

**MINUTES OF THE REGULAR MEETING OF THE ESCAMBIA  
COUNTY BOARD OF ADJUSTMENT**

**Regular Meeting - May 21, 2025 - 8:30 AM**

**Escambia County Central Office Complex**

**3363 West Park Place, Room 104**

1. Call to Order.

|                |                                                                                                                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Present:       | Willie Kirkland, Jr., Vice Chairman<br>Ross Padden, Board Member<br>Marty Schack, Chairman<br>Susan Carleton, Board Member<br>Greg Hodges, Board Member                                                                                   |
| Absent:        | Randy Ponson, Board Member<br>John Taylor, Board Member                                                                                                                                                                                   |
| Staff Present: | Horace Jones, Director, Development Services<br>Department<br>Caleb MacCartee, Urban Planning Manager<br>Christina Smith, Urban Planner I<br>Rachel Whitmire, Development Services<br>Coordinator<br>Kristin Hual, Deputy County Attorney |

Chairman Schack called the Regular Meeting of the Board of Adjustment to order at 8:30 a.m.

2. Swearing in of Staff and acceptance of staff as expert witness

3. Acceptance of the BOA Meeting Package with the Development Services Staff Findings-of-Fact, into evidence.

Motion by Willie Kirkland, Jr., Seconded by Ross Padden

Motion was made to accept the May 21, 2025, BOA Meeting packet.

Vote : 5 - 0 Motion carried unanimously

4. Proof of Publication and waive the reading of the legal advertisement.

Motion by Willie Kirkland, Jr., Seconded by Susan Carleton

Motion was made to waive the reading of the legal advertisement.

Vote : 5 - 0 Motion carried unanimously

5. Approval of Resume Minutes.

- A. Approval of the Meeting Minutes from the April 16, 2025, Board of Adjustment Meeting.

Motion by Susan Carleton, Seconded by Ross Padden

Motion was made to accept the April 16, 2025, BOA Meeting Minutes.

Vote : 5 - 0 Motion carried unanimously

6. Consideration of the following cases:

A. **Case No.: CU-2025-05**

Address: 1710 E Nine Mile Rd., 1700 BLK Nine Mile Rd., and 9500 BLK Hillview Dr.  
Request: To allow a drive-through restaurant within 200 ft of MDR zoning  
Requested by: Melissa Galarza and Jason Toole, Agents for Grass Roots Properties INC, Owner

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Willie Kirkland, Jr., Seconded by Susan Carleton

Motion was made to accept staff's findings of fact and grant the conditional use as requested.

Vote : 5 - 0 Motion carried unanimously

B. **Case No.: CU-2025-06**

Address: 1300 BLK N Hwy 29  
Request: To allow a retail store greater than 6,000 sq ft, but no greater than 35,000 sq ft, in LDMU zoning  
Requested by: Meredith Bush, Agent for 29 & Neal Development, LLC, Owner

No BOA member acknowledged any ex parte communication regarding this item.

No BOA member acknowledged visiting the site.

No BOA member refrained from voting on this matter due to any conflict of interest.

Motion by Willie Kirkland, Jr., Seconded by Marty Schack

Motion was made to accept staff's findings of fact and grant the conditional use as requested.

Vote : 5 - 0 Motion carried unanimously

7. Discussion Items.

8. Old/New Business.

9. Announcement.

- A. The next Board of Adjustment Meeting is scheduled for Wednesday, June 18, 2025, at 8:30 a.m., at the Escambia County Central Office Complex 104, 3363 West Park Place.

10. Adjournment.

There being no further business to come before the Board, Chairman Schack declared the Regular Meeting of the Board of Adjustment adjourned at 9:24 a.m.