



Agenda Item # 8
BOA-003371-2025

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

[**Applicant Materials for Consideration**](#)

DETAILS

Location:

660 Dunlap Drive

Applicant / Agent:

Joey Nunnally, Austal USA

Property Owner:

Austal USA

Current Zoning:

I-2, Heavy Industry District

Future Land Use:

Water Dependent

Case Numbers:

6680/6645/6538/5486

Unified Development Code (UDC) Requirement:

- The UDC limits wall signs to a maximum of 350 square feet and does not allow roof signs in an I-2, Heavy Industry District.

Board Consideration:

- Sign Variance to allow two (2) wall signs and one (1) roof sign to exceed 350 square feet in an I-2, Heavy Industry District.

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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by industrial units.

APPLICATION NUMBER	6680	DATE	July 7, 2025
APPLICANT	Joey Nunnally, Austal USA		
REQUEST	Sign Variance		



SITE HISTORY

The subject site was originally developed as the Alabama Drydock and Shipbuilding Company in 1917, and remained such until that business ceased operations in the mid-1970s. Since then, the site has been under various ownerships, all for the purpose of marine vessel building, modification, or dismantling.

In 2008, a Tower Height Variance was approved by the Board to allow a 198-foot tall guyed weather observation tower, and in 2019, a Site Variance was approved to allow a 150-foot high flag pole on the site.

The site was granted a Building Height Variance in September 2023 to allow buildings over 100 feet in height, but that variance expired before any construction was begun.

The site has had numerous Planned Unit Development (PUD) applications approved since 1996. The over-all site last received PUD approval in 2007 to allow multiple buildings on multiple parcels with shared parking and access.

In July 2023, the Planning Commission approved a Modification to a Previously-Approved Planned Unit Development (PUD) to expand within two areas of the facility in order to fabricate modular components for nuclear submarines constructed by other shipyards.

In January 2025, a Building Height Variance was approved to allow a building over 100 feet high in an I-2, Heavy Industry District.

STAFF COMMENTS

Engineering Comments:

No comments

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 Sign Variance to allow two (2) wall signs and one (1) roof sign to exceed 350 square feet in an I-2, Heavy Industry District; the UDC limits wall signs to a maximum of 350 square feet and does not allow roof signs in an I-2, Heavy Industry District.

The entire application packet is available via the link on Page 1.

The purpose of the Sign Regulation Provisions is to promote the economic well-being of the entire Mobile community by creating a favorable physical image, to afford the business community an equal and fair opportunity to advertise and promote products and services, and to protect the right of the citizens to enjoy Mobile's natural scenic beauty.

The subject site will consist of the Modular Manufacturing Facility used to build submarine modules. The building will be approximately 395,650 square feet and 100 feet tall. The applicant proposes to have one (1) roof-mounted sign of approximately 34,000 square feet, and two (2) wall signs (one (1) each on the East and West elevations) of over 1,000 square feet each.

As justification for the request the applicant states that the structure will be a new landmark for the City of Mobile and will be a one-of-a-kind submarine building facility in the United States.

VARIANCE CONSIDERATIONS

Standards of Review:

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

Article 5 Section 10-E. 1. of the Unified Development Codes states that the Board of Adjustment may grant a variance if:

- The Applicant demonstrates that the variance shall not be contrary to the public interest;

- Where, owing to special conditions a literal enforcement of the provision of this Chapter will result in unnecessary hardship; and
- The spirit of this Chapter will be observed and substantial justice done.

Article 5 Section 10-E.2. states; No variance shall be granted:

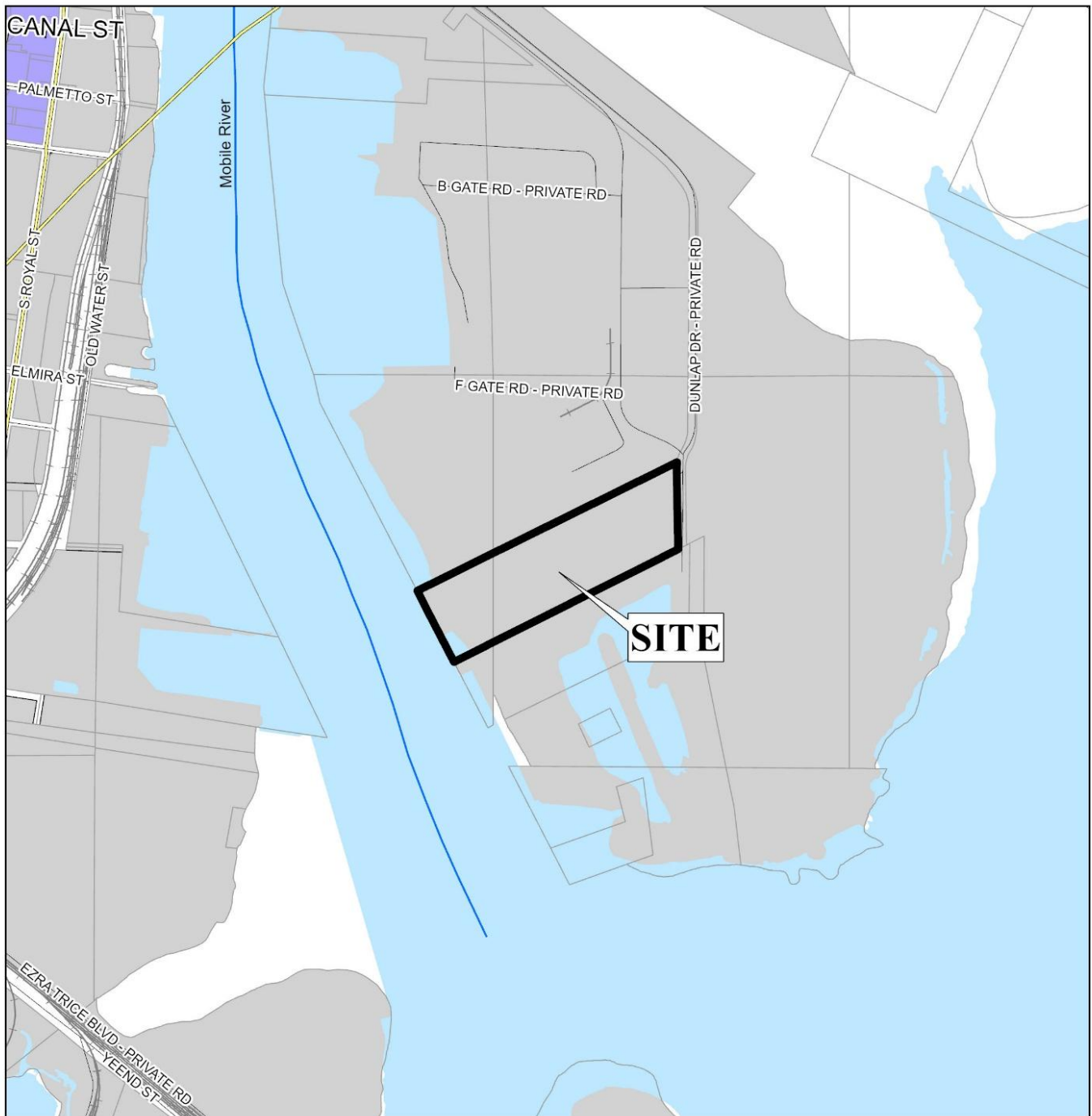
- (a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
- (b) Where economic loss is the sole basis for the required variance; or
- (c) Where the variance is otherwise unlawful.

Considerations:

Based on the requested Variance application, and documentation submitted, if the Board considers approval of the request, the following findings of fact must be present:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall be** observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

LOCATOR ZONING MAP



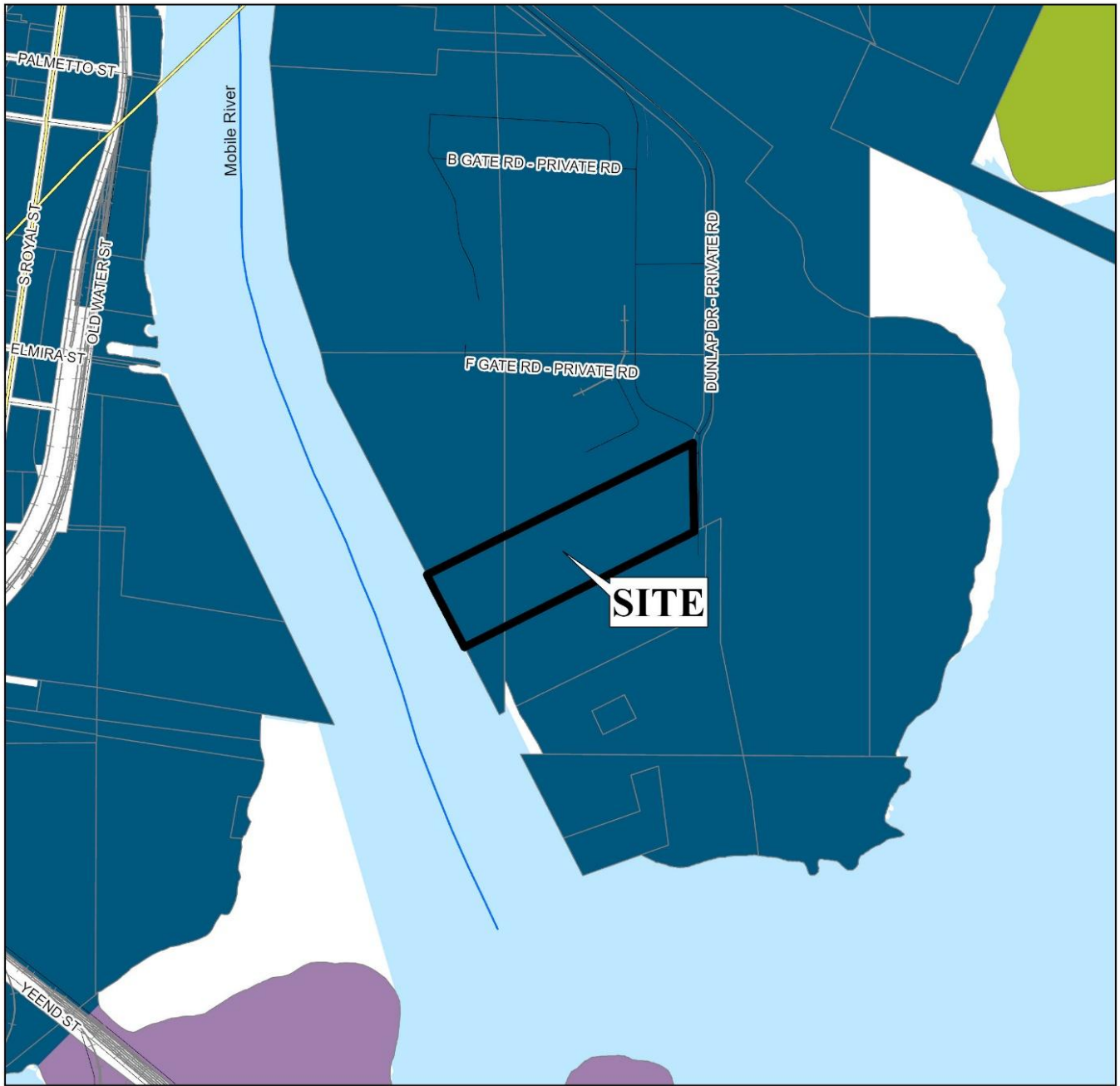
APPLICATION NUMBER 6680 DATE July 7, 2025

APPLICANT Joey Nunnally, Austal USA

REQUEST Sign Variance



FLUM LOCATOR MAP



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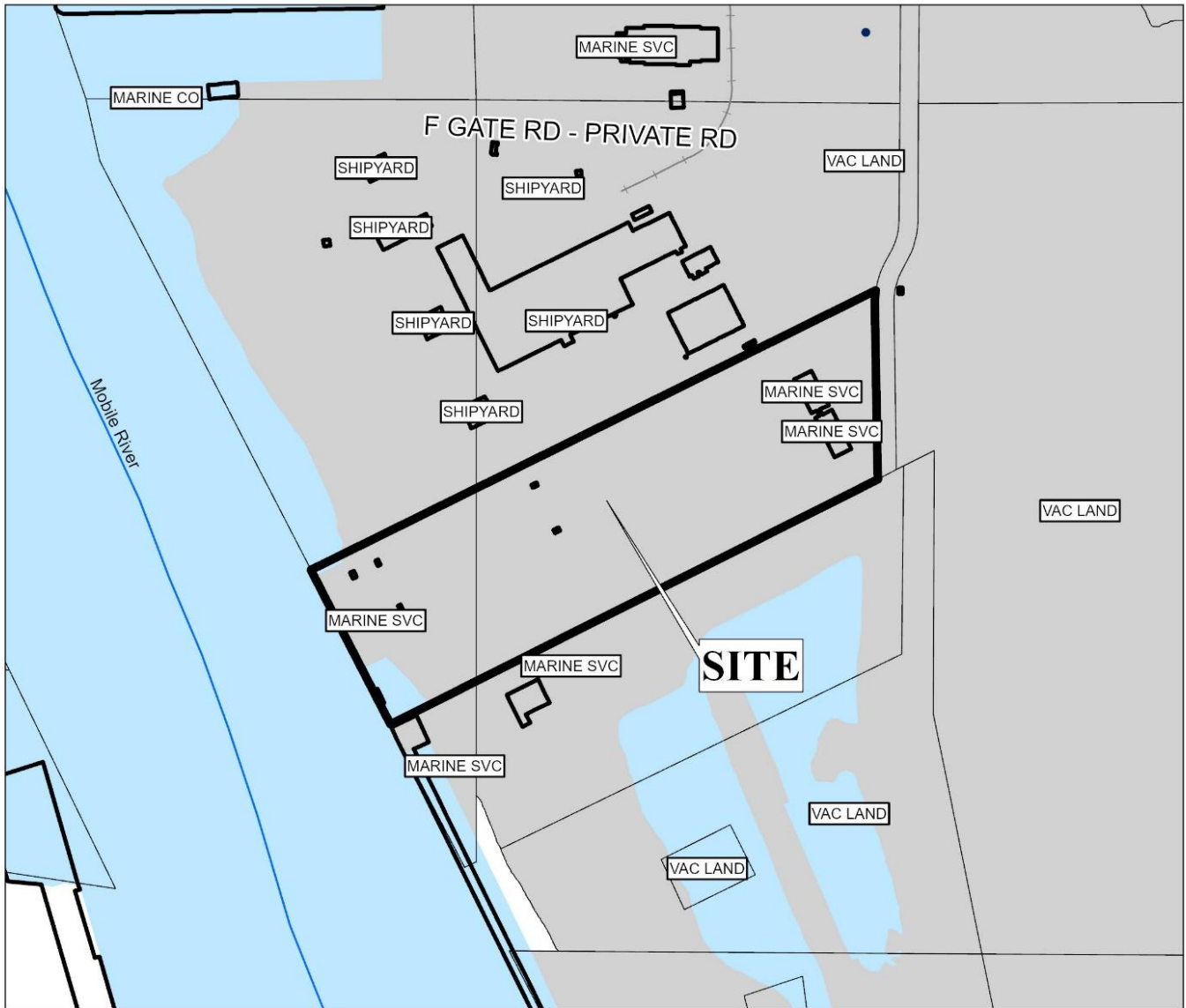
REQUEST Sign Variance

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



BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



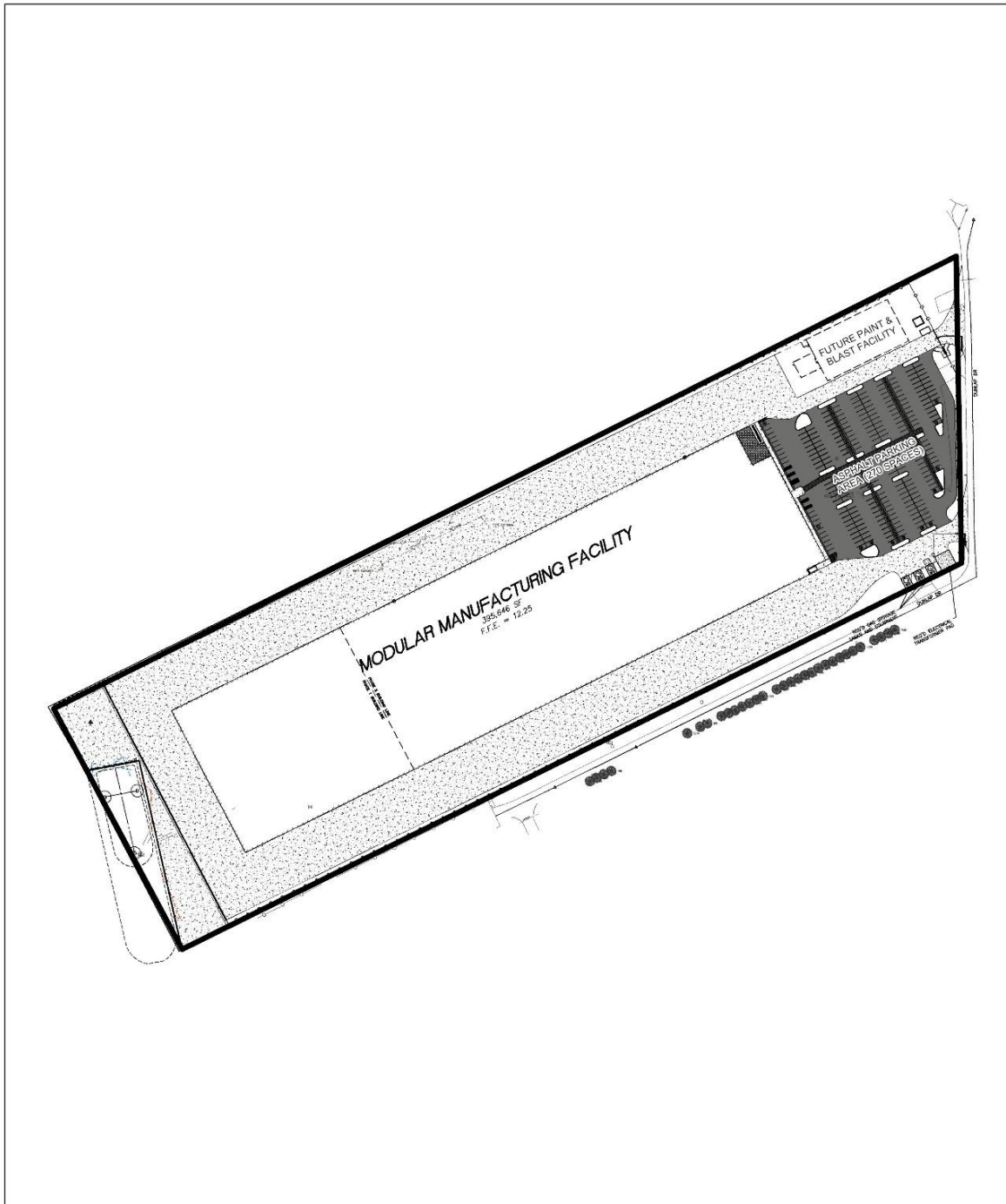
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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



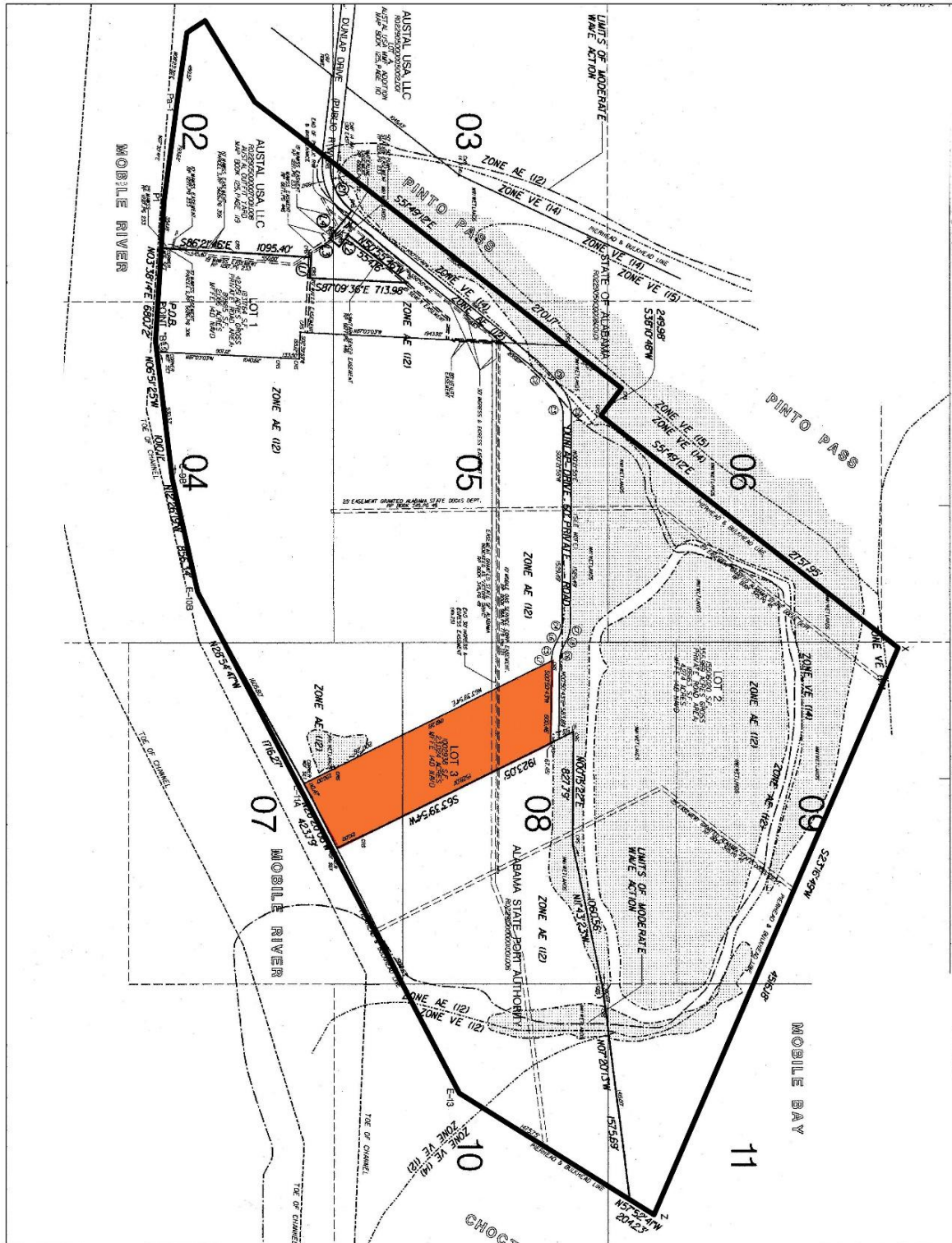
SITE PLAN



The site plan illustrates the manufacturing facility, parking, and future paint facility.

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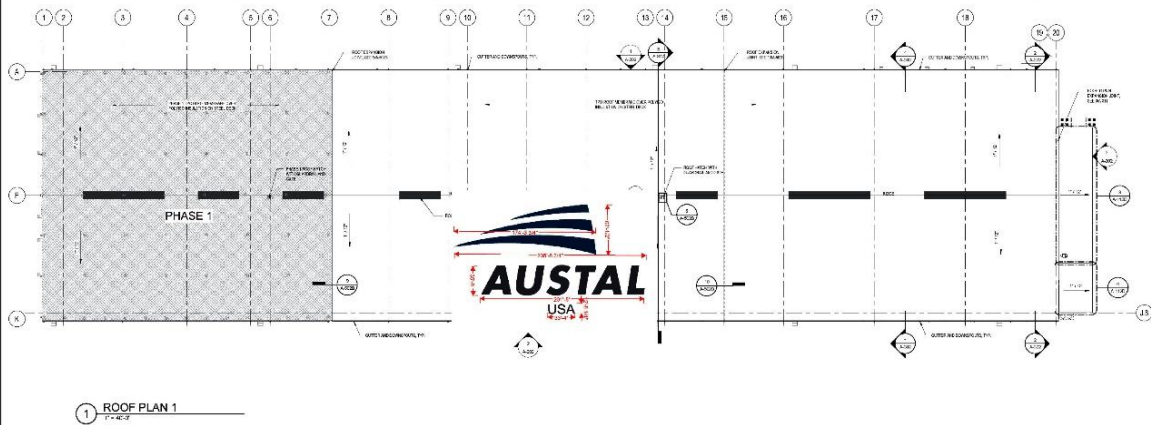
DETAIL SITE PLAN



APPLICATION NUMBER 6680 DATE July 7, 2025
 APPLICANT Joey Nunnally, Austal USA
 REQUEST Sign Variance

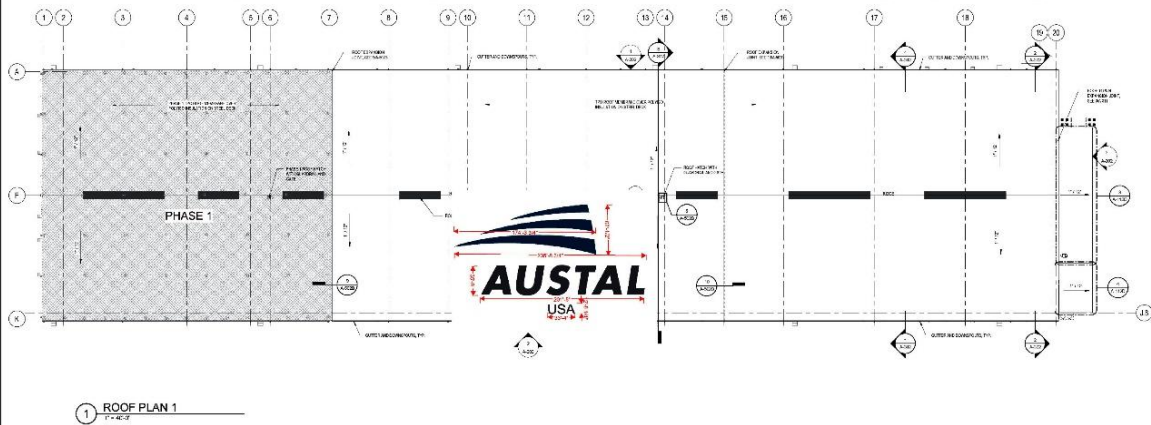


SKETCH - NOT FOR PRODUCTION



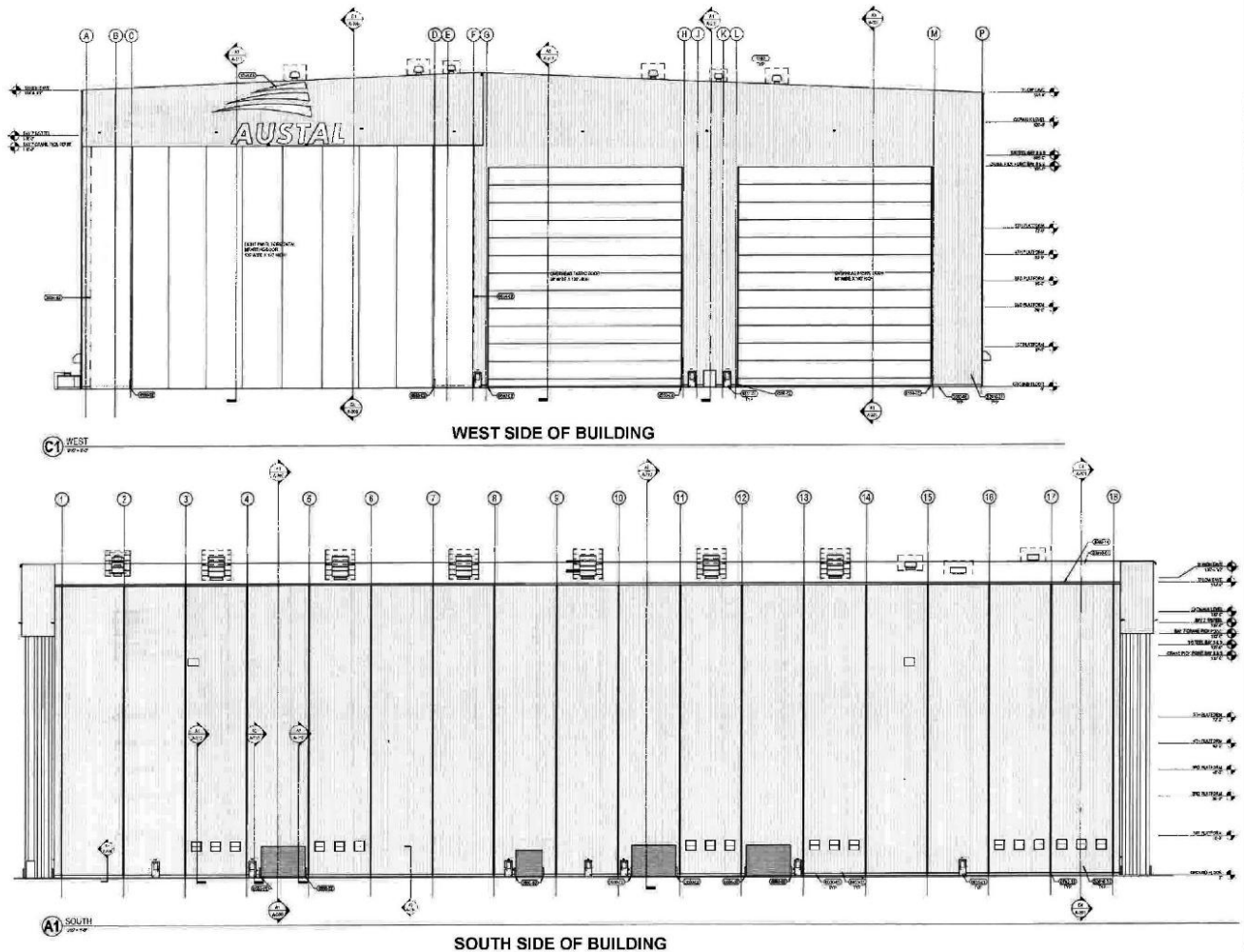
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SKETCH - NOT FOR PRODUCTION



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DETAIL SITE PLAN



APPLICATION NUMBER 6681 DATE July 7, 2025

APPLICANT Joey Nunnally, Austal USA

REQUEST Sign Variance



The architectural drawings show the Phase 2 building from various perspectives. The North Elevation (1) and South Elevation (2) are long, low-rise structures with a series of vertical lines indicating columns or panels. The East Elevation (3) shows a building with a gabled roof and a series of vertical lines. The North Elevation - D (4) and South Elevation - D (5) are cross-sections of the building, showing the internal structure and roof profile. The drawings include various annotations and dimensions, such as 'PHASE 1' and 'PHASE 2' labels, and 'ELEVATION - D' for the section views.

N
NTS

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 (WDWRU)
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)

Water-Dependent and Water-Related Uses (WDWRU)



This designation applies to areas within the Mobile-Tensaw River Delta, Mobile Bay, Dog River, and associated tributaries, where potential future uses must, under normal operating conditions, be located on or in or immediately adjacent to coastal waters in order to be physically and economically practicable, which promote Uses of Regional Benefit. It may also apply to water-related and water-enhanced uses such as marinas, complementary marine businesses, industry and warehousing, housing, restaurants, and other facilities that are open to the public and offer public access to the waters of the state.