I. **CALL TO ORDER:**
Chairman Reid Cummings

II. **APPROVAL OF MINUTES:**
June 2007 meeting

III. **HOLDOVERS**

1. # 5468  
   (Case #ZON2008-01041)  
   Southern Earth Sciences, Inc  
   3500 Government Boulevard  
   (North side of Government Boulevard Service Road, 560’± West of West I-65 Service Road South).  
   Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in an I-1, Light Industry District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surface in I-1, Light Industry Districts.

IV. **PUBLIC HEARINGS:**

2. #5470  
   (Case #ZON2008-01215)  
   Nazaree Full Gospel Church / Nazaree Christian School  
   Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).  
   Sign Variance to allow an existing outdoor off-premise advertising sign to be relocated within 430’± of another existing outdoor advertising sign, and within 400’± of residentially zoned property; the Zoning Ordinance requires at least 1000’ of separation between outdoor off-premise advertising signs, and at least 500’ separation from residentially zoned property.
3. **#5471/5422**  
(Case #ZON2008-01262)  
*Site Enhancement Services*  
1350 West I-65 Service Road South  
(West side of West I-65 Service Road South, 500’ + South of Key Street).  
Sign Variance to allow 238 square feet/face on a 70’ high rise freestanding sign within 1000 feet of the centerline of I-65, and three wall signs on a single tenant commercial site; the Zoning Ordinance allows 200 square feet/face on freestanding high rise signs within 1000 feet of the centerlines of I-65 and I-10 and two wall signs on a single tenant commercial site.

4. **#5472**  
(Case #ZON2008-01371)  
*Donald William Anderson*  
2676 Weems Drive  
(Northwest corner of North Mobile Street and Weems Drive)  
Side (Street) Yard Setback Variance to allow a 6’ high wooden privacy fence along the side (street) yard at a corner lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 12’ side (street) yard setback for fences higher than 3’ in an R-1, Single-Family Residential District.

5. **#5473**  
(Case #ZON2008-01379)  
*Joe M. Manning*  
2398 Pauline Drive  
(North side of Pauline Drive, at its East terminus).  
Use Variance to allow an accessory structure as the primary use in an R-1, Single-Family Residential District; the Zoning Ordinance requires a single-family dwelling as the primary use in an R-1, Single-Family Residential District.

6. **#5474/3876/3826**  
(Case #ZON2008-01395)  
*Johnita & Martyce Allen*  
501 Dauphin Island Parkway  
(Southeast corner of Dauphin Island Parkway and Duncan Street).  
Use, Landscaping/Tree Planting, Parking Ratio, and Access Maneuvering Variances to amend a previously approved Use Variance to allow a beauty shop in an R-1, Single-Family Residential District, with 6.4%+ site landscaping/tree planting, 6 parking spaces for 2018 square feet of gross floor area, and nose-in/back-out parking; beauty shops require a minimum B-2, Neighborhood Business District, with 12% minimum landscaping/tree planting area, 7 parking spaces are required for 2018 square feet of gross floor area, and all access/maneuvering is required to be on site.
V. OTHER BUSINESS