



# Mobile Board of Zoning Adjustment **Results Agenda**

March 2, 2026 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

|   |                                    |
|---|------------------------------------|
| X | Mr. William L. Guess, Chairman     |
| X | Mr. Adam Metcalfe, Vice Chairman   |
| X | Mr. Lewis Golden                   |
| X | Mr. Jeremy B. Milling              |
| X | Mr. William Petway                 |
| X | Mr. Gregory Morris, Sr.            |
|   | Ms. Trithenia Ferrell              |
| X | Mr. Taylor Atchison, Supernumerary |
|   | Mr. Allen Williams, Supernumerary  |

Staff: Doug Anderson, Stephen Guthrie, Marie York, Victoria Burch, Grace Toledo, Johnathan Ellzey, Peter Toler

MOTION TO ADOPT THE AGENDA BY ADAM METCALFE; SECOND BY GREGORY MORRIS.

## EXTENSIONS

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### 1. BOA-003405-2025

**Case #:** 6691/6331/6042/6031/5764  
**Location:** 3201 Airport Boulevard  
**Applicant/Agent:** Kimley-Horn and Associates (Katie Fitzjarrald, Agent)  
**Council District:** District 5  
**Proposal:** Sign Variance to allow an informational sign larger than 20 square feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits informational signs to no more than 20 square feet in a B-3, Community Business Suburban District.

Motion TO APPROVE by Jeremy Milling; second by Taylor Atchison. **Approved.**

After discussion, the Board approved a six (6) month extension.

## 2. BOA-003377-2025

**Case #:** 6685/6611/6431/3924  
**Location:** 960 South Lawrence Street  
**Applicant/Agent:** PCDA Architecture, Paul Davis  
**Council District:** District 3  
**Proposal:** Reduced Parking, Front Yard Setback, and Side Street Side Yard Setback Variances to amend a previously approved variance to allow no on-site parking and a building addition within the required front and side street side yard setbacks in an I-1, Light Industry District; the Unified Development Code (UDC) requires full compliance with parking requirements as well as front yard and side street side yard setback requirements in an I-1, Light Industry District.

Motion TO APPROVE by Gregory Morris; second by Taylor Atchison. **Approved.**

After discussion, the Board approved a six (6) month extension.

## 3. BOA-SE-003400-2025

**Case #:** 6686  
**Location:** 850 Marion Street  
**Applicant/Agent:** Alabama Power Company (Chester Lachowicz, Agent)  
**Council District:** District 2  
**Proposal:** Special Exception approval to allow an electrical substation in an R-2, Two-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for electrical substations in an R-2, Two-Family Residential Suburban District.

Motion TO APPROVE by Gregory Morris; second by William Petway. **Approved.**

After discussion, the Board approved a nine (9) month extension.

## PUBLIC HEARINGS

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### 4. BOA-003599-2025

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|--------------------------|---|
| <b>Case #:</b>           | 6730/6609   |
| <b>Location:</b>         | 985 Schillinger Road South  |
| <b>Applicant/Agent:</b>  | Clover Signs  |
| <b>Council District:</b> | District 7  |
| <b>Proposal:</b>         | Sign Variance to allow five (5) wall signs and one (1) freestanding sign for a single business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single business sites to a total of three (3) signs with no more than one (1) freestanding sign in a B-3, Community Business Suburban District. |

Motion TO APPROVE by Adam Metcalfe; second by Taylor Atchison. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

The approval is subject to the following conditions:

- 1) Obtaining the applicable permits for each sign, even if refacing an existing sign; and
- 2) Full compliance with all municipal codes and ordinances.

### 5. BOA-SE-003617-2026

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|--------------------------|--|
| <b>Case #:</b>           | 6731   |
| <b>Location:</b>         | 4250 & 4300 Dauphin Island Parkway   |
| <b>Applicant/Agent:</b>  | Mobile Area Water and Sewer System   |
| <b>Council District:</b> | District 3   |
| <b>Proposal:</b>         | Special Exception approval to allow a lift station in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for a lift station in an R-1, Single-Family Residential Suburban District. |

Motion TO APPROVE by Gregory Morris; second by Adam Metcalfe. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- A) The proposed use **is** in harmony with the general purpose, goals, objectives and standards of this Chapter, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
- B) The proposed use at the proposed location **shall not** result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety and general welfare either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Chapter, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
- C) The proposed use **will** be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, and services specified in this subsection.
- D) The proposed use **is** consistent with all applicable requirements of this Chapter, including: any applicable development standards in Article 3; and any applicable use regulations in Article 4.
- E) The proposed use **is** compatible with the character of the neighborhood within the same zoning district in which it is located.
- F) The proposed use **will not** impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- G) The proposed use **will** have no more adverse effects on health, safety or comfort of persons living or working in the neighborhood, or will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district.
- H) The site **is** designed to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads.
- I) The site **is** designed to minimize the impact on storm water facilities.
- J) The use **will** be adequately served by water and sanitary sewer services.
- K) The use **is not** noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- L) The use **will not** be detrimental or endanger the public health, safety or general welfare.

The approval is subject to the following conditions:

- 1) Approval of a one-lot Subdivision to make the site a legal lot of record prior to the issuance of permits;
- 2) Either approval of a Sidewalk Waiver to waive construction of a public sidewalk along Dauphin Island Parkway, or provision of a sidewalk; and
- 3) Full compliance with all municipal codes and ordinances.

## 6. BOA-003606-2026

|                          |   |
|--------------------------|---|
| <b>Case #:</b>           | 6732  |
| <b>Location:</b>         | 4250 & 4300 Dauphin Island Parkway  |
| <b>Applicant/Agent:</b>  | Mobile Area Water and Sewer System  |
| <b>Council District:</b> | District 3  |
| <b>Proposal:</b>         | Front Yard Setback, Barbed Wire, Surfacing, Reduced Parking, and Tree & Landscaping Variances to allow a lift station less than 25-feet from the front property line, with barbed wire around the site, aggregate surfacing, no off-street parking, and no tree plantings and landscaped area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and barbed wire in an R-1, Single-Family Residential Suburban District; requires concrete, asphaltic concrete, asphalt, or an alternative parking surface; requires the provision of compliant off-street parking; and full compliance with tree planting and landscape area requirements. |

Motion TO APPROVE by Jeremy Milling; second by Gregory Morris. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

The approval is subject to the following conditions:

- 1) Approval of the Special Exception;
- 2) Completion of a one (1)-lot subdivision to make the site a legal lot of record prior to obtaining permits;
- 3) Provision of a compliant residential buffer;
- 4) Either approval of a Sidewalk Waiver, or the provision of a sidewalk;
- 5) Obtaining all necessary building permits; and
- 6) Full compliance with all municipal codes and ordinances.

## 7. BOA-SE-003618-2026

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|--------------------------|--|
| <b>Case #:</b>           | 6733   |
| <b>Location:</b>         | 2590 Dauphin Island Parkway  |
| <b>Applicant/Agent:</b>  | Mobile Area Water and Sewer System   |
| <b>Council District:</b> | District 3   |
| <b>Proposal:</b>         | Special Exception approval to allow a lift station in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for a lift station in an R-1, Single-Family Residential Suburban District. |

Motion TO APPROVE by Gregory Morris; second by Adam Metcalfe. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- A) The proposed use **is** in harmony with the general purpose, goals, objectives and standards of this Chapter, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
- B) The proposed use at the proposed location **shall not** result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety and general welfare either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Chapter, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
- C) The proposed use **will** be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, and services specified in this subsection.
- D) The proposed use **is** consistent with all applicable requirements of this Chapter, including: any applicable development standards in Article 3; and any applicable use regulations in Article 4.
- E) The proposed use **is** compatible with the character of the neighborhood within the same zoning district in which it is located.
- F) The proposed use **will not** impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- G) The proposed use **will** have no more adverse effects on health, safety or comfort of persons living or working in the neighborhood, or will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district.
- H) The site **is** designed to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads.
- I) The site **is** designed to minimize the impact on storm water facilities.
- J) The use **will** be adequately served by water and sanitary sewer services.
- K) The use **is not** noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- L) The use **will not** be detrimental or endanger the public health, safety or general welfare.

The approval is subject to the following conditions:

- 1) Approval of a one-lot Subdivision to make the site a legal lot of record;
- 2) Approval of a Sidewalk Waiver, or the provision of a sidewalk; and
- 3) Full compliance with all municipal codes and ordinances.

## 8. BOA-003607-2026

**Case #:** 6734  
**Location:** 2590 Dauphin Island Parkway  
**Applicant/Agent:** Mobile Area Water and Sewer System  
**Council District:** District 3  
**Proposal:** Front Yard Setback, Barbed Wire, Surfacing, Reduced Parking, and Tree & Landscaping Variances to allow a lift station less than 25-feet from the front property line, with barbed wire around the site, aggregate surfacing, no off-street parking, and no tree plantings and landscaped area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and barbed wire in an R-1, Single-Family Residential Suburban District; requires concrete, asphaltic concrete, asphalt, or an alternative parking surface; requires the provision of compliant off-street parking; and full compliance with tree planting and landscape area requirements.

Motion TO APPROVE by Gregory Morris; second by Adam Metcalfe. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

The approval is subject to the following conditions:

- 1) Approval of the Special Exception;
- 2) Completion of a one (1)-lot subdivision to make the site a legal lot of record prior to obtaining permits;
- 3) Provision of a compliant residential buffer;
- 4) Approval of a Sidewalk Waiver, or the provision of a sidewalk;
- 5) Obtaining all necessary building permits; and
- 6) Full compliance with all municipal codes and ordinances.

## 9. BOA-003613-2026

**Case #:** 6735  
**Location:** 5831 U.S. Highway 90 West  
**Applicant/Agent:** Headrick Signs and Graphics, Inc.  
**Council District:** District 4  
**Proposal:** Sign Variance to allow a wall sign greater than 350 square feet and informational signs greater than 20 square feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits wall signs to a maximum size of 350 square feet and limits informational signs to 20 square feet maximum in a B-3, Community Business Suburban District.

Motion TO APPROVE by Adam Metcalfe; second by Taylor Atchison. **Approved.**

Based on the requested Variance application, 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.

The approval is subject to the following conditions:

- 1) Obtaining the applicable permits for each sign, even if refacing an existing sign;
- 2) Signage is limited to the size depicted in the application; and
- 3) Full compliance with all municipal codes and ordinances.

## 10. BOA-003628-2026

**Case #:** 6736  
**Location:** 1558 Luling Street  
**Applicant/Agent:** Patrick & Kelly Patten  
**Council District:** District 2  
**Proposal:** Rear Yard Setback Variance to allow a new detached carriage house less than five-feet (5') from the rear property line in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires all structures to be a minimum of five-feet (5') from the rear property line in an R-1, Single-Family Residential Urban District.

Motion TO APPROVE by Taylor Atchison; second by Lewis Golden. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

The approval is subject to the following conditions:

- 1) Recording of the Subdivision approved by the Planning Commission at its January 15, 2026 meeting in Probate Court prior to the issuance of permits;
- 2) Acquisition of all required permits and inspections for the carriage house; and
- 3) Compliance with all other codes and ordinances.

### 11.BOA-003630-2026

**Case #:** 6737/6567  
**Location:** 824 West I-65 Service Road South  
**Applicant/Agent:** James F. Watkins (DI Hotel Sun, LLC, Agent)  
**Council District:** District 5  
**Proposal:** Sign Variance to allow three (3) freestanding signs and four (4) wall signs in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single business sites to a total of three (3) signs with no more than one (1) freestanding sign in a B-3, Community Business Suburban District.

Motion TO APPROVE by Adam Metcalfe; second by Lewis Golden. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

The approval is subject to the following conditions:

- 1) Obtain all required sign permits;
- 2) Elimination of the wall sign facing Western America Drive; and
- 3) Full compliance with all municipal codes and ordinances.

## 12.BOA-003631-2026

**Case #:** 6738  
**Location:** 360 Palmetto Street  
**Applicant/Agent:** Shawn Blassingill (Baker Bonelson Law Firm, Agent)  
**Council District:** District 2  
**Proposal:** Setback, Camouflage, Parking, and Tree Planting & Landscape Area Variances to allow a telecommunications tower with reduced setbacks, no camouflage, no off-street parking, and no tree plantings and landscaped area in an I-1, Light Industry District; the Unified Development Code (UDC) requires telecommunication towers to be setback from all property lines a distance equal to the height of the tower (160-feet), towers be camouflaged, the provision of compliant off-street parking, and full compliance with tree plantings and landscape area requirements in an I-1, Light Industry District.

Motion TO APPROVE by Adam Metcalfe; second by Jeremy Milling. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

The approval is subject to the following conditions:

- 1) Submittal of the required copies of the recorded two-lot Subdivision to be considered by the Planning Commission on March 19, 2026 (if approved);
- 2) Coordination with AT&T to locate the tower towards the Southeast corner of the subject site; and
- 3) Full compliance with all municipal codes and ordinances.

### 13.BOA-003633-2026

**Case #:** 6739/6660  
**Location:** 20 Graf Dairy Drive  
**Applicant/Agent:** Dauphin Street Residences  
**Council District:** District 1  
**Proposal:** Sign Variance to allow six (6) feather flags, one (1) temporary freestanding sign, and one (1) oversized banner for 180 days in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) does not allow feather flags, temporary freestanding signs, or oversized banners, and limits banners to a maximum of 30 days in an R-3, Multi-Family Residential Suburban District.

Motion TO APPROVE by Jeremy Milling; second by Gregory Morris. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

### 14.BOA-003634-2026

**Case #:** 6740/6333/5173/5122  
**Location:** 4570, 4580, and 4590 Shipyard Road  
**Applicant/Agent:** 3T's Trucking Container Division, LLC  
**Council District:** District 4  
**Proposal:** Surfacing Variance to amend a previously approved Surfacing Variance to allow aggregate surfacing for truck parking and maneuvering areas on a commercial site in a B-5, Office/Distribution District; the Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-5, Office/Distribution District.

Motion TO APPROVE by Adam Metcalfe; second by Gregory Morris. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

## 15.BOA-003635-2026

|                          |  |
|--------------------------|--|
| <b>Case #:</b>           | 6741/6662/6549   |
| <b>Location:</b>         | 720 Museum Drive   |
| <b>Applicant/Agent:</b>  | Museum Partners, LLC   |
| <b>Council District:</b> | District 7   |
| <b>Proposal:</b>         | Large Building Footprint, Reduced Landscape Area, Increased Parking, Reduced Street Trees, and Public Access Variances to allow a structure larger than 20,000 square feet, reduced front landscaped area, provision of more parking spaces than allowed, a reduced number of street tree plantings, and reduced public access doors on a site currently zoned B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay; the Unified Development Code (UDC) limits structures to a maximum size of 20,000 square feet, requires full landscape area compliance, does not allow more than 20% above the minimum parking requirement be provided, full compliance with street tree plantings, and the provision of public access no greater than 50-feet apart on a site currently zoned B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay. |

Motion TO APPROVE by Taylor Atchison; second by Adam Metcalfe. **Approved.**

After discussion, the Board determined the following findings of fact for approval:

- 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.

The approval is subject to the following conditions:

- 1) Submittal of the required copies of the recorded Fort Hardman Subdivision, Resubdivision of Lots 1 & 2 to staff;
- 2) Either submittal of the required copies of the recorded three-lot Subdivision to be considered by the Planning Commission on March 19, 2026 (if approved) or revision of the site plan to depict the entire lot as it exists (if Subdivision is denied); and
- 3) Full compliance with all municipal codes and ordinances.

## OTHER BUSINESS

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- **BOA-003265-2025**

**Case #:** 6662/6549  
**Location:** 720 Museum Drive  
**Applicant/ Agent:** Philip Burton, Burton Property Group, LLC  
**Council District:** District 7  
**Proposal:** Use Variance to allow a hotel on a site currently zoned R-1, Single-Family Residential Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay; the Unified Development Code (UDC) does not allow hotels in an R-1, Single-Family Residential Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay.

Request to the Board by staff to clarify if the April 7, 2025 approval of the Use Variance included a limit of 87± rooms as included in the narrative submitted with the application.

Narrative provided with the application:

*“The property contains the Fort Hardeman Armory building, which is currently not utilized at all. The Applicant intends to build an 87 +/- room boutique hotel on the property, along with other uses. The current development plan will require the acquisition of an additional approximately .24 acres from the City of the property located to the south, occupied by the fire station. If this use variance is granted the Applicant will seek to have the property rezoned to B-2, with the allowed use of a hotel and the Applicant will re-subdivide the property to create a new legal lot containing the 4.33 +/- acres of 720 Museum Dr. and the .24 acres portion of 700 Museum Dr. The time schedule for development would be approximately 12 months after all permits are obtained*

*If this use variance is approved the applicant will seek to have the property rezoned to B-2. The B-2 zone does not allow for a hotel. The property is located in the Spring Hill Overlay district making B-2 a more suitable overall zone for the property compared to the B-3 or B-4 zone, which does allow a hotel use. The applicant is seeking a variance to allow for “hotel use” in a B-2 zone on the property. If the variance is granted, applicant will seek to have the property rezoned to B-2.”*

Conditions from the Letter of Decision:

- 1) *Completion of a 2-lot Subdivision to alter the interior lot lines between the subject site and the fire station;*
- 2) *Completion of rezoning the site from R-1 to B-2;*
- 3) *Either revision of the site plan to fully comply with the Spring Hill Overlay requirements, or submittal of a site variance to address the non-conforming aspects; and*
- 4) *Full compliance with all municipal codes and ordinances.*

**Board determined that the Use Variance was not conditioned on a certain # of rooms.**

- **Review of Minutes from the following Board of Adjustment meetings:**

July 7, 2025            Motion TO APPROVE by Adam Metcalfe; second by Gregory Morris. **Approved.**

August 4, 2025        Motion TO APPROVE by Adam Metcalfe; second by Gregory Morris. **Approved.**

September 8, 2025    Motion TO APPROVE by Adam Metcalfe; second by Gregory Morris. **Approved.**

October 6, 2025       Motion TO APPROVE by Adam Metcalfe; second by Gregory Morris. **Approved.**

November 3, 2025     Motion TO APPROVE by Adam Metcalfe; second by Gregory Morris. **Approved.**

December 1, 2025     Motion TO APPROVE by Adam Metcalfe; second by William Petway. **Approved.**

- **Election of officers**

Adam Metcalfe nominated William Guess as Chair; second by Jeremy Milling. **Approved.**

Jeremy Milling nominated Adam Metcalfe as Vice-Chair; second by Gregory Morris. **Approved.**