



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

September 8, 2025 – 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. Chris Carroll
X	Mr. Gregory Morris, Sr.
X	Ms. Trithenia Ferrell
X	Mr. Taylor Atchison, Supernumerary
X	Mr. Allen Williams, Supernumerary

Staff: Doug Anderson, Stephen Guthrie, Marie York, Bert Hoffman, Victoria Burch, Grace Toledo

MOTION TO ADOPT THE AGENDA BY GREGORY MORRIS; SECOND BY JEREMY MILLING.

## HOLDOVERS

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### 1. BOA-003297-2025

**Case #:** 6675  
**Location:** 264 & 300 North Ann Street and 1303 Adams Avenue  
**Applicant/Agent:** Universal Youth Foundation  
**Council District:** District 2  
**Proposal:** Use and Off-Site Parking Variances to allow a thrift store with four (4) apartments and off-site parking in an R-1, Single-Family Residential Urban District R-2 and R-2, Two-Family Residential Urban District; the Unified Development Code (UDC) does not allow a thrift store with four (4) apartments and off-site parking in an R-1, Single-Family Residential Urban District and R-2, Two-Family Residential Urban District.

Motion TO APPROVE by Jeremy Milling; second by Chris Carroll. **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) Revision of the site plans of the proposed off-site parking lots to provide ADA-compliant parking spaces, landscaping, tree plantings, residential buffers and 24-foot wide driveways, all to be coordinated with Planning and Zoning;
- 2) Obtaining of all necessary building permits for the proposed use of the building; and
- 3) Full compliance with all municipal codes and ordinances.

## 2. BOA-003367-2025

**Case #:** 6683  
**Location:** 357 Coventry Way  
**Applicant/Agent:** Frazaco Group, LLC (Charles Dzantah, Agent)  
**Council District:** District 5  
**Proposal:** Use Variance to allow a duplex in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow duplexes in an R-1, Single-Family Residential Suburban District.

After discussion, the applicant withdrew their request. **Withdrawn.**

## EXTENSIONS

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## 3. BOA-SE-002598-2023

**Case #:** 6537/6205  
**Location:** 2600 Burden Lane  
**Applicant / Agent:** McDowell Knight / Stephen Harvey, Agent  
**Council District:** District 1  
**Proposal:** Special Exception to allow railroad facilities in an I-1, Light Industry District; the Unified Development Code (UDC) requires a Special Exception to allow railroad facilities in an I-1, Light Industry District.

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

After discussion, the Board approved a twelve (12) month extension.

#### 4. 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.

Motion TO APPROVE by Chris Carroll; second by Trithenia Ferrell. **Approved.**

After discussion, the Board approved a twelve (12) month extension.

### PUBLIC HEARINGS

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#### 5. BOA-003429-2025

**Case #:** 6693  
**Location:** 1868 Government Street  
**Applicant/Agent:** Kimba Motors (Dr. Sharon Ingram, Agent)  
**Council District:** District 2  
**Proposal:** Use Variance to allow an office for wholesale automobile sales in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) does not allow offices for wholesale automobile sales in a B-2, Neighborhood Business 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.

The approval is subject to the following conditions:

- 1) The property shall only be used for clerical/office uses associated with automotive sales;
- 2) There shall be no storage, display or sale of vehicles from this location;

- 3) Acquisition of all necessary permits and inspections approving use of the separate tenant space; and,
- 4) Full compliance with all other codes and ordinances.

## 6. BOA-003430-2025

**Case #:** 6694/6163  
**Location:** 4568 Halls Mill Road  
**Applicant/Agent:** Jennifer Jackson, Wrico Signs, Inc.  
**Council District:** District 4  
**Proposal:** Sign Variance to allow an electronic message center within 300-feet of residentially zoned properties in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow an electronic message center within 300-feet of residentially zoned properties in an R-1, Single-Family Residential Suburban 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) The digital reader board shall be turned off from sunset to sunrise;
- 2) The applicant shall obtain a Sign Permit from the Planning and Zoning Department;
- 3) The applicant shall obtain an Electrical Permit from the Permitting Department; and,
- 4) The sign shall comply with all applicable provisions of the Unified Development Code and all other relevant codes and ordinances.

## 7. BOA-003431-2025

**Case #:** 6695  
**Location:** 4255 Cottage Hill Road  
**Applicant/Agent:** Catherine Clark, Agent  
**Council District:** District 4  
**Proposal:** Fence Variance to allow an eight-foot (8') tall fence within the required front yard setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires fences exceeding three-feet (3') tall to comply with front yard setback requirements in an R-1, Single-Family Residential Suburban District.

Motion TO APPROVE by Jeremy Milling; second by Chris Carroll. **Approved.**

After discussion, the Board determined the following findings of fact for approval for a six-foot (6') tall fence with one-foot (1') tall caps on top:

- 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) Acquisition of all necessary permits for the construction of the fence; and
- 2) Obtain a non-utility right-of-way use agreement for any portion of the fence to be located in the right-of-way.

## 8. BOA-SE-003433-2025

**Case #:** 6696  
**Location:** 3755 Cottage Hill Road  
**Applicant/Agent:** Hello Sunshine REI LLC  
**Council District:** District 4  
**Proposal:** Special Exception approval to allow a printing business in a B-1, Buffer Business Suburban District; the Unified Development Code (UDC) requires special exception approval to allow a printing business in a B-1, Buffer Business Suburban District.

## 9. BOA-003434-2025

**Case #:** 6697  
**Location:** 4006 Old Shell Road  
**Applicant/Agent:** Margie Friedman  
**Council District:** District 7  
**Proposal:** Rear Yard Setback Variance to allow a building addition within eight-feet (8') of the rear property line in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures to have a minimum setback of eight-feet (8') from the rear property line in an R-1, Single-Family Residential Suburban 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) Provision of gutter and downspouts along the North side of the addition;
- 2) Obtaining all necessary building permits; and
- 3) Full compliance with all municipal codes and ordinances.

## OTHER BUSINESS

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