



# BOARD OF ADJUSTMENT

City Board Est. in 1925 - County Board Est. in 1931 - Merged, 1970

Josh Whitehead, AICP, Secretary



## CITY APPOINTEES

Timothy Rainey, Esq., Chair  
Mary Baker  
Joy Doss  
John Jackson III

## COUNTY APPOINTEES

Madeleine Savage-Townes, Esq., Vice Chair  
Carson Claybrook  
J.T. Malasri  
Portia Scurlock

**Date:** December 22, 2021

**To:** Timothy Rainey, Chairman  
Madeleine Savage-Townes, Vice Chair  
Mary Baker, Member  
Carson Claybrook, Member  
Joy Doss, Member  
John Jackson, III, Member  
J.T. Malasri, Member  
Portia Scurlock, Member

**From:** Josh Whitehead, Secretary

**RE:** 2021 Annual Report

Mr. Chairman and Members of the Board:

I am presenting this Annual Report one month earlier than I have in years past in order to remove at least one task from my successor's duties early next year. As I stated last month, it has been my pleasure to serve as the Board's secretary and as zoning administrator since November of 2010, a role as which this meeting will be my last.

## **1. Attendance**

The attendance record for all members from January through December is as shown below.

### Regular Members

Chairman Rainey attended 12 of 12 meetings.  
Vice Chair Savage-Townes attended 8 of 12 meetings.  
Ms. Baker attended 12 of 12 meetings  
Mr. Claybrook attended 11 of 12 meetings  
Ms. Doss attended 11 of 12 meetings.  
Mr. Jackson attended 11 of 12 meetings  
Mr. Malasri attended 12 of 12 meetings  
Ms. Scurlock attended 10 of 12 meetings.

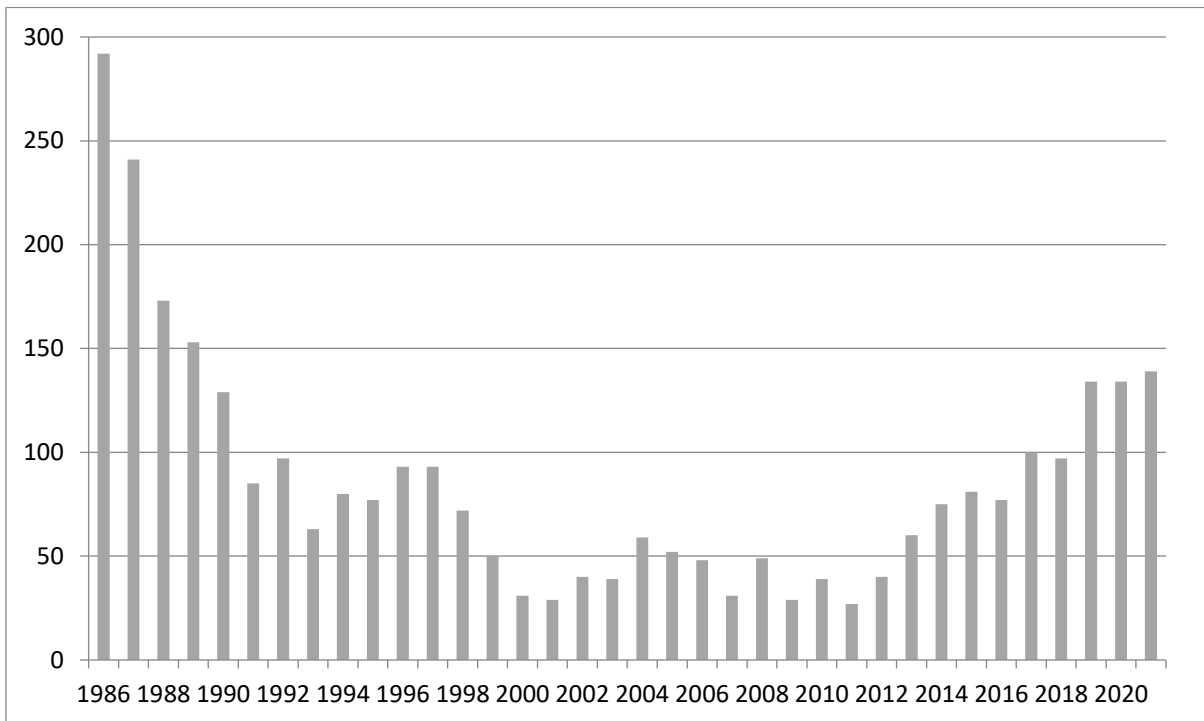
### Alternate Members

Dr. Margaret Pritchard: 1 meeting

Meetings from January through April were held telephonically due to an executive order by Governor Lee allowing electronic meetings during the COVID-19 pandemic. The meeting in May was conducted as a hybrid, where Board members and staff attended in person and all parties providing testimony participated telephonically and/or electronically due to City Hall policy and a local Shelby County Health Department directive on larger gatherings. Beginning in June, meetings have been held totally in person in the City Council Chambers.

## 2. Caseload

**139** cases were docketed in 2021. Of these, 11 involved properties in unincorporated Shelby County; all others involved properties within the City of Memphis. The table below indicates annual caseload from 1986 to 2021, according to case prefix year.



### **3. Significant Cases, 2021**

(ordered chronologically)

BOA 20-129: retail center at southwest corner of Poplar and Humes  
BOA 20-130: townhomes at the southeast corner of Central and Meda  
BOA 20-133: indoor recreation center at Memphis Country Club  
BOA 21-11: redevelopment of Tillman Cove into mixed use structure  
BOA 21-12: reuse of warehouse at 700 N. Front into a parking garage and self-storage  
BOA 21-13: appeal of an administrative decision regarding a tobacco shop at 651 N. McLean  
BOA 21-44: apartment complex at Jefferson and Manassas  
BOA 21-45: stone fabrication and warehouse facility at 1535 Winchester  
BOA 21-46 and BOA 21-97: apartments at 386-390 South Main  
BOA 21-48: real estate office at old Kirby House at 6797 Messick  
BOA 21-62: appeal of administrative decision rejecting a gas station at National and Summer  
BOA 21-71: moving of self-storage facility from 525 N. Main to 475 N. Main, facilitating redevelopment of the old Greyhound bus depot  
BOA 21-83: apartments at 587-619 Houston  
BOA 21-89: truck parking at 2100 Elvis Presley  
BOA 21-93: large pool house at 6557 Summer  
BOA 21-119: fire station at 235 Chelsea  
BOA 21-122: parking garage for St. Jude on AW Willis between Third and Fourth  
BOA 21-133: apartments at Hollywood and Milton  
BOA 21-153: redevelopment of the old Northside High School into a mixed-use development

### **4. Staff, 2021**

As has been the case since 2001, the Board of Adjustment has been staffed by the land use and development services department of the Memphis and Shelby County Division of Planning and Development (“DPD”). Beginning in the fall of 2021, Sophie Vogel served as the University of Memphis intern. In November, Clarke Shupe-Diggs resigned from her position as Municipal Planner and in December, Margot Payne began her service as a Preservation Planner. Unchanged from the year before are the following individuals and positions: Chip Saliba and Brett Ragsdale, Deputy Administrators; Burk Renner, Manager; Brian Bacchus and Jeffrey Penzes, Principal Planners; Brett Davis, Lucas Skinner, Teresa Shelton and Seth Thomas, Municipal Planners and Ayse Tezel, Preservation Planner.