



# Mobile Board of Zoning Adjustment Agenda

October 1, 2026 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

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

## EXTENSIONS

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### 1. BOA-003306-2025

**Case #:** 6669  
**Location:** 5399 U.S. Highway 90 West  
**Applicant/Agent:** Jacob Franklin, Kimley-Horn & Associates, Inc.  
**Council District:** District 4  
**Proposal:** Setback Variance to allow a dumpster located within the front 25-foot setback in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow structures exceeding three-feet (3') in height to be located within the front 25-foot setback in a B-3, Community Business Suburban District.

## PUBLIC HEARINGS

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### 2. BOA-003765-2026

**Case #:** 6784  
**Location:** 852 Spring Hill Avenue  
**Applicant/Agent:** PCDA Architecture  
**Council District:** District 2  
**Proposal:** Transparency Variance to allow less than 20% transparency along North Jefferson Street in an SD-WH sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) requires structures to have a minimum of 20% transparency along all public street frontages in an SD-WH sub-district of the Downtown Development District (DDD).

### 3. 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.

### 4. 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.

## 5. BOA-003879-2026

**Case #:** 6787/6692  
**Location:** 700 West I-65 Service Road South  
**Applicant/Agent:** A & R Development Group, LLC  
**Council District:** District 5  
**Proposal:** Density Variance to allow more than 25 dwelling units per acre for a multi-family development in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits multi-family developments to no more than 25 dwelling units per acre in a B-3, Community Business Suburban District.

## 6. BOA-003888-2026

**Case #:** 6788  
**Location:** 2040 Schillinger Road South  
**Applicant/Agent:** Sparks Sign Company  
**Council District:** District 6  
**Proposal:** Sign Variance to allow five (5) wall signs, including an electronic message center that extends above the roofline, and one (1) freestanding sign for a single business site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) limits single business sites to a maximum of three (3) signs, including one (1) freestanding sign, prohibits electronic message centers within 300-feet of residential property, and requires all wall signs to be placed below the roofline in a B-2, Neighborhood Business Suburban District.

## 7. BOA-003892-2026

**Case #:** 6789  
**Location:** 251 & 255 St. Louis Street and 106 & 160 North Jackson Street  
**Applicant/Agent:** G5 Realty, LLC  
**Council District:** District 2  
**Proposal:** Lot Width and Curb Cut Variances to allow creation of a new lot exceeding 180-feet wide with two (2) curb cuts to the secondary frontage (North Jackson Street) and one (1) curb cut to the primary frontage (St. Louis Street) in a T-5.1 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) limits new lots to a maximum of 180-feet wide as well as limiting sites to a single curb cut per secondary frontage (North Jackson Street) and no curb cuts to the primary frontage (St. Louis Street) in a T-5.1 sub-district of the Downtown Development District (DDD).

## 8. BOA-003895-2026

**Case #:** 6790  
**Location:** 250 St. Francis Street  
**Applicant/Agent:** Mark S. Pipper  
**Council District:** District 2  
**Proposal:** Transparency, Awning, Curb Cut, and Dumpster Maneuvering Variances to allow reduced transparency along St. Michael Street, non-compliant awnings, a curb cut exceeding 25-feet wide, and maneuvering area for a dumpster in the right-of-way in a T-5.2 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) requires structures to have a minimum of 20% transparency along all public street frontages, awnings must extend a minimum of six-feet (6') and span a minimum of 80% of the building frontage without gaps, limit curb cuts to a maximum 25-foot width, and require all maneuvering areas for dumpsters to be on private property in an SD-WH sub-district of the Downtown Development District (DDD).

## 9. 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.

## 10. BOA-003897-2026

**Case #:** 6792/6752  
**Location:** 1028 Newman Lane  
**Applicant/Agent:** Helmsing Leach, PC (Keri Coumanis, Agent)  
**Council District:** District 2  
**Proposal:** Access Variance to allow sub-standard access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires 24-foot wide access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District.

## 11.BOA-003898-2026

**Case #:** 6793/6752  
**Location:** 1032 Newman Lane  
**Applicant/Agent:** Helmsing Leach, PC (Keri Coumanis, Agent)  
**Council District:** District 2  
**Proposal:** Access Variance to allow sub-standard access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires 24-foot wide access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District.

## 12.BOA-003899-2026

**Case #:** 6794  
**Location:** 5133 Cottage Hill Road  
**Applicant/Agent:** Thomas Sign & Awning Co.  
**Council District:** District 4  
**Proposal:** Sign Variance to amend a previously approved Sign Variance allow two (2) freestanding signs, a tenant panel, and three (3) 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.

## OTHER BUSINESS

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