



## Agenda Item # 3

BOA-003225-2025

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

[Applicant Materials for Consideration](#)

### DETAILS

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**Location:**

1300 North University Boulevard

**Applicant / Agent:**

Sunday Bougher, SGA Design Group

**Property Owner:**

Alabama WMT, LLC

**Current Zoning:**

B-2, Neighborhood Business Suburban District

**Future Land Use:**

Mixed Commercial Corridor

**Case Number(s):**

6658/5987

**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, two (2) wall signs, and informational signs no larger than 20 square feet.

**Board Consideration:**

- To amend a previously approved Sign Variance to allow one (1) freestanding sign, three (3) wall signs, and two (2) informational signs larger than 20 square feet for a single tenant site in a B-2, Neighborhood Business Suburban District.

**Report Contents:**

	<b>Page</b>
Context Map .....	2
Site History .....	3
Staff Comments .....	3
Variance Considerations .....	4
Exhibits .....	5

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 6658 DATE April 7, 2025

APPLICANT Sunday Bougher, SGA Design Group

REQUEST Sign Variance



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## SITE HISTORY

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The subject site was annexed into the City in 1956 and remained undeveloped for many years.

The site was included in a Planned Unit Development (PUD) before the Planning Commission in August 2004 to allow multiple buildings on a single building site. An associated one-lot subdivision, Campus Pointe at USA Subdivision, accompanied that PUD, but the subdivision subsequently expired.

In February 2005 an Administrative PUD was approved to allow multiple buildings on a single building site, but was allowed to expire.

In June 2014, the Planning Commission recommended approval of rezoning for the site from R-3, Multi-Family Residential, to B-2, which was approved by the City Council in July 2014.

In August 2014 the site was the subject of another PUD to allow multiple buildings on a single building site with shared access across multiple building sites. An associated six-lot subdivision, Twister 303 Subdivision, was approved, and the subject site became Lot 4 of that recorded subdivision.

In December 2014, the Board of Zoning Adjustment approved a Sign Variance to allow a digital sign located 240 feet from an R-1, Single-Family Residential District in a B-2 Neighborhood Business District, for the site.

The site was subsequently developed into the current Wal Mart store.

## STAFF COMMENTS

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### **Engineering Comments:**

Signs must be located on private property and not within the public ROW.

### **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 within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

## Planning Comments:

The applicant is requesting a Sign Variance to amend a previously approved Sign Variance to allow one (1) freestanding sign, three (3) wall signs, and two (2) informational signs larger than 20 square feet for a single tenant site in a B-2, Neighborhood Business Suburban District; the UDC limits single-tenant sites in a B-2, Neighborhood Business Suburban District to no more than one (1) freestanding sign, two (2) wall signs, and informational signs no larger than 20 square feet.

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

The applicant failed to pay the legal advertising fee to publish the notification in a public newspaper. As such, the Board cannot consider the current application, and it is recommended that this case be heldover to the May 5<sup>th</sup> meeting to allow the applicant to pay the legal advertising fee.

## VARIANCE CONSIDERATIONS

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### Standards of Review:

Variations 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.

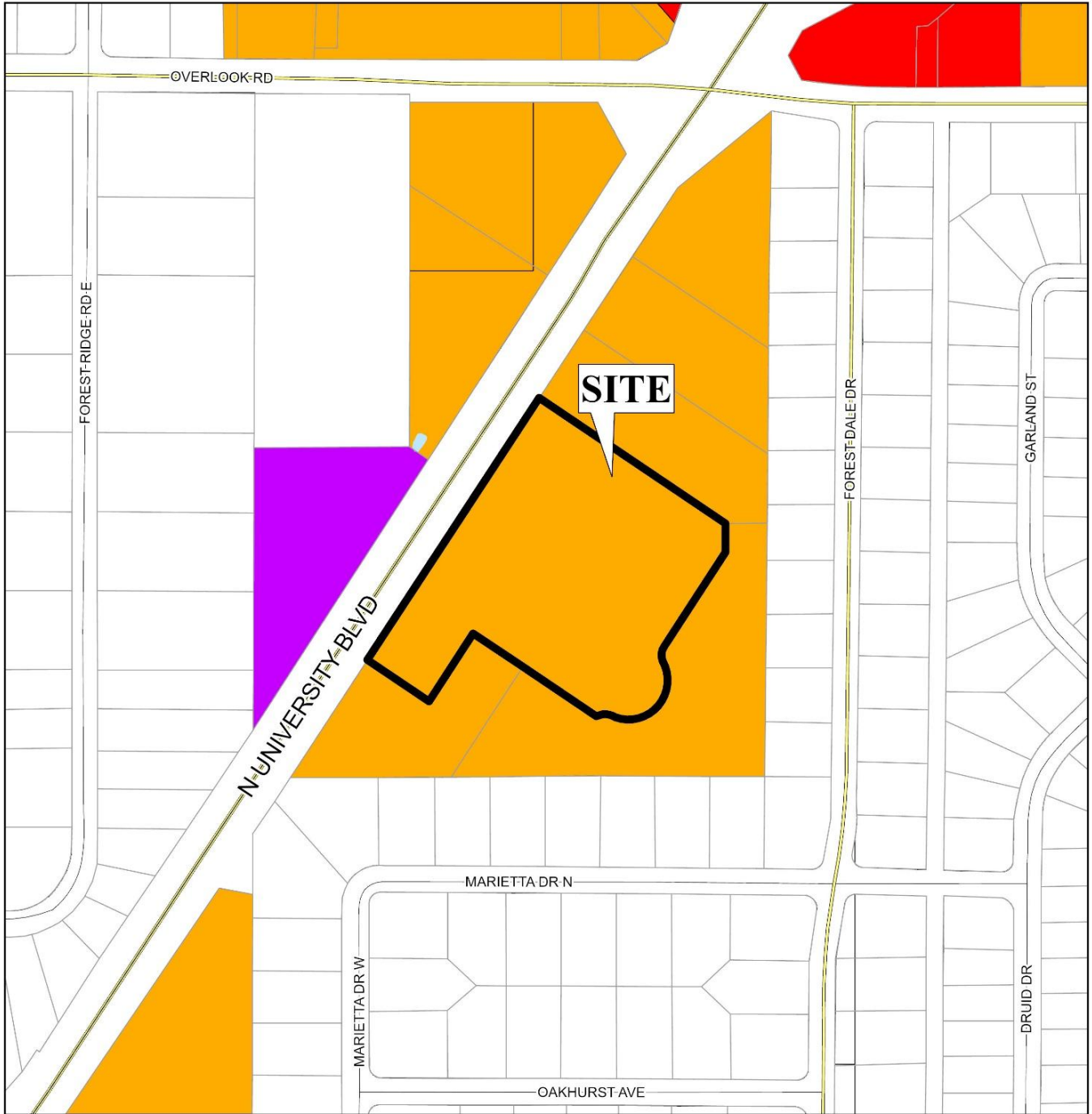
Article 5 Section 10-E.2. states; No variance shall be granted:

- (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 previous information, it is recommended that the Board consider a holdover to the May 5<sup>th</sup> meeting.

# LOCATOR ZONING MAP



APPLICATION NUMBER 6658 DATE April 7, 2025

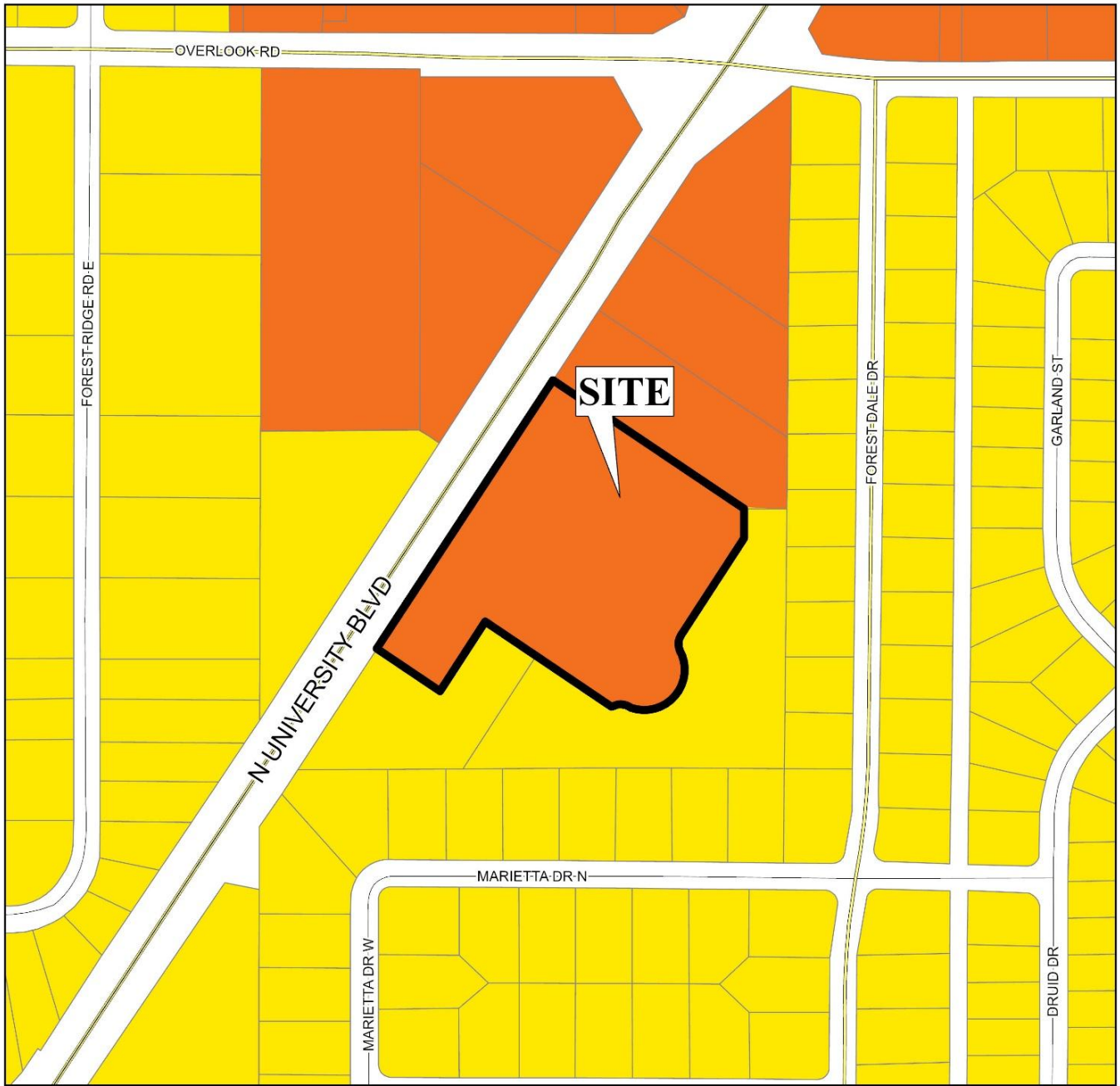
APPLICANT Sunday Bougher, SGA Design Group

REQUEST Sign Variance



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# FLUM LOCATOR MAP



APPLICATION NUMBER 6658 DATE April 7, 2025

APPLICANT Sunday Bougher, SGA Design Group

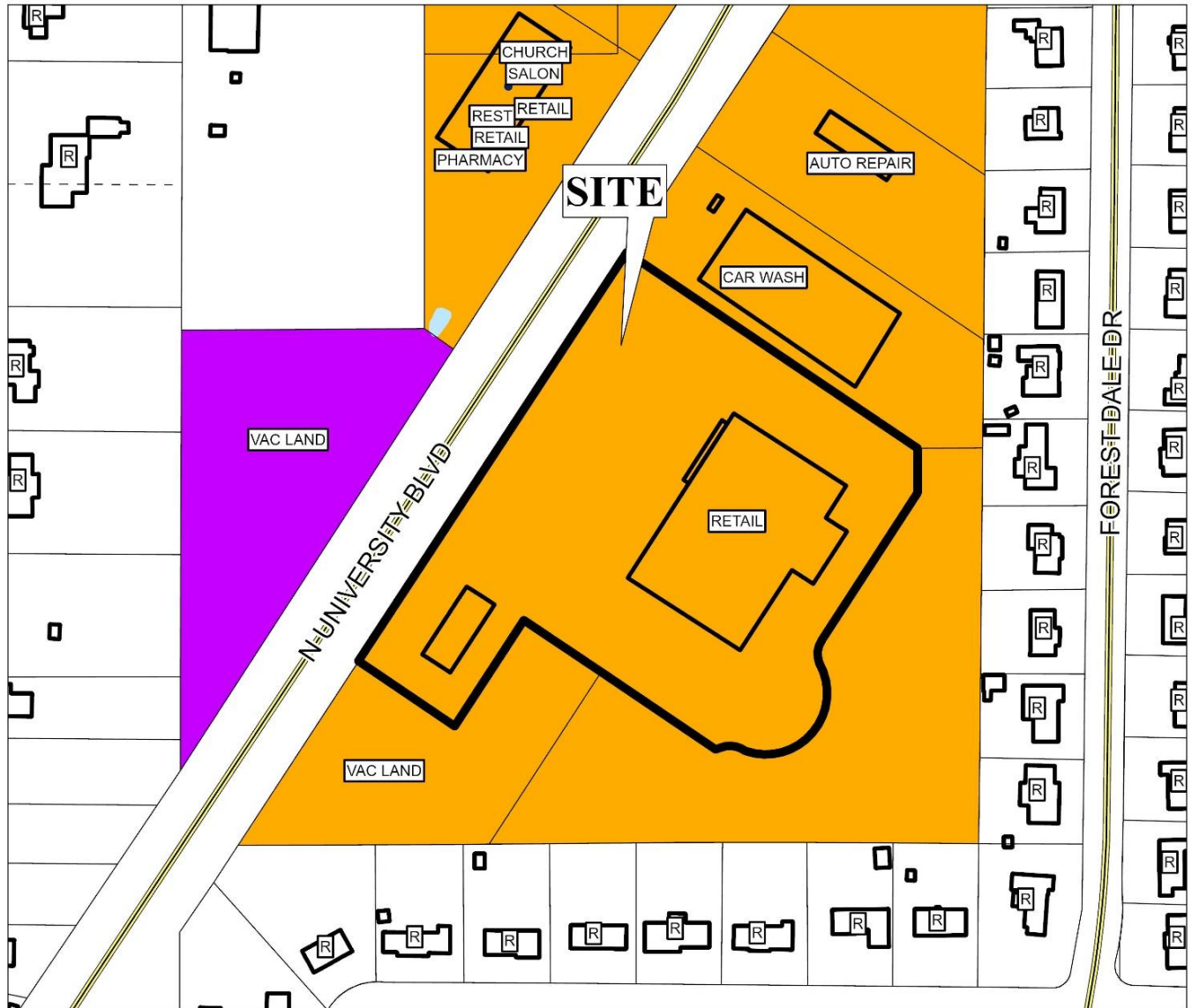
REQUEST Sign Variance

- |   |  |   |   |
|---|--|---|---|
| <span style="color: yellow;">■</span> Low Density Residential   | <span style="color: brown;">■</span> Neighborhood Center - Traditional | <span style="color: lightgrey;">■</span> Light Industry | <span style="color: teal;">■</span> Water Dependent |
| <span style="color: orange;">■</span> Mixed Density Residential | <span style="color: purple;">■</span> Neighborhood Center - Suburban   | <span style="color: grey;">■</span> Heavy Industry      |   |
| <span style="color: pink;">■</span> Downtown                    | <span style="color: magenta;">■</span> Traditional Corridor            | <span style="color: blue;">■</span> Institutional       |   |
| <span style="color: red;">■</span> District Center              | <span style="color: orange;">■</span> Mixed Commercial Corridor        | <span style="color: green;">■</span> Parks, Open Space  |   |



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# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

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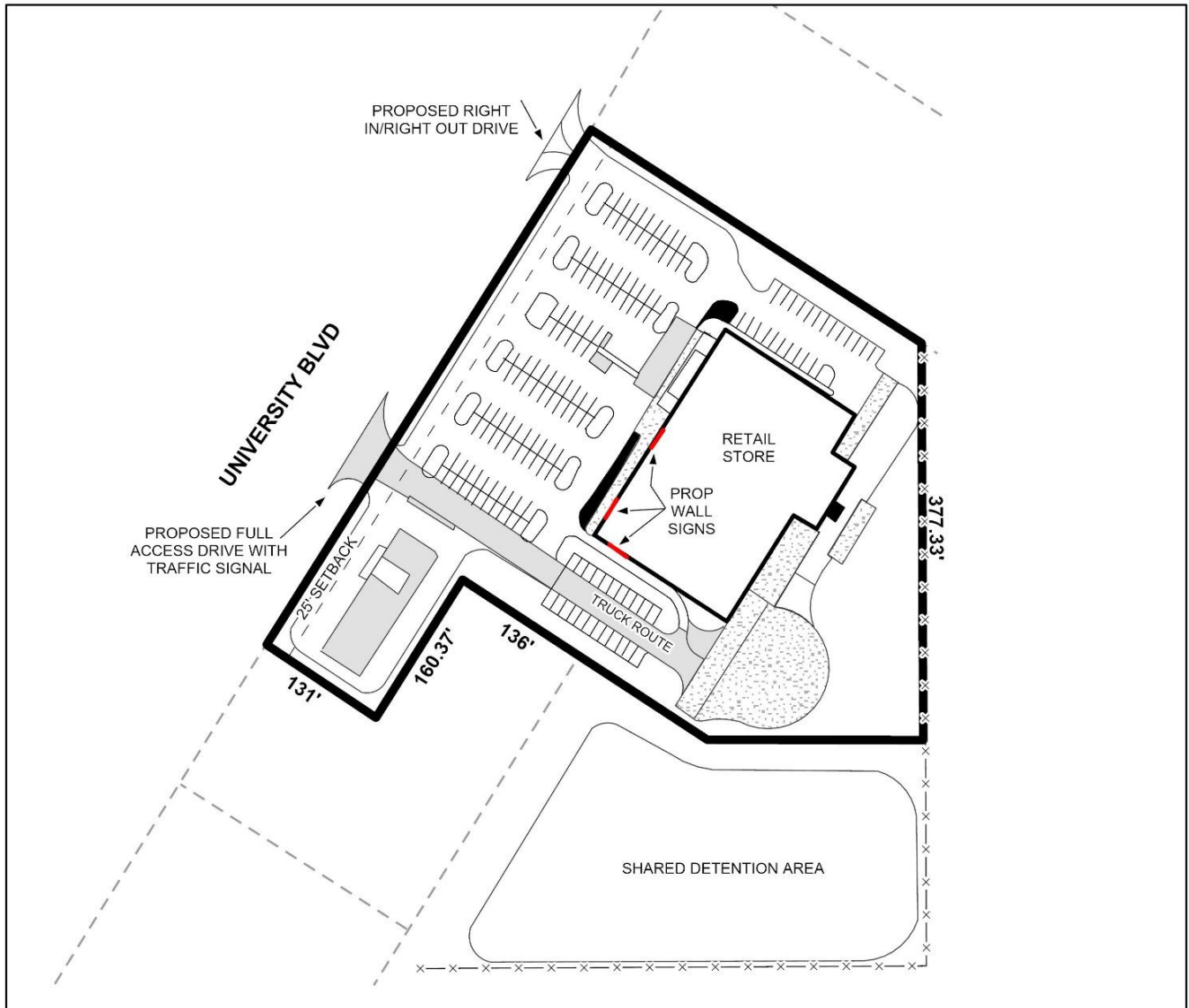
APPLICANT Sunday Bougher, SGA Design Group

REQUEST 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	



# SITE PLAN

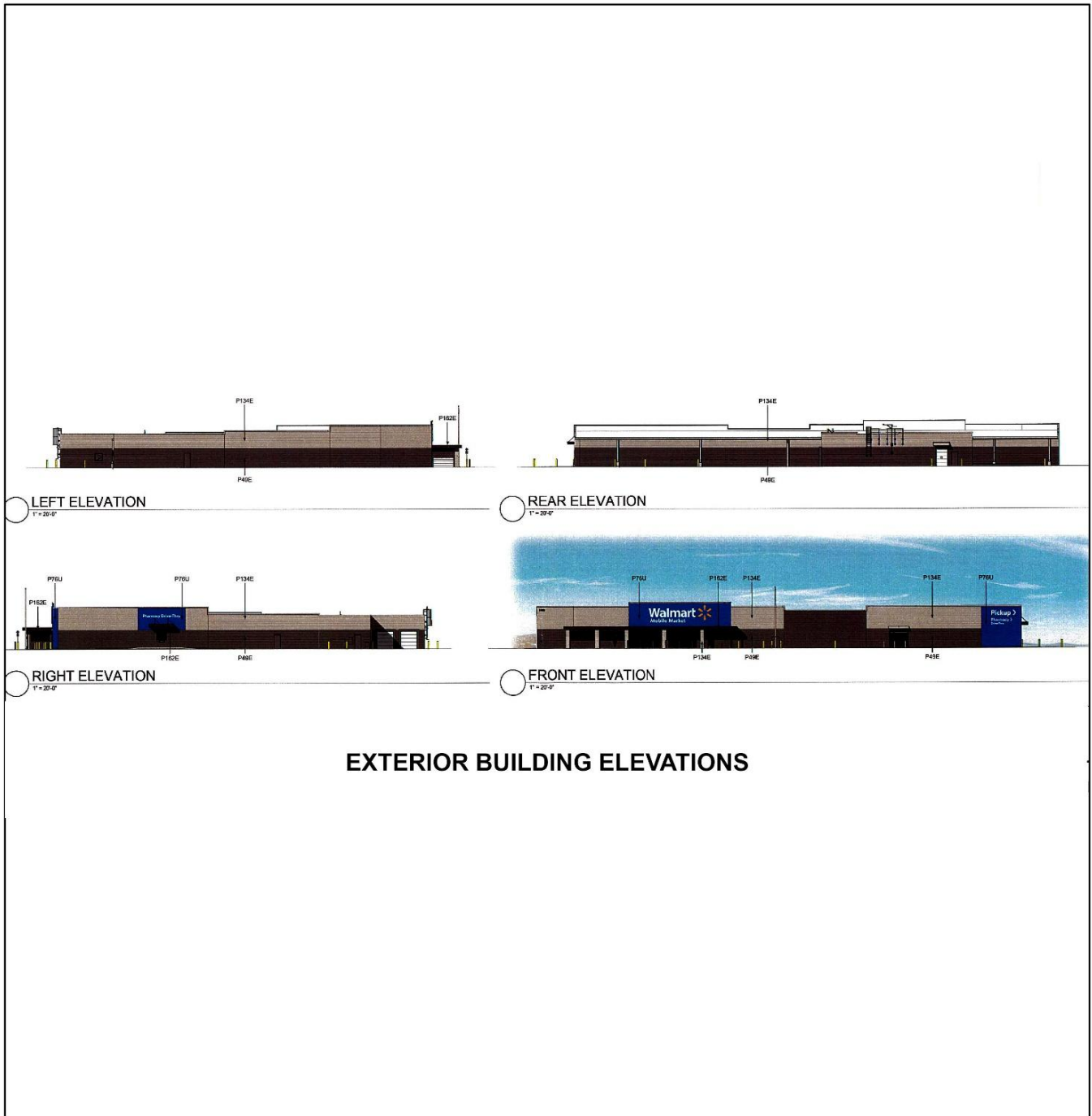


The site plan illustrates the existing building, drives, parking and setbacks.

APPLICATION NUMBER <u>6658</u> DATE <u>April 7, 2025</u>	 NTS
APPLICANT <u>Sunday Bougher, SGA Design Group</u>	
REQUEST <u>Sign Variance</u>	



# DETAIL SITE PLAN



## EXTERIOR BUILDING ELEVATIONS

APPLICATION NUMBER 6658 DATE April 7, 2025

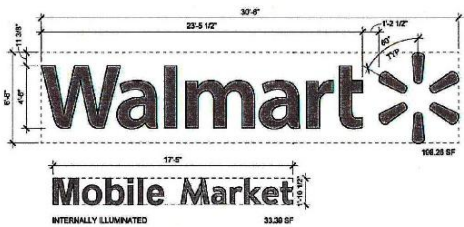
APPLICANT Sunday Bougher, SGA Design Group

REQUEST Sign Variance

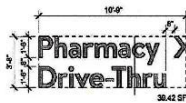


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# DETAIL SITE PLAN



4'-6" WALMART SIGN    1'-10 1/2" MOBILE MARKET  
14" x 14"



1'-6" STACKED PHARMACY  
DRIVE-THRU  
14" x 14"



2'-6" PICKUP  
14" x 14"



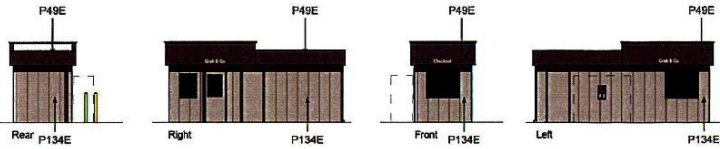
1'-6" PHARMACY DRIVE-THRU  
14" x 14"

## EXTERIOR BUILDING SIGNAGE

APPLICATION NUMBER 6658    DATE April 7, 2025  
 APPLICANT Sunday Bougher, SGA Design Group  
 REQUEST Sign Variance

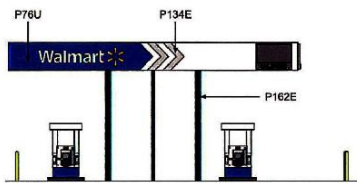


# DETAIL SITE PLAN



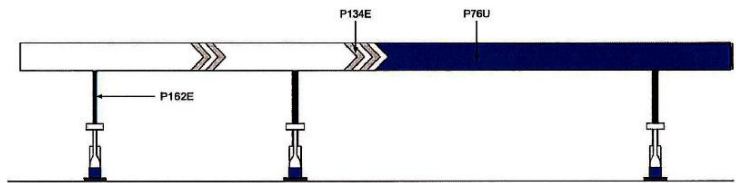
**FUEL STATION BUILDING ELEVATIONS**

1" = 10'-0"



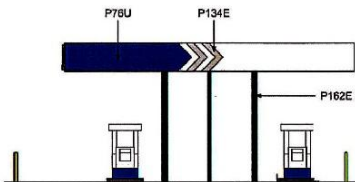
**FUEL STATION CANOPY LEFT ELEVATION**

1" = 10'-0"



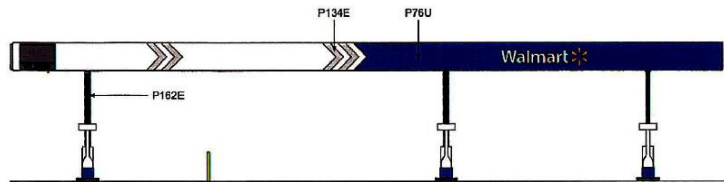
**FUEL STATION CANOPY REAR ELEVATION**

1" = 10'-0"



**FUEL STATION CANOPY RIGHT ELEVATION**

1" = 10'-0"



**FUEL STATION CANOPY FRONT ELEVATION**

1" = 10'-0"

## EXTERIOR FUEL SIGNAGE

APPLICATION NUMBER 6658 DATE April 7, 2025

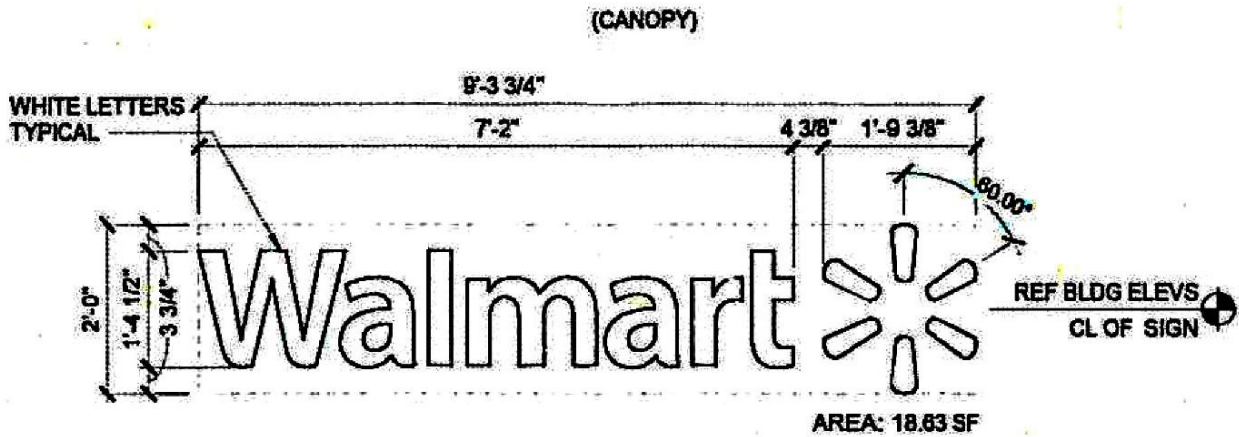
APPLICANT Sunday Bougher, SGA Design Group

REQUEST Sign Variance



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# DETAIL SITE PLAN



**1'-4 1/2" WALMART SIGN**  
 1/2" = 1'-0"

EXTERIOR FUEL SIGNAGE

APPLICATION NUMBER 6658 DATE April 7, 2025

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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 (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)

## 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.

Over time, 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.