Mobile Board of Zoning Adjustment
Results Agenda
November 5, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

Staff: Doug Anderson, Stephen Guthrie, Marie York, Logan Anderson, Victoria Burch, Jonathan Ellzey, Grace Toledo

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

Order of Hearing: #1-2, 4-8, 3

HOLDOVERS

1. BOA-003876-2026

Case #: 6786/6647
Location: 2460 Third Avenue
Applicant/Agent: The Comforter Heating & Air Conditioning
Council District: District 1
Proposal: Use Variance to allow an HVAC contractor with reduced access and maneuvering area, no residential buffer, and no tree planting and landscape area in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow an HVAC contractor in an R-1, Single-Family Residential Urban District, requires full compliance with access and maneuvering areas, compliant residential buffers, and full compliance with tree planting and landscape area requirements.

Motion TO APPROVE by Gregory Morris; second by Trithenia Ferrell. Approved.
Lewis Golden opposed.

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) The wooden privacy fence is to be maintained;
2) Revision of the site plan to provide a compliant 18-foot depth to the parking stalls, with compliant access and maneuvering area within the paved surface;
3) Obtaining of after-the-fact sign permits for the one (1) freestanding sign and two (2) wall signs;
4) Removal of the wind sock signs;
5) Revision of the site plan to provide a public sidewalk within the right-of-way and a Pedestrian Connection to the office building, should the Sidewalk Waiver be denied by the Planning Commission;
6) Submittal to and approval by Planning and Zoning of a revised site plan; and
7) Full compliance with all municipal codes and ordinances.

2. BOA-003896-2026

Case #:	6791
Location:	5070 Old Shell Road
Applicant/Agent:	Food Pak, Inc.
Council District:	District 7
Proposal:	Use, Reduced Parking, and Tree Planting and Landscape Area Variances to allow a new grocery store with reduced parking, and reduced tree planting and landscape area in an R-1, Single-Family Residential Suburban District within the Neighborhood General sub-district of the Spring Hill Overlay; the Unified Development Code (UDC) requires a compliant amount of parking, tree planting, and landscape area to be provided and does not allow grocery stores in an R-1, Single-Family Residential Suburban District within the Neighborhood General sub-district of the Spring Hill Overlay.

Motion TO HOLDOVER by Lewis Golden; second by Gregory Morris. Heldover to the December 3rd meeting.
Doug Anderson recused. BJ Lyons served as legal counsel for this application.

After discussion, the Board heldover the application to the December 3rd meeting at the applicant's request. The applicant was advised the future holdovers would be unlikely.

PUBLIC HEARINGS

3. BOA-003814-2026

Case #:	6795
Location:	1600 Yeend Street
Applicant/Agent:	McCrory & Williams
Council District:	District 3
Proposal:	Tree Planting Variance to allow no tree plantings in an I-2, Heavy Industry District; the Unified Development Code (UDC) requires full compliance with tree planting requirements in an I-2, Heavy Industry District.

Motion TO HOLDOVER by Adam Metcalfe; second by Trithenia Ferrell. Heldover to the December 3rd meeting.

After discussion, the Board heldover the application to the December 3rd meeting to allow a representative for the application to attend the meeting.

4. BOA-003907-2026

Case #:	6796/6789
Location:	251 St. Louis Street
Applicant/Agent:	Maurin Architecture, PC
Council District:	District 2
Proposal:	Sign Variance to allow two (2) diagonal corner signs in a T-5.1 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) limits diagonal corner signs to no more than one (1) per building in a T-5.1 sub-district of the Downtown Development District (DDD).

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) Obtain all required sign and electrical permits; and
2) Full compliance with all municipal codes and ordinances.

5. BOA-003915-2026

Case #: 6797/6789
Location: 251 St. Louis Street
Applicant/Agent: Maurin Architecture, PC
Council District: District 2
Proposal: Materials Variance to allow the use of wire mesh in a T-5.1 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) does not allow the use of wire mesh in a T-5.1 sub-district of the Downtown Development District (DDD).

Motion TO APPROVE by Adam Metcalfe; second by Trithenia Ferrell. 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) Completion of the associated Subdivision application;
2) Obtain all necessary permits; and
3) Full compliance with all municipal codes and ordinances.

6. BOA-003928-2026

Case #: 6798
Location: 2007 Allison Street
Applicant/Agent: Philip Gregory Johnson
Council District: District 1
Proposal: Use Variance to allow an accessory dwelling unit in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) prohibits accessory dwelling units in an R-1, Single-Family Residential Urban District.

Motion TO APPROVE by Gregory Morris; second by Trithenia Ferrell. 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.

7. BOA-003931-2026

Case #: 6799
Location: 200 Dunlap Drive
Applicant/Agent: Corporate Environmental Risk Management
Council District: District 2
Proposal: Use, Tree Planting & Landscape Area, Parking Surfacing, Setbacks, Site, and Dumpster Variance approval to allow a construction laydown yard in an I-2, Heavy Industry District with reduced tree planting and landscape area, zero-foot (0') setbacks, CONEX shipping container to be used as a permanent storage building, and dumpsters without a compliant enclosure; the Unified Development Code (UDC) only allows construction laydown yards in an I-2, Heavy Industry District as either a temporary or accessory use, requires full compliance with tree planting and landscape area, requires full compliance with setbacks, only allows CONEX shipping containers to be used as temporary storage buildings, and requires dumpsters to have a compliant enclosure.

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.

The approval is subject to the following conditions:

1) Completion of the Subdivision process to make the site a legal lot of record prior to obtaining permits;
2) Approval of the Variance is limited to the duration of the associated bridge project, with the site being returned to current conditions within six (6) months of completion; and
3) Full compliance with all municipal codes and ordinances.

8. BOA-003933-2026

Case #: 6800
Location: 2851 Woodline Drive East
Applicant/Agent: Darren Barrett
Council District: District 4
Proposal: Front Yard Setback Variance to allow a 20-foot setback from Woodmere Street and 35-foot setback along Woodline Drive East in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures be located outside of recorded setbacks in an R-1, Single-Family Residential Suburban District.

Motion TO APPROVE by Adam Metcalfe; second by Trithenia Ferrell. 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) Completion of the Subdivision process;
2) Obtaining of all necessary building permits;
3) Full compliance with all municipal codes and ordinances.

OTHER BUSINESS

BOA-003847-2026

Case #: 6785
Location: 407 Hillcrest Road
Applicant/Agent: Geographic Consulting, LLC
Council District: District 5
Proposal: Use, Access and Maneuvering, Residential Buffer, Pedestrian Connection, and Reduced Landscape Area Variances to allow a professional office with reduced access and maneuvering area, reduced residential buffers, no pedestrian connection, and reduced landscape area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a professional office in an R-1, Single-Family Residential Suburban District, requires full compliance with access and maneuvering areas, compliant residential buffers, pedestrian connections to

public sidewalks, and full compliance with tree planting and landscape area requirements.

The applicant is requesting clarification on the approval or denial of the Pedestrian Connection Variance.

Motion TO APPROVE by Lewis Golden; second by Trithenia Ferrell. Approved.
William Guess recused.

After discussion, the Board determined the following conditions of approval:

1) Revision of the site plan to mark the driveway as one-way in from the South and one-way out at the North;
2) Revision of the site plan to indicate two (2) bicycle parking spaces on the designated parking rack;
3) Revision of the site plan to provide a six-foot (6') high wood privacy fence along the East (rear) of the site;
4) Revision of the site plan to indicate the wood privacy fences along the North and South sides of the site are six (6) feet high to the 25-foot front yard setback line, then dropping to three (3) feet high continuing to the front property line;
5) Submission to and approval by Planning and Zoning of a revised site plan prior to the issuance of permits for development;
6) Obtaining any/all required permits and inspections necessary to authorize use of the building as an office, in coordination with the Inspection Services and Permitting Departments; and
7) Full compliance with all other municipal codes and ordinances.

Review of Minutes from the following Board of Adjustment meetings:

- August 3, 2026
- September 14, 2026
- October 1, 2026

Motion TO APPROVE by Adam Metcalfe; second by Gregory Morris/Trithenia Ferrell. Approved.