

**AGENDA  
OCTOBER 6, 2014  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman William Guess

**II. APPROVAL OF MINUTES:**

**III. ROLL CALL**

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	Russell Reilly

**IV. HOLDOVERS**

**1. #5912**

**(Case #ZON2014-01590)**

**Scott Electric Sign Company**

**3118 Government Boulevard**

(North side of Government Boulevard at the North terminus of Satchel Paige Drive).

**Sign Variance to allow a total of six (6) wall signs and one (1) freestanding sign for a single business site in a B-3, Community Business District; the Zoning Ordinance allows a single business to have a total of three (3) signs, with only one being a freestanding sign in a B-3, Community Business District.**

Council District 4

2. **#5916/5109**  
(Case #ZON2014-01701)  
**Modern Signs LLC**  
**3347 Halls Mill Road**  
(East side of Halls Mill Service Road (private road), 230'± South of Halls Mill Road).  
**Sign Variance to allow a digital sign 180'± from the nearest residentially zoned property in a B-3, Community Business District; the Zoning Ordinance does not allow digital signs within 300' of the nearest residentially zoned property in a B-3, Community Business District.**  
Council District 4

V. **EXTENSIONS:**

3. **#5882**  
(Case #ZON2014-00450)  
**Cowart Hospitality Services, LLC**  
**12 North Joachim Street**  
(East side of North Joachim Street, 130'± North of Dauphin Street, extending to the Southwest corner of North Conception Street and St. Francis Street)  
**Access and Maneuvering Variances to allow the access and maneuvering area for a dumpster to be within the public right-of-way and not on-site in a B-4, General Business District; the Zoning Ordinance requires the access and maneuvering for dumpsters to be on-site in a B-4, General Business District.**  
Council District 2

VI. **PUBLIC HEARINGS:**

4. **#5918**  
(Case #ZON2014-01837)  
**William M. Moore Jr & Anna B. Moore**  
**200 Lanier Avenue**  
(Northeast corner of Lanier Avenue and Ashland Place Avenue).  
**Side Street Side Yard Setback Variance to allow the construction of a 6' high privacy fence setback 1' from the side street property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 20' side street yard setback for a 6' high privacy fence in an R-1, Single-Family Residential District.**  
Council District 1

5. **#5919/5866**  
(Case #ZON2014-01878)  
**New Cingular Wireless PCS, LLC**  
**6311 Cottage Hill Road**  
(220'+ South of Cottage Hill Road, 780'+ East of Hillcrest Road).  
**Height, Setback, Residential Buffer, and Tree Planting Variances to allow a 150' monopole telecommunications tower setback 37.5' from a lease parcel line and 42.75' from residential property, with no tree planting provided, in a B-2, Neighborhood Business District; the Zoning Ordinance limits structures to a 45' height, with telecommunications towers to be setback the height of the tower (150') from a lease parcel line, and with a residential buffer separation of 200' or 150% of the height of the tower, whichever is greater (225'), and with one tree per every 30' of lease parcel perimeter, in a B-2, Neighborhood Business District.**  
Council District 6
  
6. **#5920/5811**  
(Case #ZON2014-01912)  
**Pace Burt**  
**951 Government Street**  
(West side of Marine Street, extending from Government Street to Church Street)  
**Bulk Variance to amend a previously approved Bulk Variance to allow 48 dwelling units on a 59,933 square foot site in a B-1, Buffer Business District; the Zoning Ordinance allows 36 dwelling units on a 59,933 square foot site in a B-1, Buffer Business District.**  
Council District 2
  
7. **#5921**  
(Case #ZON2014-01925)  
**James P. Meador Jr.**  
**3520 Stillwood Lane West**  
(North side of Stillwood Lane West, 149'± East of Avalon Street).  
**Rear and Side Yard Setback Variances to allow an existing structure within 3' of the side property line and within 4.7 feet within the rear property line and allow an existing carport within 0.5' of side property line in a R-1, Single-Family Residential District; the Zoning Ordinance requires minimum side and rear yard setbacks of 8' in an R-1, Single-Family Residential District.**  
Council District 7

8. **#5922/5751**  
(Case #ZON2014-01926)  
**Victor Signs**  
**1854 Airport Boulevard**  
(Southwest corner of Airport Boulevard and Old Government Street).  
**Sign Variance to allow a digital sign located less than 300'± from the nearest residentially zoned property in a B-2, Neighborhood Business District; the Zoning Ordinance requires all digital signs to be a minimum of 300' from residentially zoned property in B-2, Neighborhood Business District.**  
Council District 2
9. **#5923**  
(Case #ZON2014-01928)  
**Felder Holdings, LLC**  
**220 Furr Street**  
(Southeast corner of Furr Street and Old Carline Street).  
**Use, Access/Maneuvering, Parking, Tree Planting, and Landscape Variances to allow a 12,400 square foot fitness center, office and warehouse, 28 parking spaces with nose-in/back-out within a right-of-way and reduced tree plantings and landscape area in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District, for the operation of a fitness center, office and warehouse, with 36 parking spaces for a 12,400 square foot building, all maneuvering area on private property and full compliance with tree plantings and landscaping requirements.**  
Council District 1
10. **#5924**  
(Case #ZON2014-01931)  
**Joey Pittman**  
**166 South Street**  
(West side of South Street, 125'± North of Clearmont Street).  
**Side Yard Setback Variance to allow a structure to within 5' of the side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 8' in an R-1, Single-Family Residential District.**  
Council District 2