Mobile Board of Zoning Adjustment Agenda

December 3, 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

HOLDOVERS

1. BOA-003896-2026

Case #: 6791
Location: 5070 Old Shell Road
Applicant/Agent: Food Pak, Inc.
Council District: District 7
Proposal: Use and Maneuvering Variances to allow a new grocery store with maneuvering area extending into the right-of-way 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 all maneuvering area to be located on private property 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.

2. 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.

EXTENSIONS

3. BOA-003700-2026

Case #: 6747/6652
Location: 1408 Cody Road North
Applicant/Agent: Elliott Land Developments, LLC (Jay Broughton, Agent)
Council District: District 7
Proposal: Lot Size, Setback, Site Coverage, and Common Area Variances to allow reduced lot sizes, reduced setbacks, increased site coverage, and reduced common area for a new 230-lot development in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires newly created lots to be a minimum of 10,000 square feet, with compliant setbacks, a maximum allowed 45% site coverage, and 700 square feet of common area per dwelling unit in an R-3, Multi-Family Residential Suburban District.

4. BOA-003707-2026

Case #: 6750
Location: 6368 Cottage Hill Road
Applicant/Agent: Winnie's Play Café LLC
Council District: District 4
Proposal: Use Variance to allow an indoor recreation facility in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow an indoor recreation facility in a B-2, Neighborhood Business Suburban District.

5. BOA-SE-003456-2025

Case #: 6702/6703/6653
Location: 250 St Louis Street
Applicant/Agent: River Bank & Trust (Casey Pipes, Agent)
Council District: District 2
Proposal: Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.

6. BOA-003457-2025

Case #: 6703/6702/6653
Location: 250 St Louis Street
Applicant/Agent: River Bank & Trust (Casey Pipes, Agent)
Council District: District 2
Proposal: Curb Cut Variance to allow a curb cut to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) prohibits curb cuts to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District.

PUBLIC HEARINGS

7. BOA-003964-2026

Case #: 6801
Location: 260 North Franklin Street
Applicant/Agent: Acre Investments
Council District: District 2
Proposal: Access, Curb Cut Number, and Curb Cut Width Variances to allow vehicular access to the site from the primary street frontage, to allow three (3) curb cuts, and to allow a curb cut to exceed ten-feet (10') in width in a T-4 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) requires vehicular access to be from a secondary frontage, limits sites to a single curb cut per street frontage, and limits curb cuts to a maximum width ten-feet (10') in width in a T-4 sub-district of the Downtown Development District (DDD).

8. BOA-003968-2026

Case #: 6802/6099
Location: 204 & 206 State Street
Applicant/Agent: Iron Hand Brewing, LLC
Council District: District 2
Proposal: Use, Front Yard Setback, Frontage Type, and Transparency Variances to allow a brew pub with an increased front setback, a non-compliant frontage type, and reduced transparency in a T-4 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) does not allow a brew pub in a T-4 sub-district of the Downtown Development District (DDD), requires all structures to be a maximum of twelve-feet (12') from the front property line, have a compliant frontage type, and have a minimum of 20% transparency for all street facing façades.

9. BOA-003969-2026

Case #: 6803
Location: 5399 U.S. Highway 90 West
Applicant/Agent: Thomas Sign and Awning Co., Agent
Council District: District 4
Proposal: Sign Variance to allow two (2) freestanding signs and three (3) wall signs for a single tenant site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single tenant sites in a B-3, Community Business Suburban District to no more than one (1) freestanding sign and no more than two (2) wall signs.

OTHER BUSINESS