Mobile Board of Zoning Adjustment 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

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.

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.

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.

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).

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).

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.

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.

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.

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.

Review of Minutes from the following Board of Adjustment meetings:

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