **VICINITY MAP - EXISTING ZONING**



The site is surrounded by commercial units. Residential units lie northeast of the site.

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Sign Variance

R-A

R-3

B-1

B-2

B-5

ML

I-2

OPEN

T-3

T-5.2

R-1

R-B

T-B

B-3

CW

MH

PD

SD

T-4

T-6

R-2

H-B

LB-2

B-4

MM

I-1

MUN

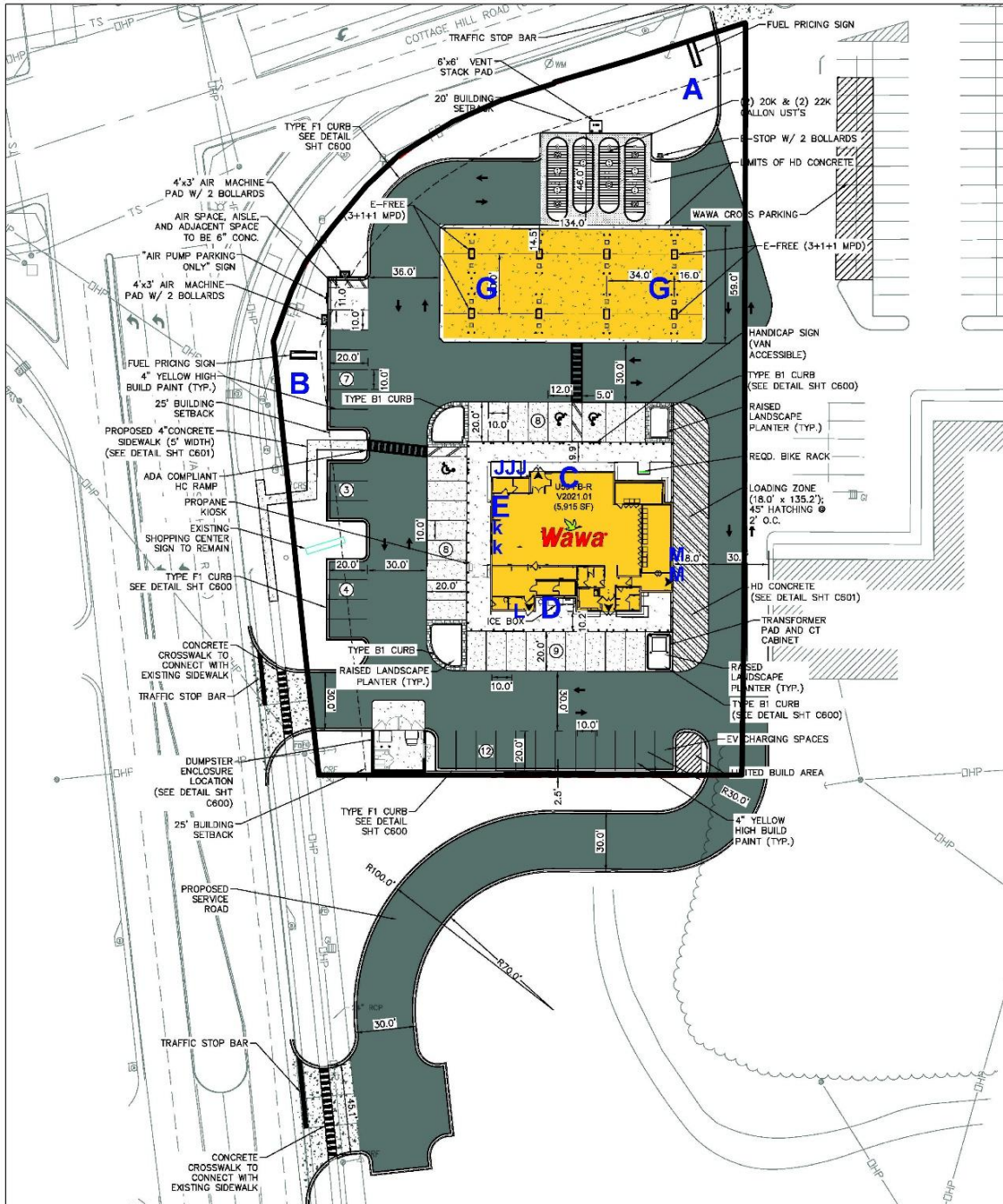
SD-WH

T-5.1

N

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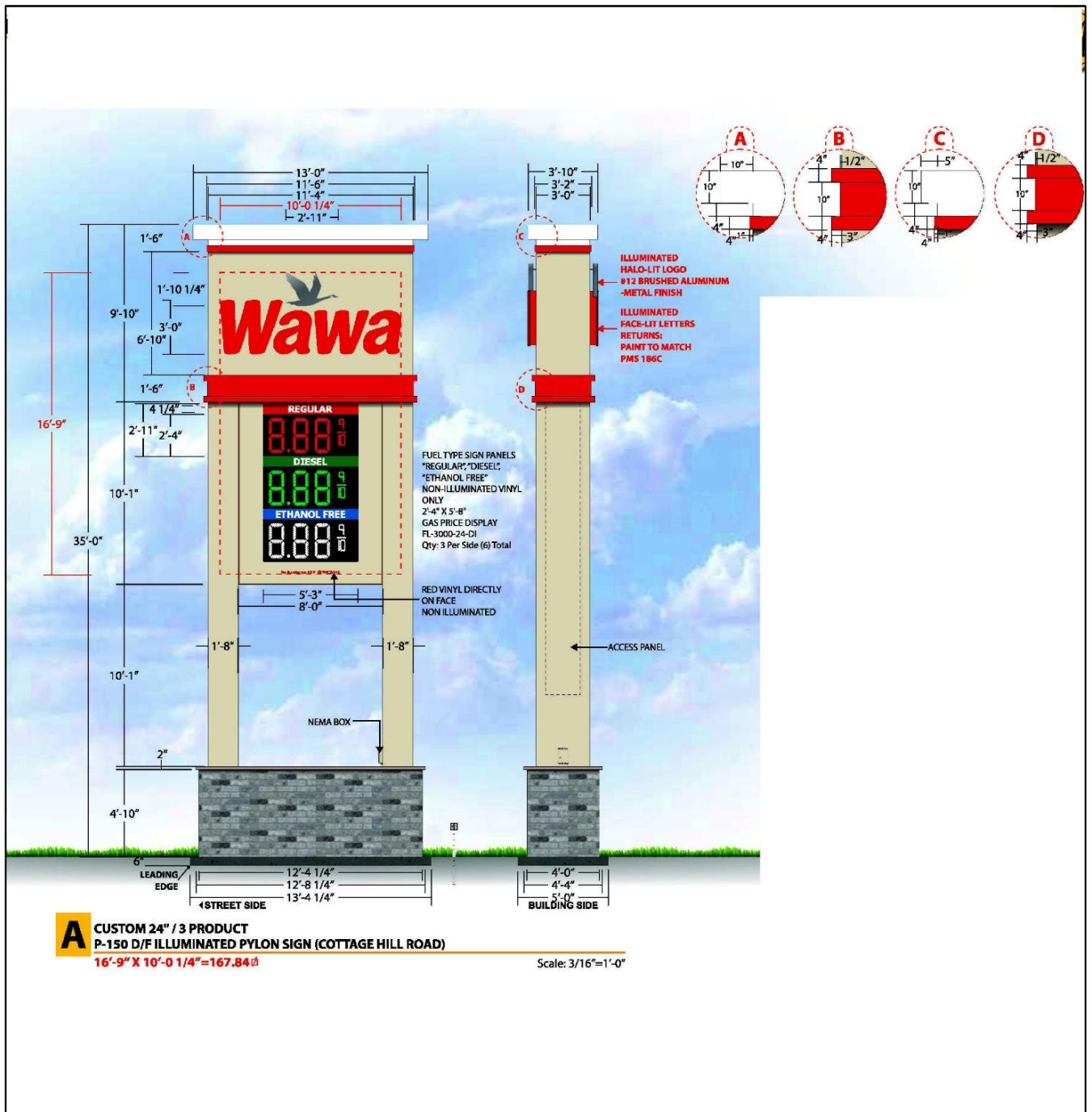
SITE PLAN



The site plan illustrates the existing buildings, parking, and proposed signage locations.

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DETAIL SITE PLAN



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DETAIL SITE PLAN



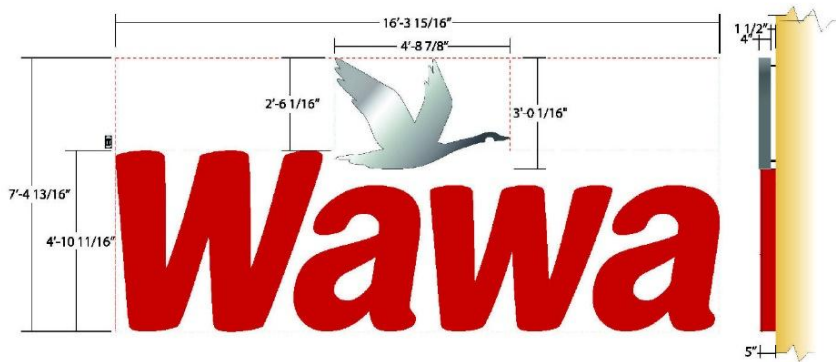
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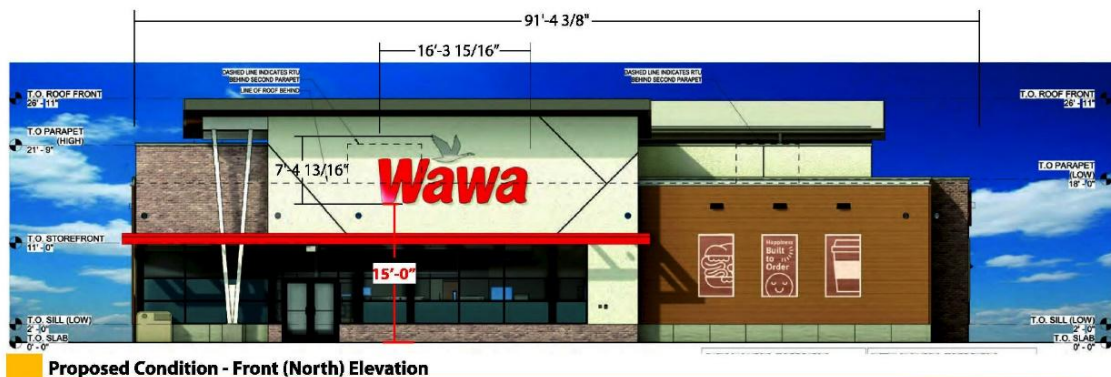
REQUEST Sign Variance



DETAIL SITE PLAN



C 59" LED Channel Letters & Halo Lit Logo - Remote Transformers
 4.73' X 2.50' = 11.82 SF
 4.89 X 16.32' = 79.80SF
 TOTAL = 91.62 SF



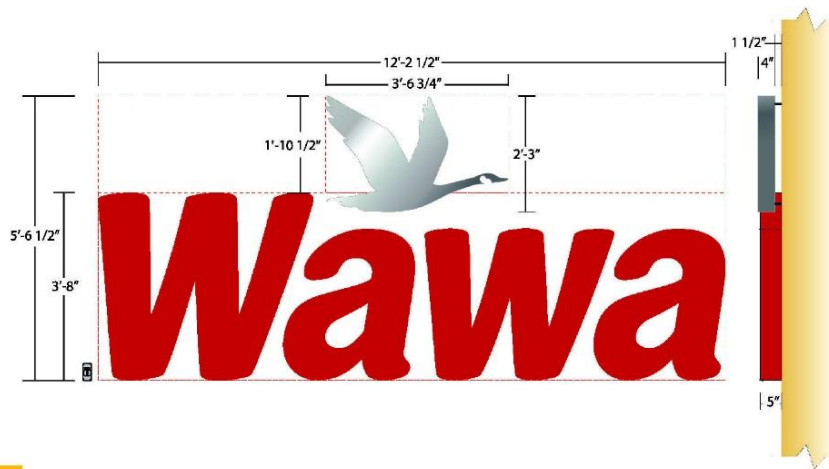
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DETAIL SITE PLAN



D 44" LED Channel Letters & Halo Lit Logo - Remote Transformers (VARIANCE REQUIRED)

3.56' X 1.875' = 6.67 SF
12.20' X 3.66' = 44.65 SF
TOTAL = 51.32 SF

SCALE: 1/2" = 1'-0"



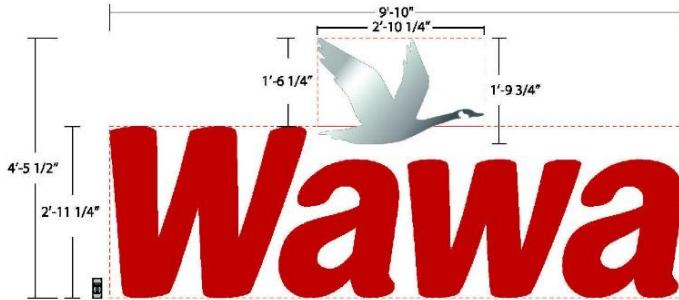
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DETAIL SITE PLAN



E 35" LED Channel Letters & Halo Lit Logo - Remote Transformers

2.85' X 1.52' = 4.33 SF
 9.83' X 2.93' = 28.80 SF
 TOTAL = 33.13 SF

SCALE: 1/2" = 1'-0"

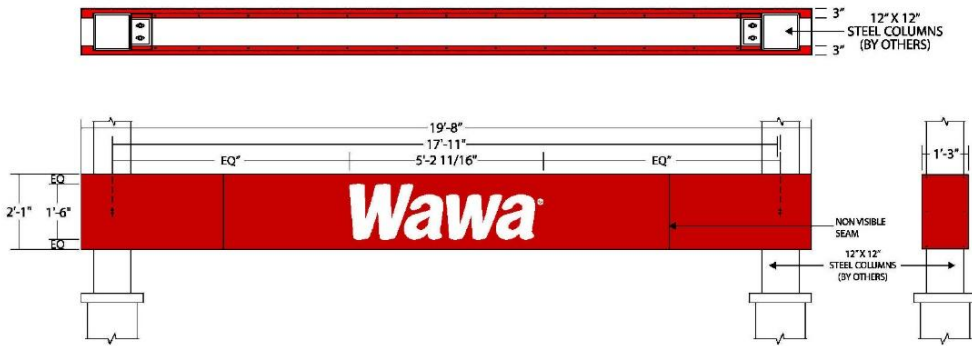


Proposed Condition - Side (West) Elevation

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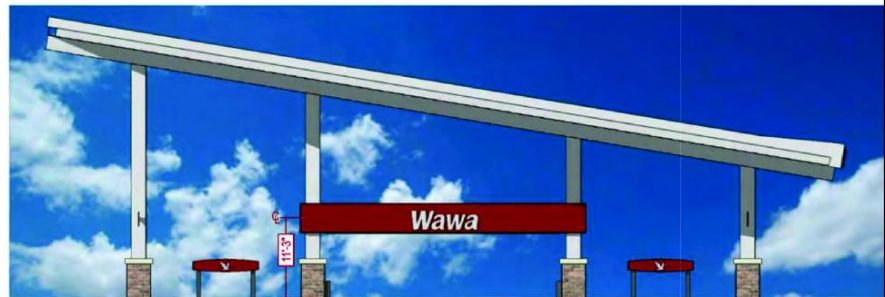
G

D/F Brake Formed Aluminum Gas Pump Canopy Spanner Panel - **DOUBLE PUMP**

COPY AREA- 7.83/sf

(VARIANCE REQUIRED)

SCALE: 3/8" = 1'-0"



Pump Elevation View

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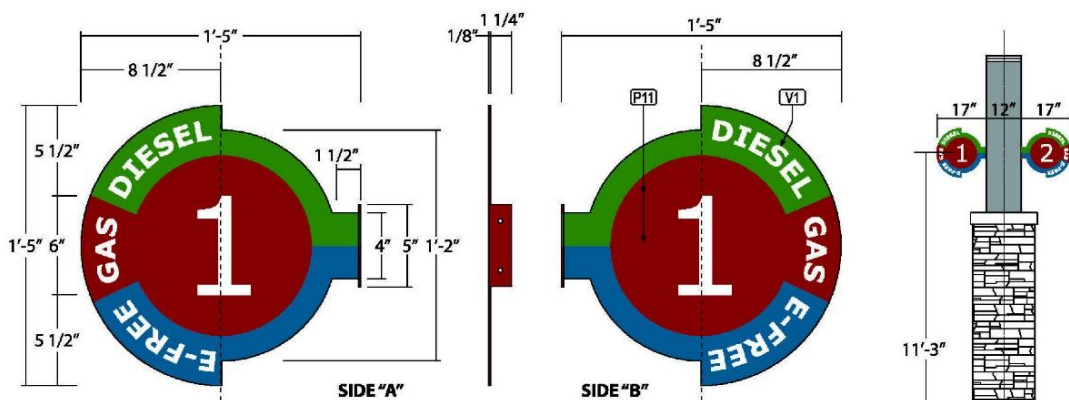
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DETAIL SITE PLAN

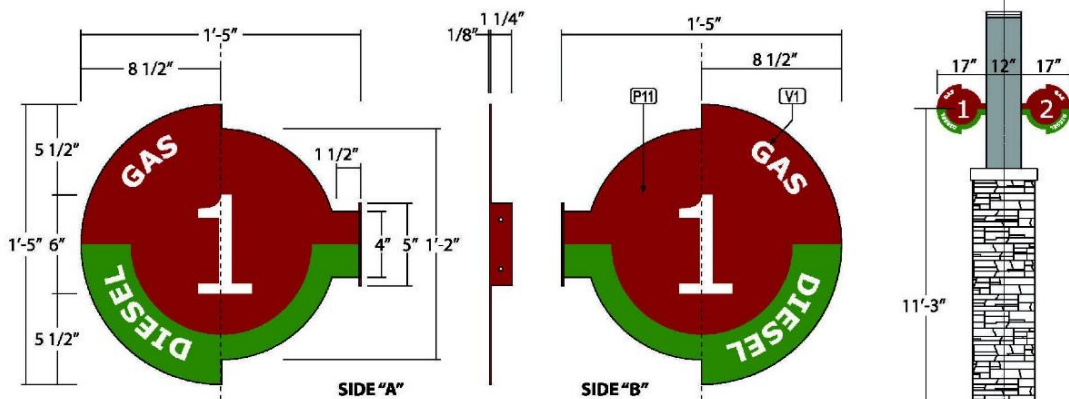


H DETAIL @ D/F PUMP INDICATOR SIGN - E-FREE, GAS & DIESEL 3+1+1

QTY: 8
ALUMINUM FACES PAINTED RED, BLUE & GREEN.
WHITE VINYL COPY & NUMBERS.
FONT STYLE: VERDANA

SCALE: 1 1/2" = 1'-0"

SIDE ELEVATION DETAIL @ CANOPY COLUMN



I DETAIL @ D/F PUMP INDICATOR SIGN - GAS & DIESEL 4+1

QTY: 8
ALUMINUM FACES PAINTED RED & GREEN.
WHITE VINYL COPY & NUMBERS.
FONT STYLE: VERDANA

SCALE: 1 1/2" = 1'-0"

SIDE ELEVATION DETAIL @ CANOPY COLUMN

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DETAIL SITE PLAN



J Wall Art (Front)
(NOT CONSIDERED SIGNAGE)



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DETAIL SITE PLAN



L Wall Art
(NOT CONSIDERED SIGNAGE)

Scale: 1"=1'-0"



Proposed Condition - Rear (South) Elevation

Scale: 3/32"=1'-0"

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DETAIL SITE PLAN



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ZONING DISTRICT CORRESPONDENCE MATRIX																
			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDW/RU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○				■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■					□		
HISTORIC BUSINESS	H-B				■		■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6				■									□		
DOWNTOWN DEV. DDD	T-5.1				■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2				■		■							□		
DOWNTOWN DEV. DDD	T-4				■		■		□					□		
DOWNTOWN DEV. DDD	T-3				■		■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□				□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○				□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○				□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3					■				■			○	□	○	
GEN. BUSINESS	B-4				■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

NEIGHBORHOOD CENTER (NC)

This land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- › NC should support a limited amount of commercial employment
 - › NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
 - › The residential density in NC designations –ranging from 4 to 10 du/ac— must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
 - › The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- › The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Additional Attributes of Neighborhood Centers:

- › **NC in traditional contexts:** These tend to be in those areas east of the Beltline and correspond to MxDR neighborhoods. In these NCs, buildings should orient to the street, with on-site parking typically pushed to the back of the site. The design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.
- › **NC in suburban contexts:** These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).