



Agenda Item # 4
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 nine (9) wall signs for a single tenant site in a B-2, Neighborhood Business Suburban District.

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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.

There are no Board of Zoning Adjustment cases associated with 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 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 allow two (2) freestanding signs and nine (9) wall signs for a single tenant site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (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.

A detailed description of the request is available via the link on Page 1 of this report.

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.

Until recently the site was developed with a bank building. Demolition and redevelopment of the property with a single-tenant Wawa convenience store and gas station is proposed, along with the following signs:

- Two (2) freestanding signs with digital gasoline pricers;
- One (1) wall sign underneath the West side of the proposed gasoline pump canopy;
- One (1) wall sign underneath the East side of the proposed gasoline pump canopy;
- Two (2) wall signs on the North wall of the proposed building;
- One (1) wall sign on the East wall of the proposed building;
- Two (2) wall signs on the South wall of the proposed building; and
- Two (2) wall signs on the West wall of the proposed building.

The site plan depicts one (1) shared curb cut to Cottage Hill Road, to the North, and one (1) curb cut to Demetropolis Road, to the West. The applicant suggests that having two (2) freestanding signs will allow safer vehicle access to the site due to greater visibility from each street. The applicant states that the purpose for the increase in overall signage allowed for a single-tenant commercial site is to provide the business with adequate identification for the benefit of the traveling public.

It should be noted that the Wawa location at the Southeast corner of Cottage Hill Road and Sollie Road was the subject of Planned Unit Development (PUD) approved by the Planning Commission in June 2022, which included a request for a unique sign package. After consideration, the Planning Commission allowed the site to have a total of one (1) wall sign on the building, two (2) signs on the gas canopy, and two (2) freestanding signs, one (1) of which is required to be a multi-tenant sign with the adjacent lot included in the PUD.

It should also be noted that the single-tenant Wawa location at the Northwest corner of Schillinger Road South and Old Government Street Road was the subject of Sign Variance approval in April 2024 allowing three (3) wall signs and two (2) freestanding signs.

The Cottage Hill Road and Sollie Road site has a little over 700-feet of street frontage, the Schillinger Road South site has approximately 550-feet of street frontage, and the subject site has approximately 537-feet of street frontage.

Finally, if approved, each sign will require a separate Sign Permit from the Planning and Zoning Department prior to its construction or placement on the property. Electrical Permits will also be required for any internally illuminated sign.

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:

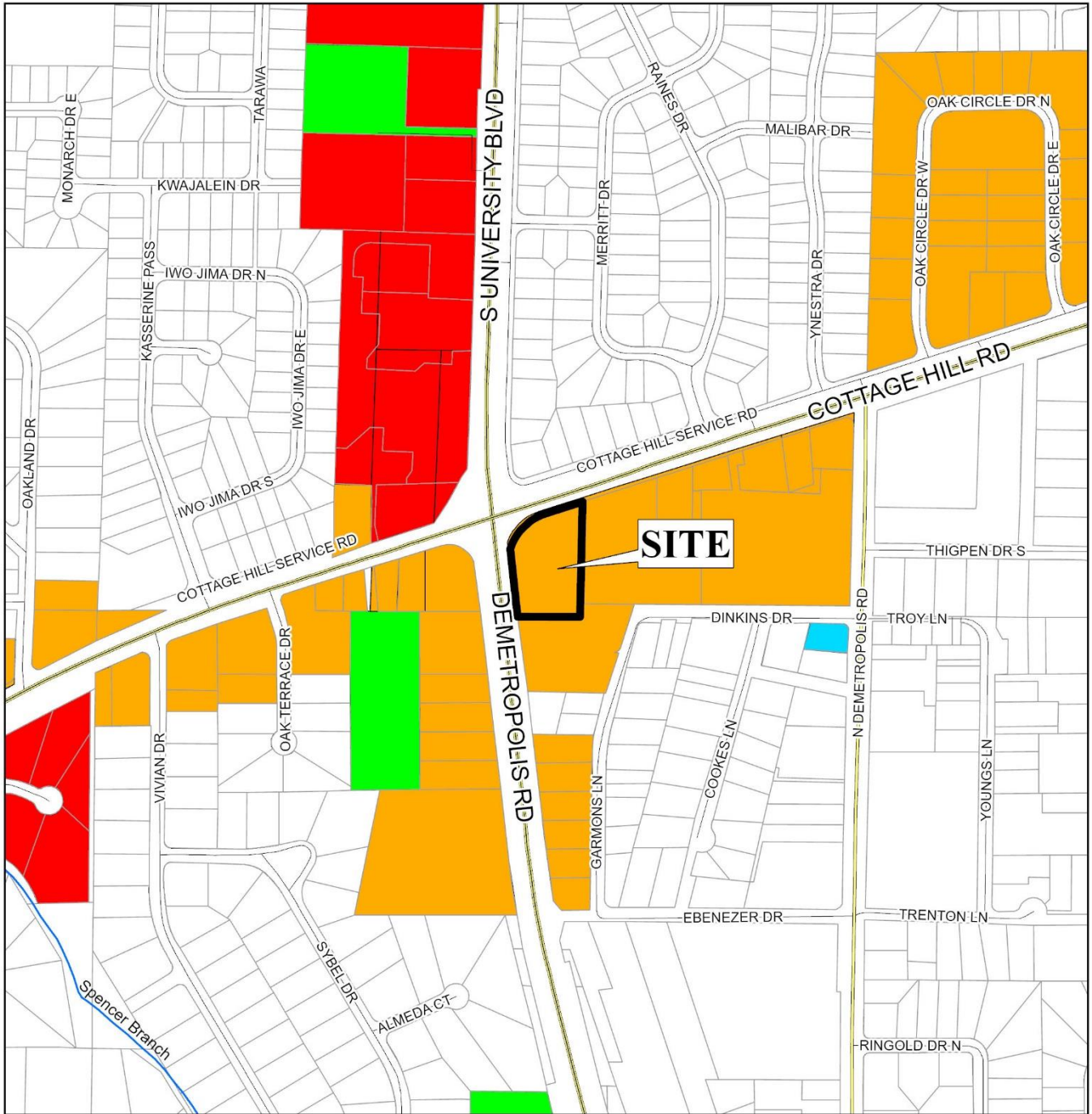
Based on the requested Variance application and documentation submitted, if the Board considers approval of the request, the following findings of fact must be presented:

- 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.

If approved, the following conditions should apply:

- 1) Acquisition of the appropriate Permit(s) for each sign, prior to their construction or placement on the property.

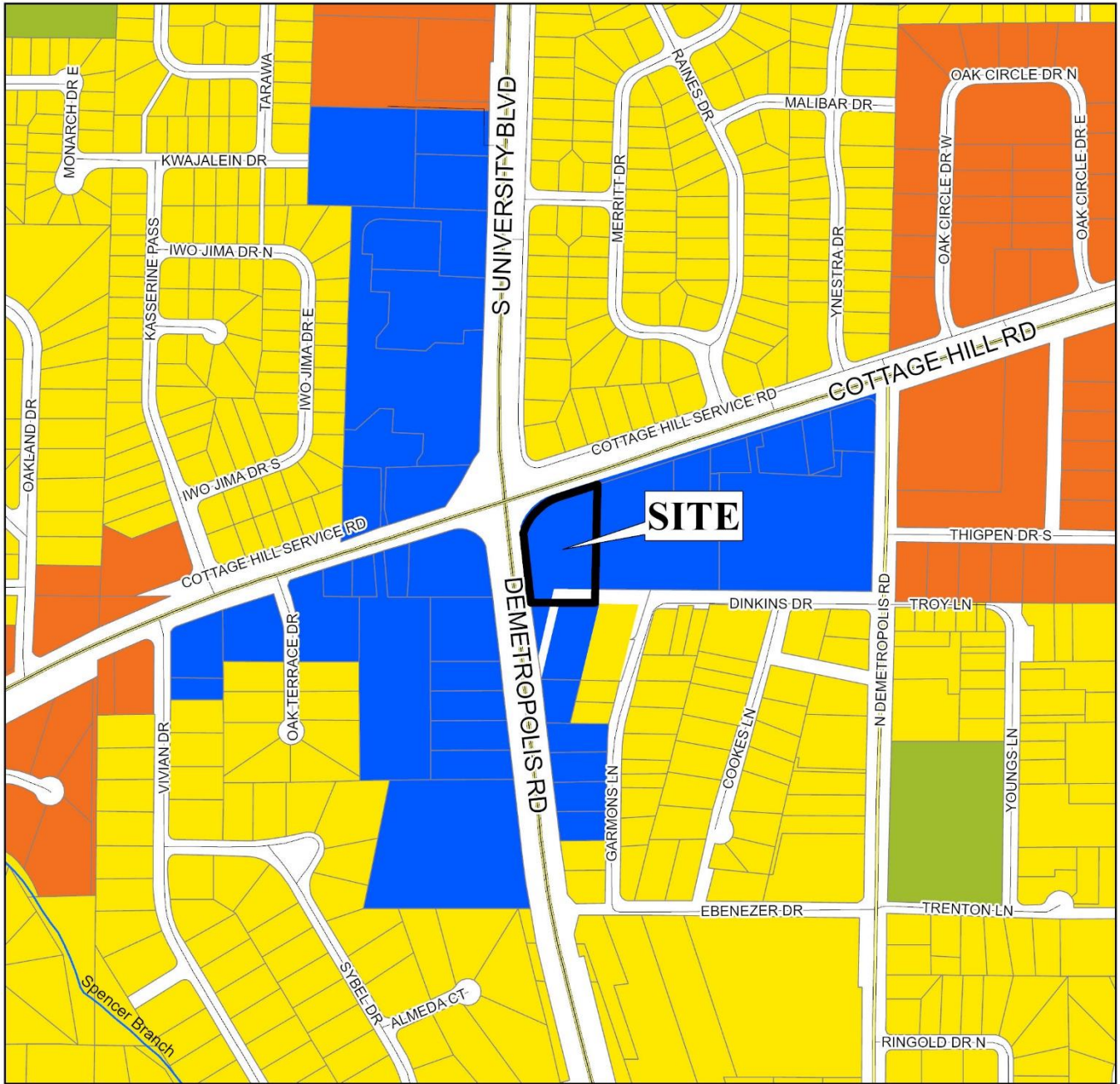
LOCATOR ZONING MAP



APPLICATION NUMBER 6649 DATE February 3, 2025
 APPLICANT Thomas Sign & Awning Co. (Alvin Ramos, Agent)
 REQUEST Sign Variance



FLUM LOCATOR MAP



APPLICATION NUMBER 6649 DATE February 3, 2025

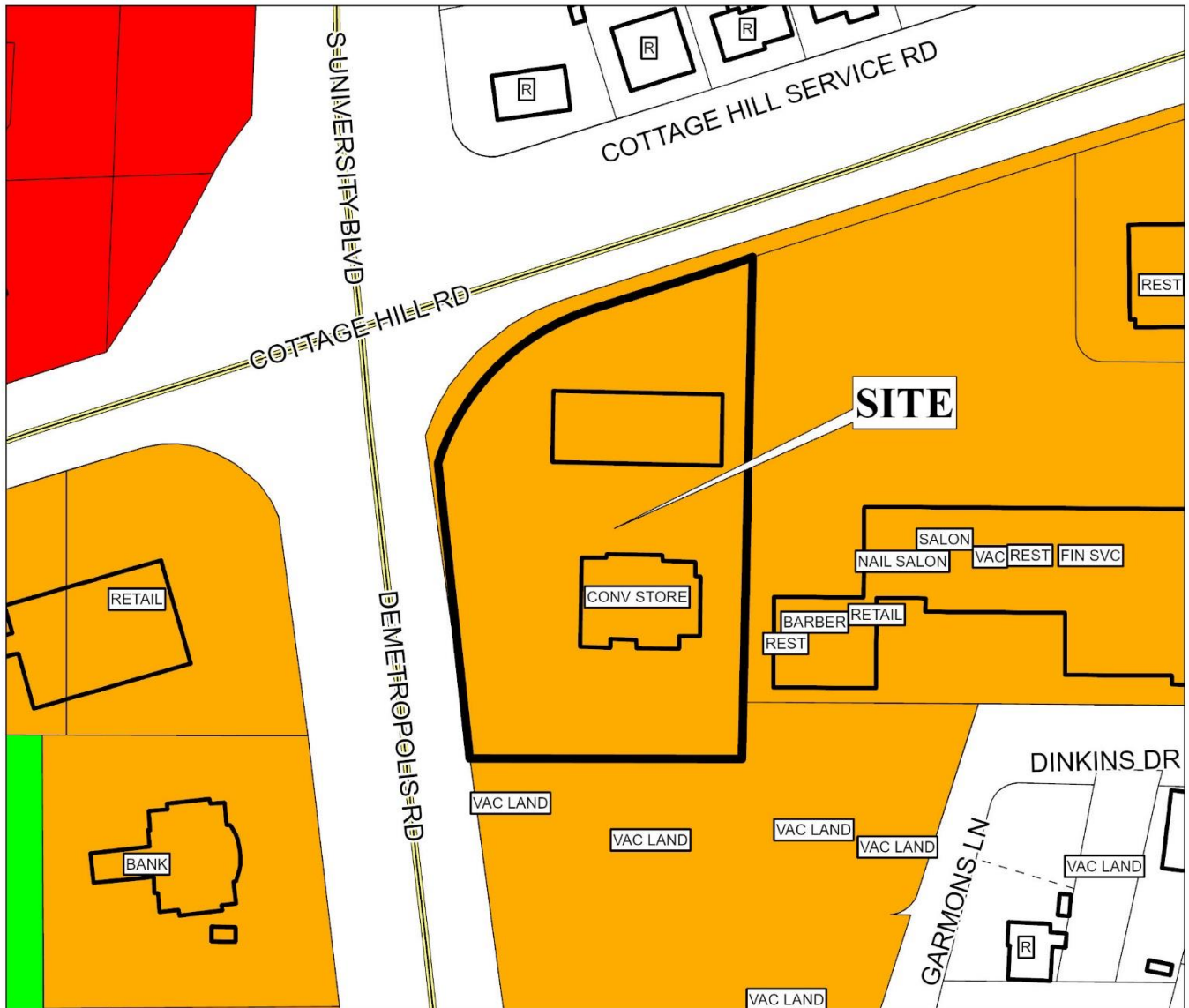
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REQUEST Sign Variance

- | | | | |
|---|---|---|--|
| 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 | |



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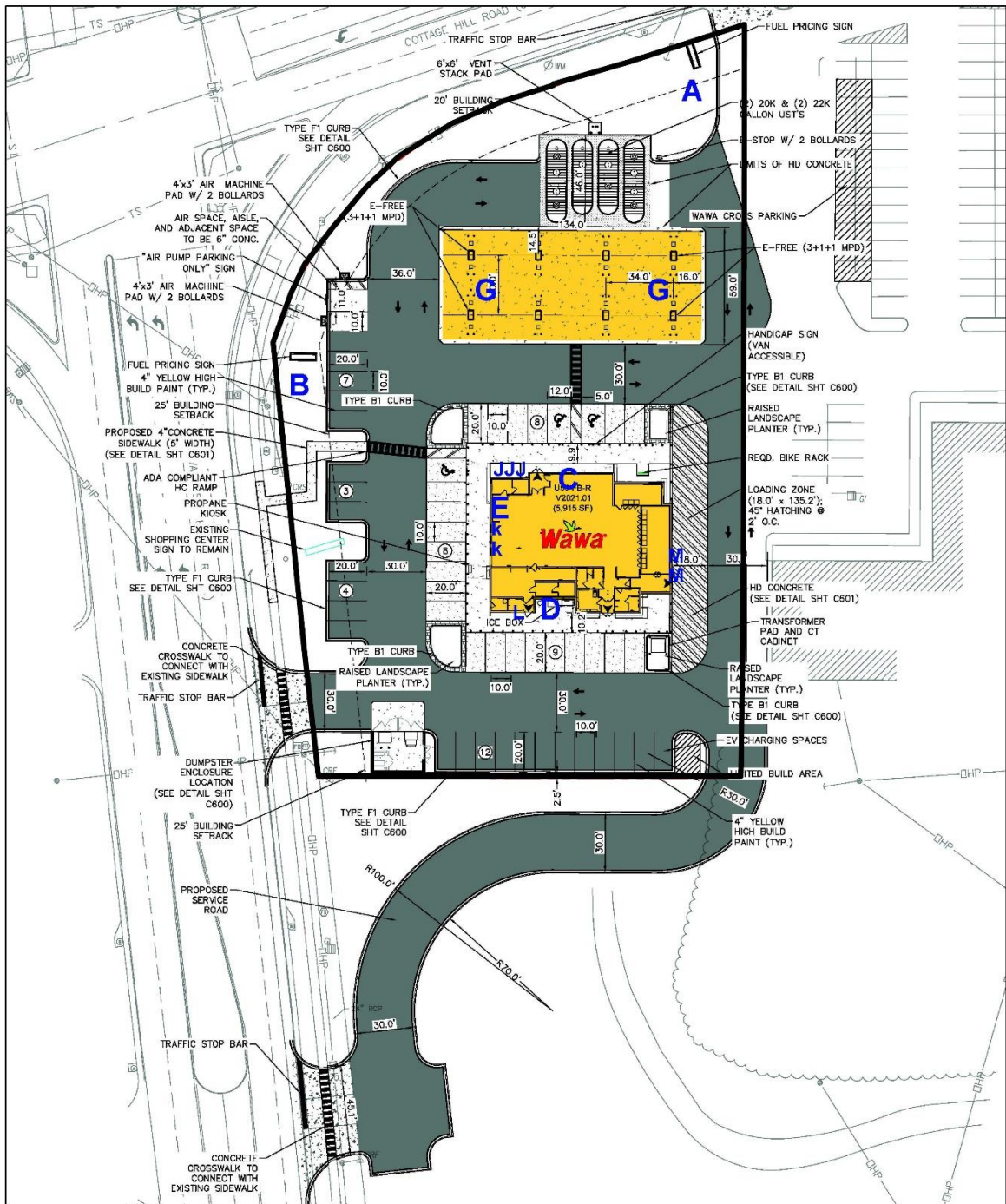
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 R-A	 R-3	 B-1	 B-2	 B-5	 ML	 I-2	 OPEN	 T-3	 T-5.2
 R-1	 R-B	 T-B	 B-3	 CW	 MH	 PD	 SD	 T-4	 T-6
 R-2	 H-B	 LB-2	 B-4	 MM	 I-1	 MUN	 SD-WH	 T-5.1	



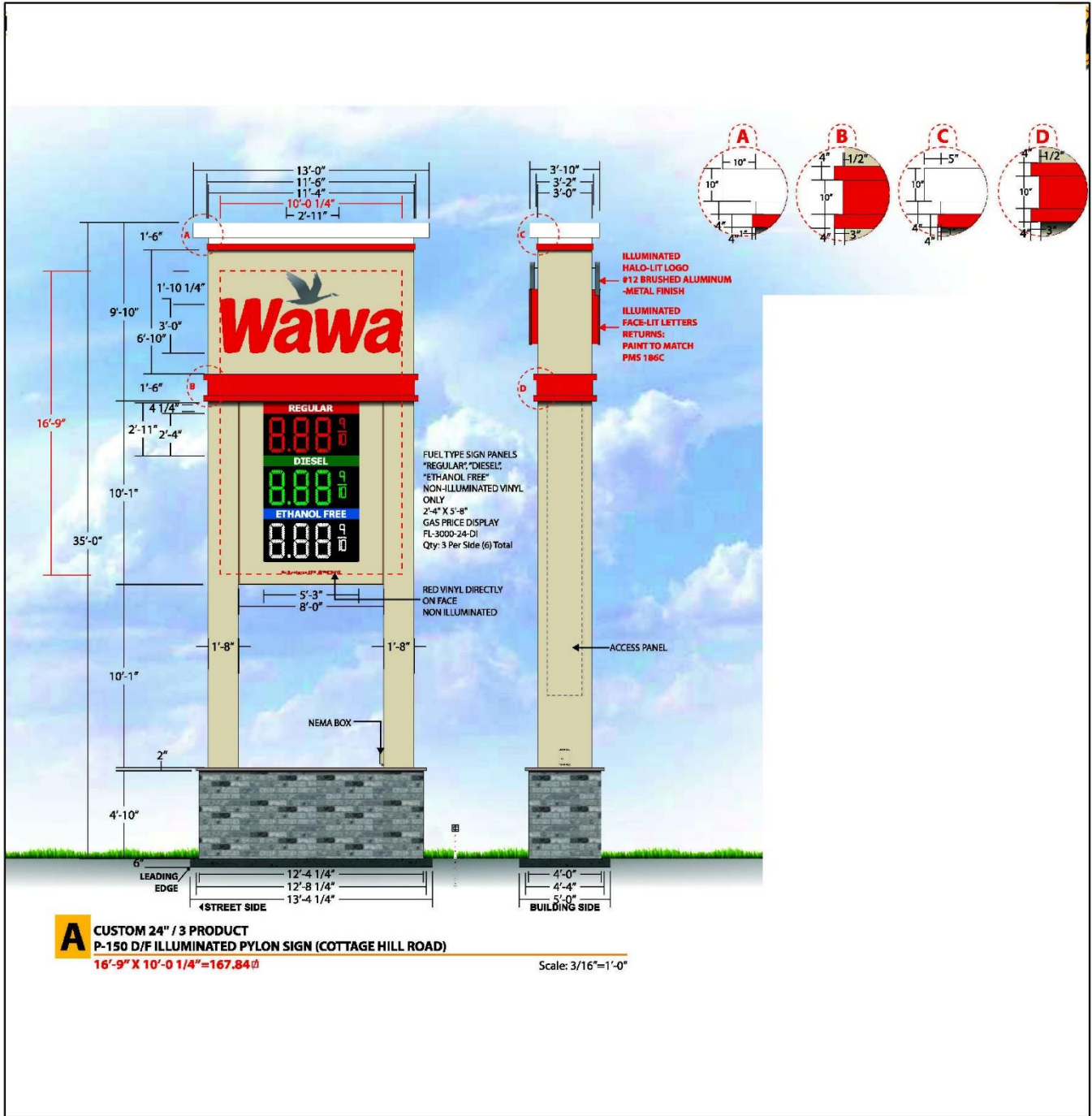
SITE PLAN



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

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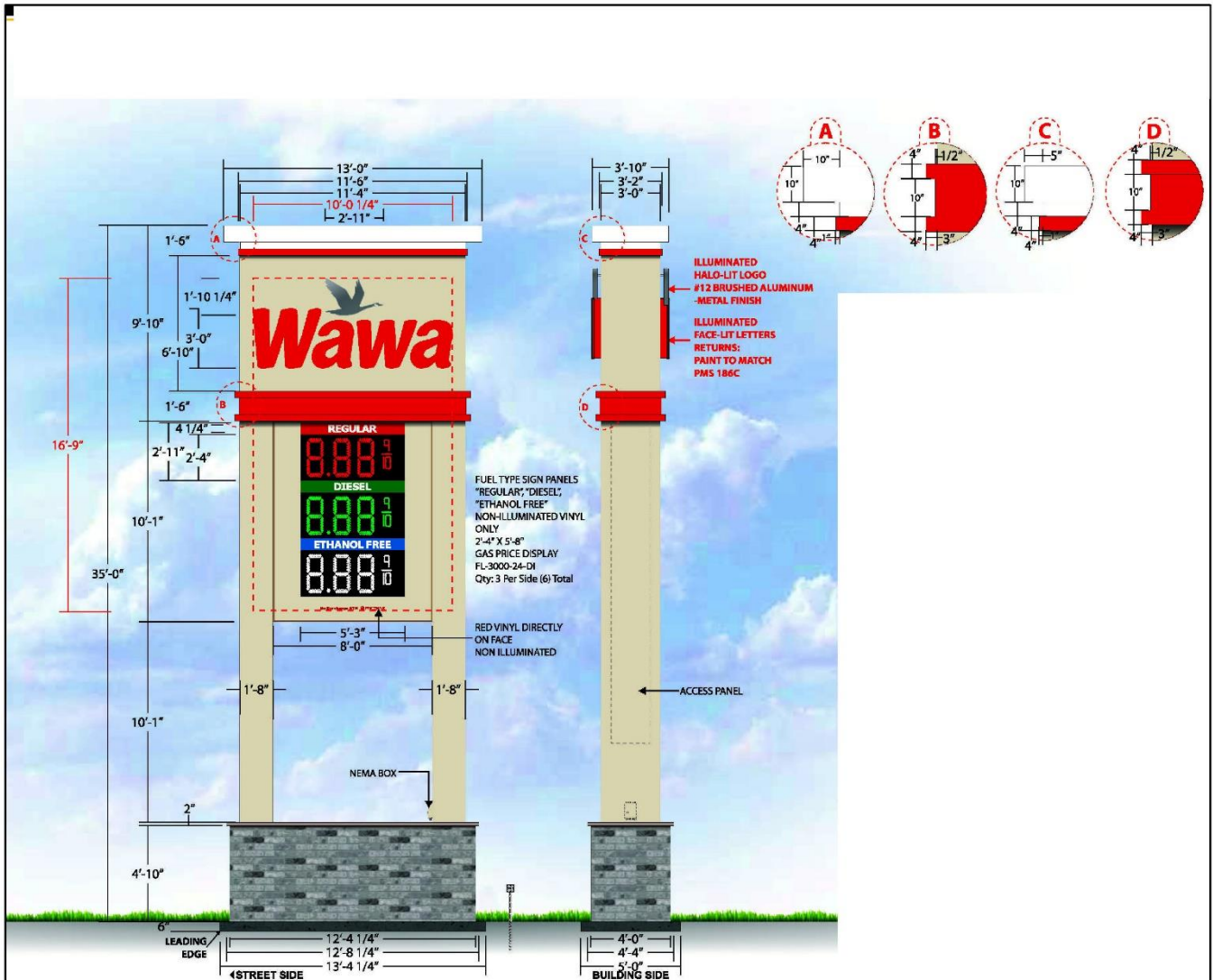
DETAIL SITE PLAN



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DETAIL SITE PLAN

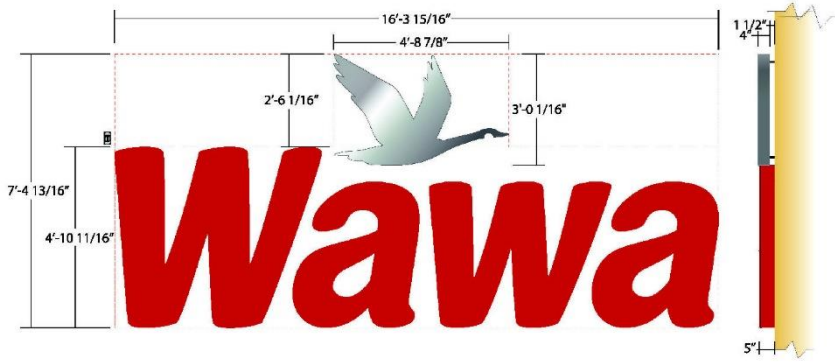


B CUSTOM 24" / 3 PRODUCT
 P-150 D/F ILLUMINATED PYLON SIGN (DEMETROPOLIS ROAD) (VARIANCE REQUIRED)
 16'-9" X 10'-0 1/4" = 167.84 sq ft
 Scale: 3/16" = 1'-0"

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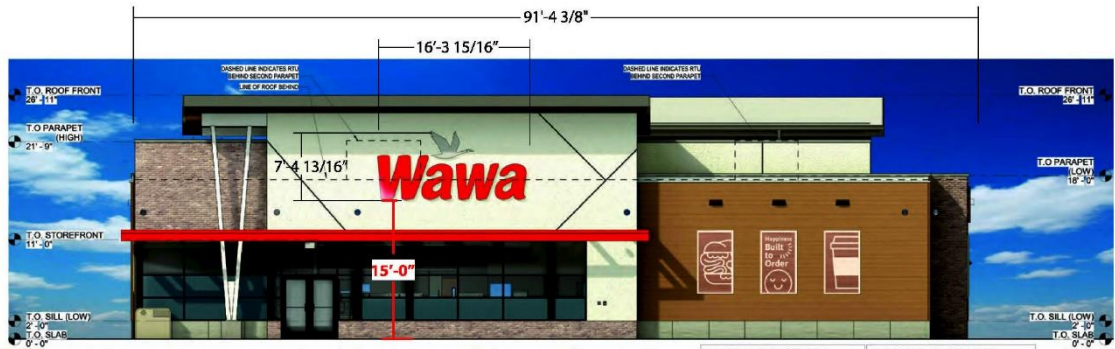


DETAIL SITE PLAN



C 59" LED Channel Letters & Halo Lit Logo - Remote Transformers
 4.73' X 2.50' = 11.82 SF
 4.89 X 16.32' = 79.805F
 TOTAL = 91.62 SF

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



Proposed Condition - Front (North) Elevation

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

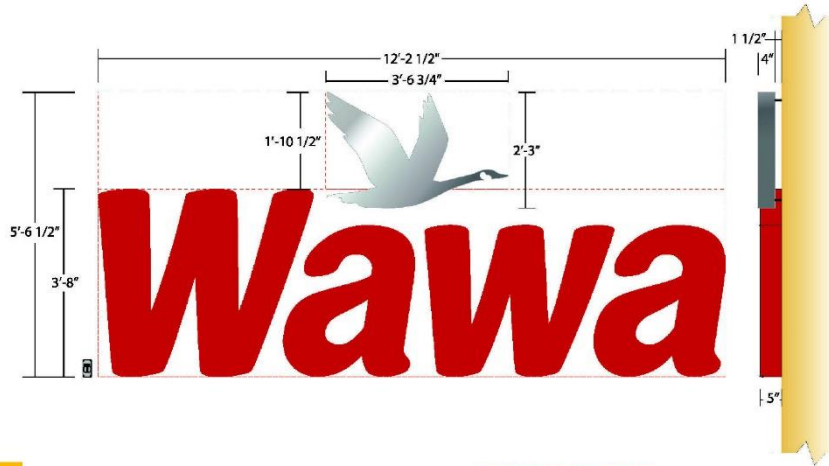
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DETAIL SITE PLAN



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

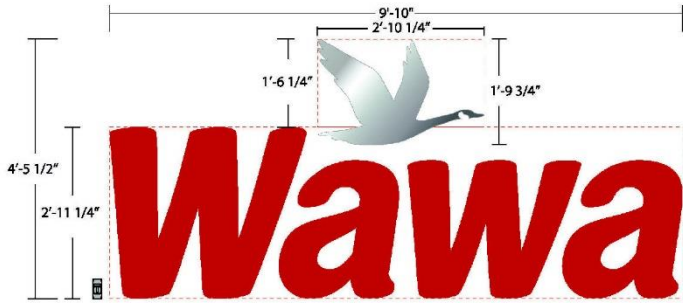
SCALE: 1/2" = 1'-0"



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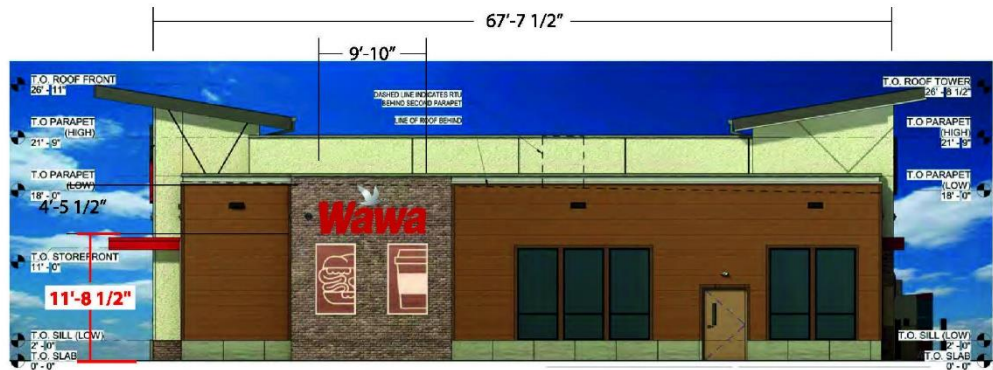


DETAIL SITE PLAN



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"

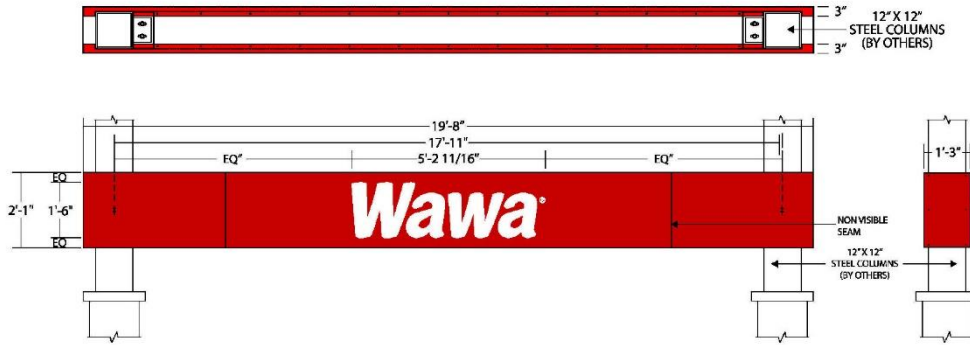


Proposed Condition - Side (West) Elevation

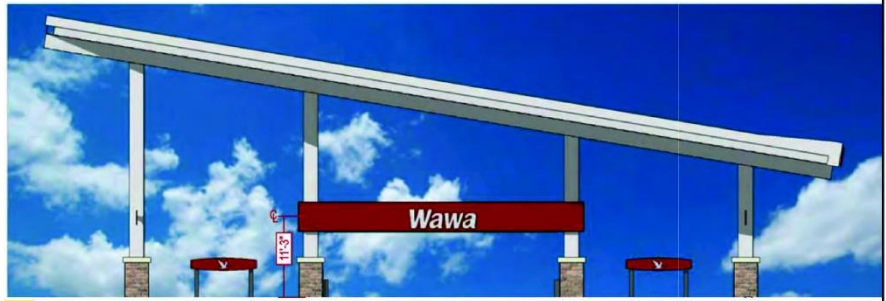
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DETAIL SITE PLAN



G D/F Brake Formed Aluminum Gas Pump Canopy Spanner Panel - **DOUBLE PUMP**
 COPY AREA- 7.83# SCALE: 3/8" = 1'-0"
(VARIANCE REQUIRED)

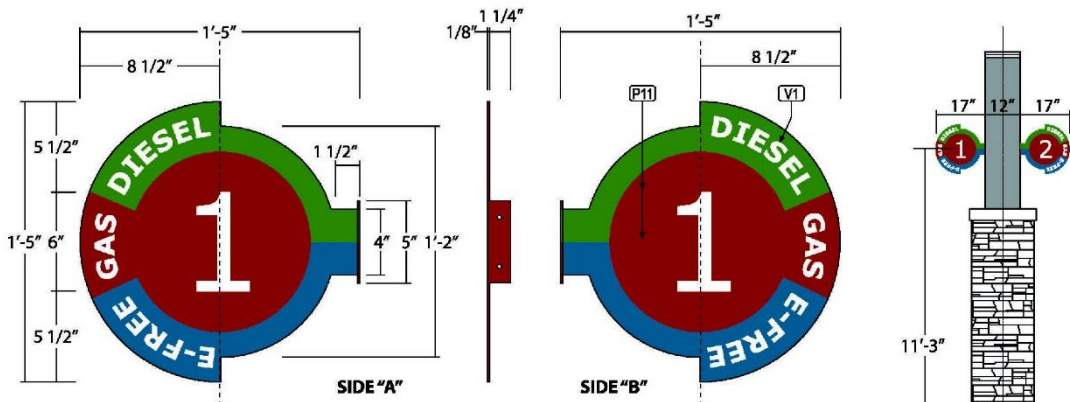


Pump Elevation View

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DETAIL SITE PLAN

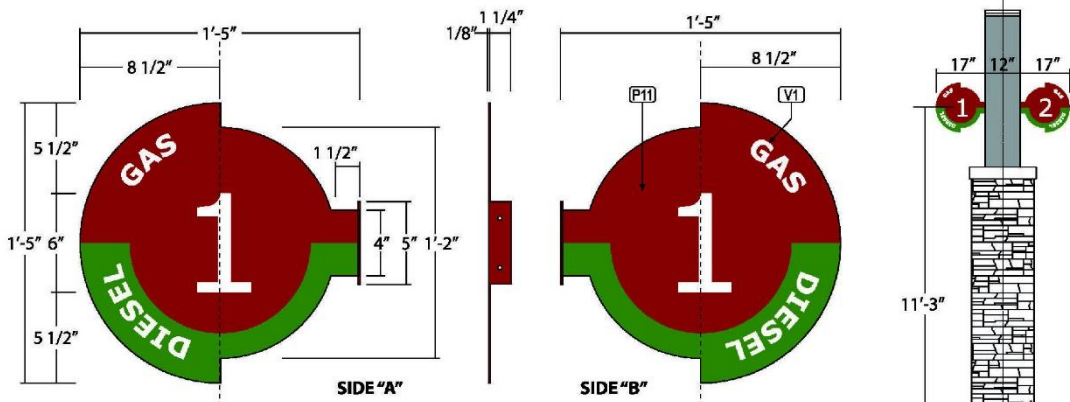


H **DETAIL @ D/F PUMP INDICATOR SIGN - E-FREE, GAS & DIESEL 3+1+1**

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)



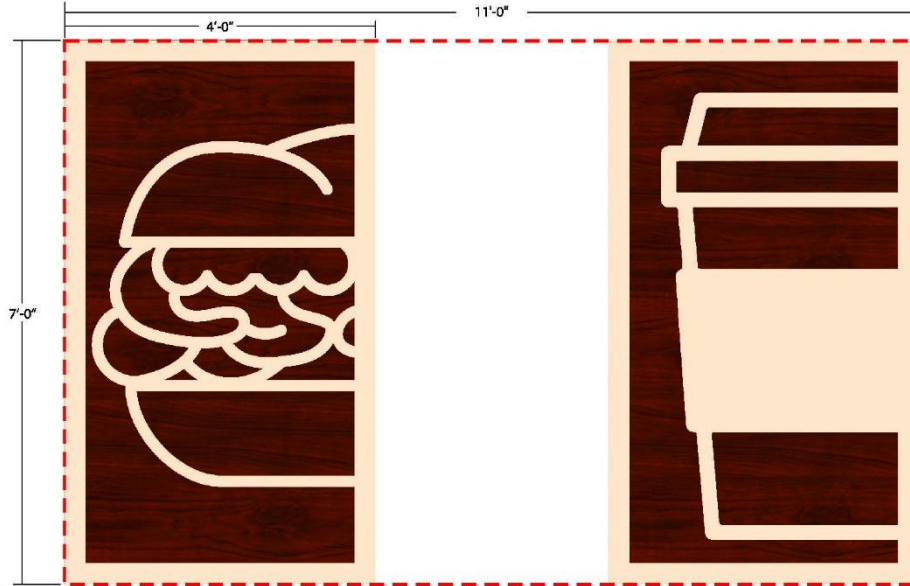
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DETAIL SITE PLAN



K Wall Art (Back)
(NOT CONSIDERED SIGNAGE)

Scale: 3/4"=1'-0"



Proposed Condition - Side (West) Elevation

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

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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)

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.).