



# Mobile Board of Zoning Adjustment Agenda

October 7, 2024 – 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. Chris Carroll
	Mr. Gregory Morris, Sr.
	Mr. Taylor Atchison, Supernumerary
	Vacant
	Vacant, Supernumerary

## HOLDOVERS

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### 1. BOA-SE-003044-2024

**Case #:** 6622/3995  
**Location:** 5301 Moffett Road  
**Applicant/Agent:** PMG, LLC / Cowles, Murphy, Glover, & Associates  
**Council District:** District 7  
**Proposal:** Special Exception to allow warehousing (over 40,000 square feet) in a B-3, Community Business Suburban District (rezoning pending); the Unified Development Code (UDC) requires a Special Exception to allow warehousing (over 40,000 square feet) in a B-3, Community Business Suburban District (rezoning pending).

## EXTENSIONS

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### 2. BOA-002541-2023

**Case #:** 6529/6394  
**Location:** 133 Eaton Square  
**Applicant / Agent:** Richard and Mellie Noblet  
**Council District:** District 5  
**Proposal:** Side Street Side Yard Setback Variance to allow the construction of a garage less than ten feet (10') from a side street side yard property line in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires a 25-foot side street side yard setback in an R-3, Multi-Family Residential Suburban District.

### 3. BOA-002838-2024

**Case #:** 6577  
**Location:** 2200 West I-65 Service Road South  
**Applicant / Agent:** 633 Development, LLC  
**Council District:** District 4  
**Proposal:** Height, Density, and Front Landscape Area Variances to allow apartment buildings taller than 45-feet, a density greater than 25 units per acre, and reduced front landscape area in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits structures to a maximum height of 45-feet, a maximum density of 25 units per acre, and full compliance with front landscape area requirements in a B-3, Community Business Suburban District.

## PUBLIC HEARINGS

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### 4. BOA-003080-2024

**Case #:** 6625  
**Location:** 2103 Gibson Street  
**Applicant/Agent:** Prime One Investments, LLC  
**Council District:** District 1  
**Proposal:** Use Variance to allow a duplex in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow duplexes in an R-1, Single-Family Residential Urban District.

## 5. BOA-003083-2024

**Case #:** 6626/5441  
**Location:** 2712 Old Shell Road  
**Applicant/Agent:** Warrior Development, LLC  
**Council District:** District 1  
**Proposal:** Side Street Side Yard Setback Variance to allow a new building within the required side street side yard setback in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) requires full compliance with the side street side yard setback requirements in a B-2, Neighborhood Business Urban District.

## OTHER BUSINESS

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