



Agenda Item # 8
BOA-003839-2026

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

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

DETAILS

Location:

3680 Dauphin Street

Applicant / Agent:

Knight Sign Industries (Tom Winters, Agent)

Property Owner:

Bryant Bank

Current Zoning:

B-2, Neighborhood Suburban District

Future Land Use:

Mixed Commercial Corridor

Case Numbers:

6779

Unified Development Code (UDC) Requirement:

- The UDC allows a maximum of two (2) wall signs and one (1) freestanding sign for a single business site in a B-2, Neighborhood Business Suburban District.

Board Consideration:

- Sign Variance to allow three (3) wall signs and one (1) freestanding sign for a single business 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.

APPLICATION NUMBER	6779	DATE	September 14, 2026
APPLICANT	Knight Sign Industries		
REQUEST	Sign Variance		



SITE HISTORY

The subject site was annexed into the City in 1956.

With the adoption of the Zoning Ordinance in 1967, the site was assigned an R-A, Residential Agriculture zoning classification. At some time afterward, the classification was changed to B-1, Buffer Business District.

In May 1982, the site was rezoned from B-1 to B-2, Neighborhood Business District.

The site has been included in several Subdivision and Planned Unit Development (PUD) cases. The most recent Subdivision was College Park Northwestern Quadrangle Subdivision, Unit 2, Resubdivision of Lots 1-A-1 & 1-B-1, a two (2)-lot Subdivision, approved in January 2024. Also approved with the Subdivision was a Planned Unit Development to modify a previously approved PUD to allow shared access and parking between multiple building sites. Both the Subdivision plat and MOD site plan were recorded in Probate Court.

In March 2025, the 2024 PUD was modified to allow shared access and parking between multiple building sites. The site plan was recorded in Probate Court.

The site has never been the subject of any Variance cases before the Board of Zoning Adjustment.

STAFF COMMENTS

Engineering Comments:

Signs (including the foundation) must be located on private property and NOT within the public ROW.

Traffic Engineering Comments:

Signs should be located on private property and not within the public right-of-way (ROW). Before any sign is built near an intersection their placement should be checked to verify that they do not impede drivers' line of sight.

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 three (3) wall signs and one (1) freestanding sign for a single business site in a B-2, Neighborhood Business Suburban District; the UDC allows a maximum of two (2) wall signs and one (1) freestanding sign for a single business site in a B-2, Neighborhood Business Suburban 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 was recently developed as a Bryant Bank. As part of the development, sign permits were issued for two (2) wall signs and one (1) freestanding monument sign. Those signs were installed as permitted. After installation, the applicant submitted a sign permit application for a third wall sign, which was denied as the site had already met its signage allowance. An on-site inspection revealed that the fourth sign (the third wall sign) had actually been installed without the proper sign permit approval. The applicant now seeks relief to allow the three (3) wall signs and one (1) freestanding monument sign to remain.

The applicant states that the property exhibits unique physical characteristics that create practical difficulty under the sign regulations in that the site includes three (3) separate property entrances and multiple road frontages, each requiring clear, multi-directional visibility for safe and efficient traffic navigation. It is further stated that drivers approaching from different directions must be able to identify the property promptly to ensure safe turning movements, reduce confusion, and maintain proper traffic flow.

As the subject third wall sign was installed without sign permit approval, if the Board should consider approval of the Sign Variance request, the approval should be subject to double-feeing of the sign permit fee due to installation without a permit.

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:

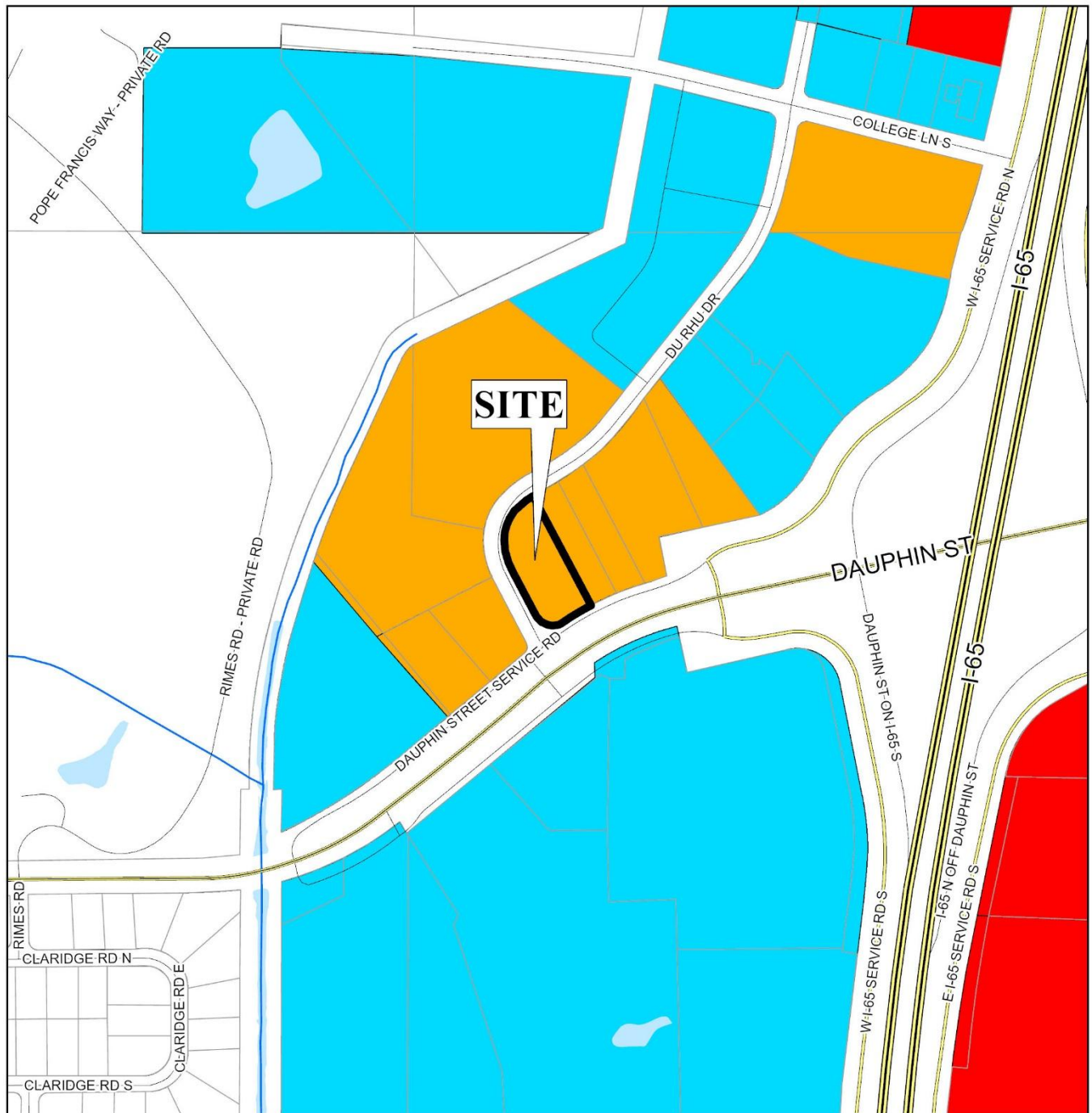
- (a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
- (b) Where economic loss is the sole basis for the required variance; or
- (c) Where the variance is otherwise unlawful.

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



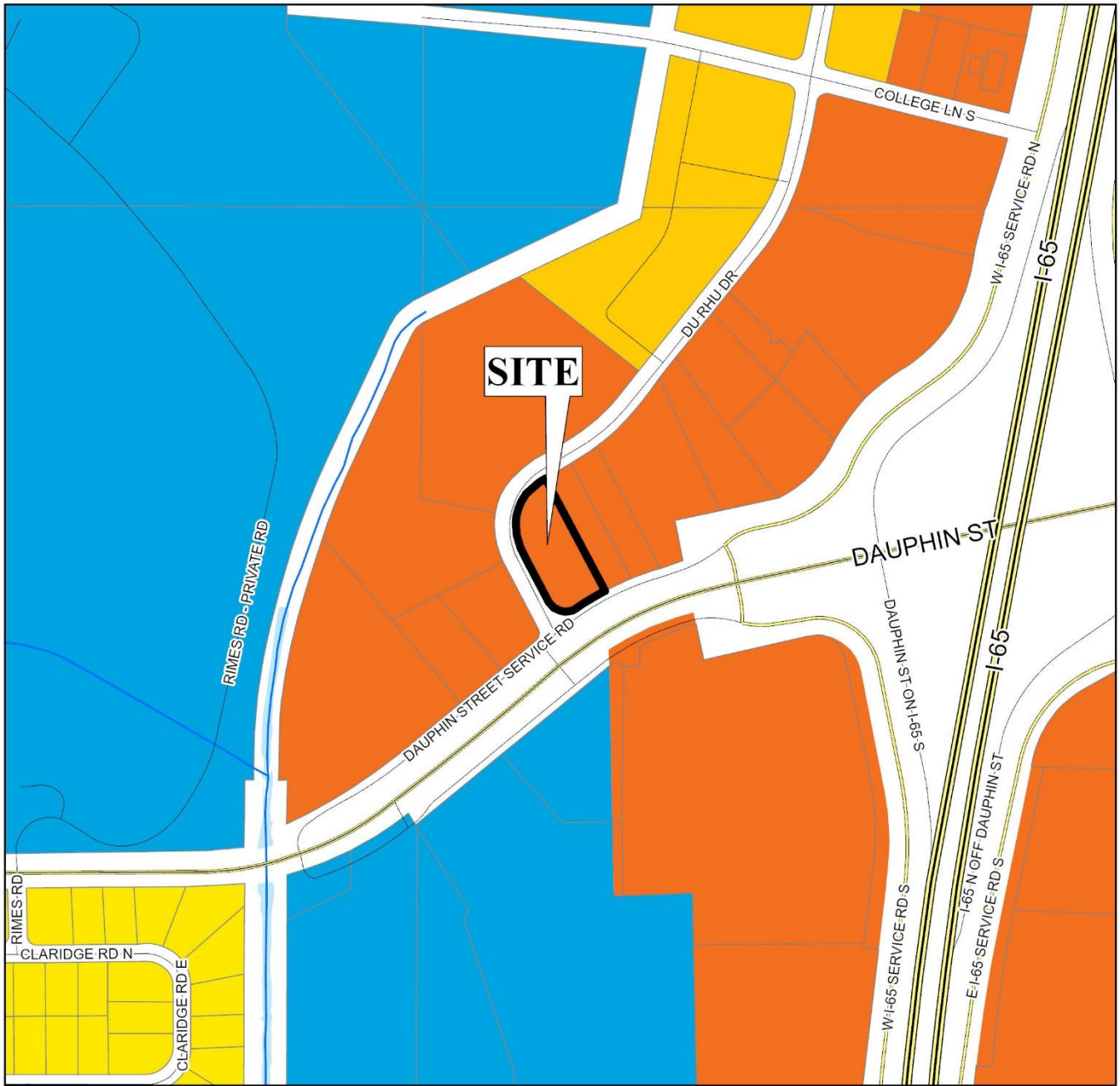
APPLICATION NUMBER 6779 DATE September 14, 2026

APPLICANT Knight Sign Industries

REQUEST Sign Variance



FLUM LOCATOR MAP

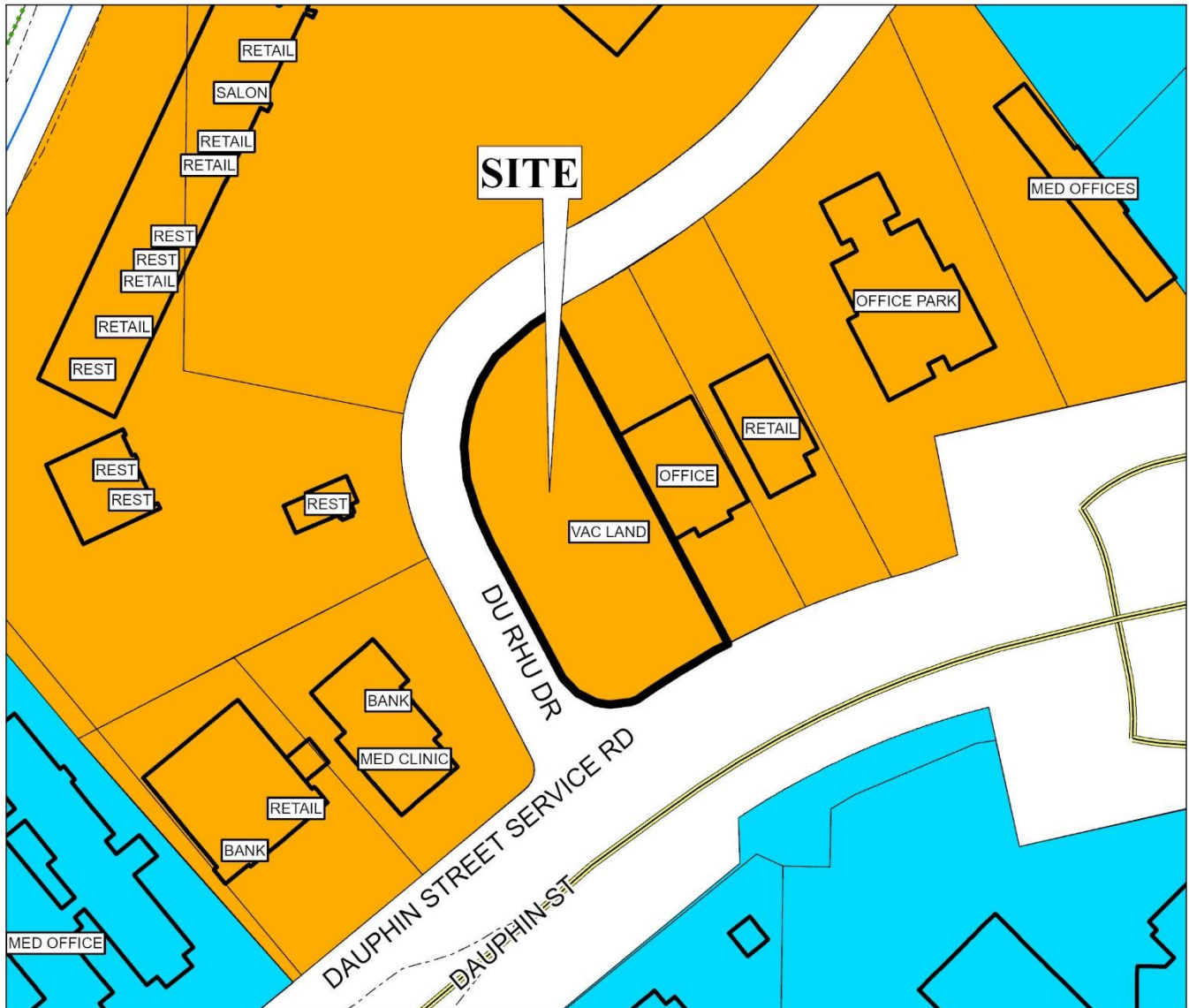


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- | | | | |
|---|--|---|---|
| Low Density Residential | Neighborhood Center - Traditional | Light Industry | Water Dependent |
| Mixed Density Residential | Neighborhood Center - Suburban | Heavy Industry | |
| Downtown | Traditional Corridor | Institutional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



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



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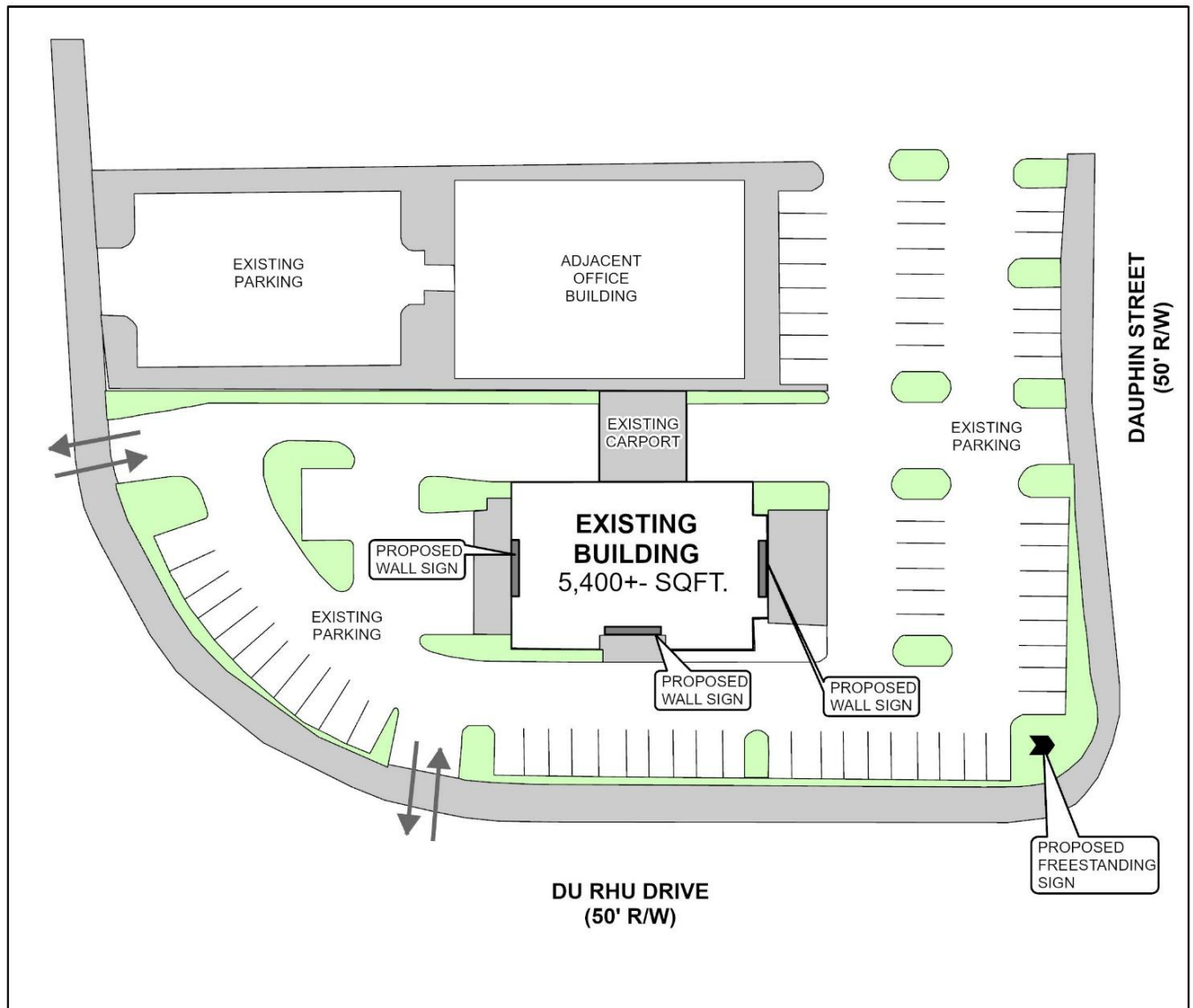
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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN



The site plan illustrates existing buildings, parking areas,
and proposed sign placements.

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DETAIL SITE PLAN



Existing View



Proposed View

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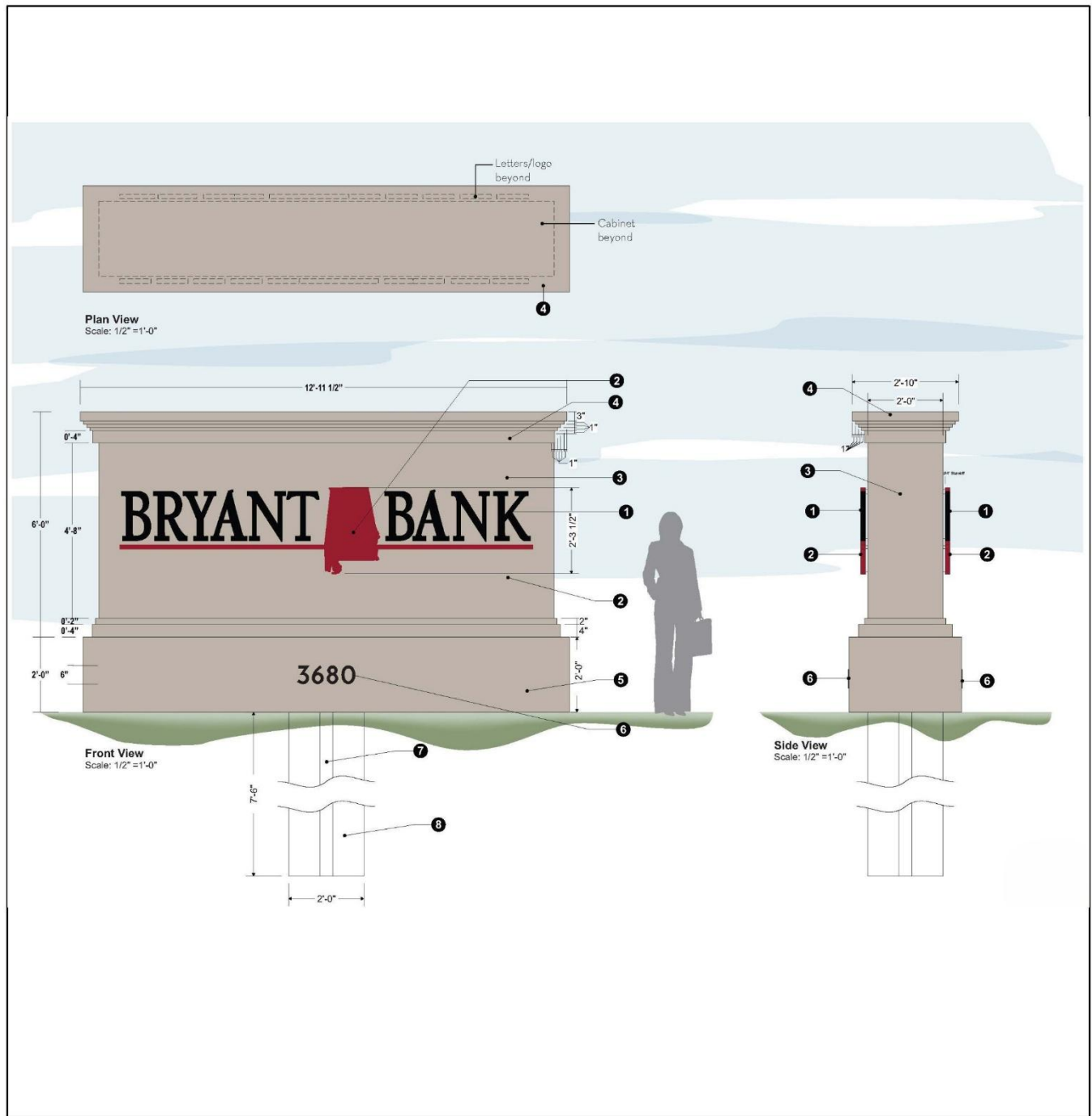
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NTS

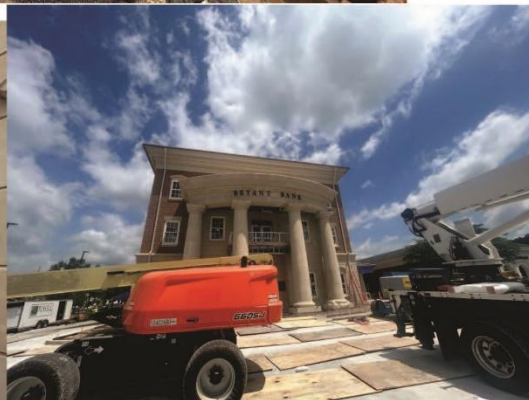
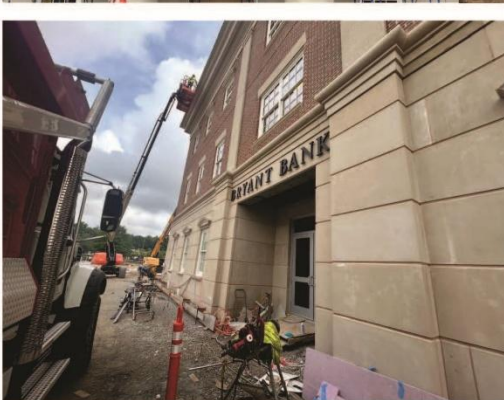
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The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

[illegible]

MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Development Intent

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

Land use mix

Primary Uses

- › Commercial
- › Office

Secondary Uses

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

Housing mix

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

Character Example

