I. CALL TO ORDER:
   Chairman Reid Cummings

II. APPROVAL OF MINUTES:
   December 3, 2007 meeting.

III. PUBLIC HEARINGS:

1. # 5501
   (Case #ZON2008-02481)
   Mike Schambeau
   3806 Moffett Road
   North side of Moffett Road, 240’ west of Stimpson Lane.
   Use, Access/Maneuvering, Parking, and Landscaping/Tree Planting Variances to allow an automotive repair shop in a B-2, Neighborhood Business District, with no direct vehicular public street access, no designated maneuvering and parking areas, and no landscaping and tree plantings; the Ordinance requires a B-3, Community Business District for an automotive repair shop, direct vehicular access to a public street, designated maneuvering and parking areas, 12% total site landscaping with 60% of the total as frontage landscaping, four frontage trees, fourteen perimeter trees, and one parking tree.

2. # 5502/5471/5422
   (Case #ZON2008-02494)
   Value Place Mobile, LLC
   1350 West I-65 Service Road South
   West side of West I-65 Service Road South, 500’ south of Key Street.
   Front Landscaping Variance to allow 6,380 square feet of frontage landscaping (45.25% of 12% total site area) for a 117,500 square-foot site in a B-3, Community Business District; the Ordinance requires 8,460 square feet of frontage landscaping (60% of 12% total site area) for a 117,500 square-foot site in a B-3, Community Business District.
3. # 5503
   (Case #ZON2008-02521)
   Cottage Hill Tenn, LLC (Charles S. Christmas, Agent)
   3920 Cottage Hill Road
   North side of Cottage Hill Road, 240’+ East of Azalea Road.
   Sign Variance to allow an illuminated, double-faced, 16” x 30” off-premise
directional sign with a corporate logo in a B-2, Neighborhood Business District; the
Ordinance requires all directional signs to be located on-premise and not contain
any corporate logo in a B-2, Neighborhood Business District.

4. # 5504/5455/4686/4646
   (Case #ZON2008-02522)
   James McAleer
   3305 Spring Hill Avenue
   East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street.
   Parking Ratio Variance to allow 32 parking spaces for an 18,084 square-foot retail
showroom and 6-employee warehouse; the Ordinance requires one parking space
per 300 square feet for an 18.084 square-foot showroom (61 parking spaces) and
one parking space per three warehouse employees (2 parking spaces), for a total of
63 required parking spaces.

5. # 5505/5491
   (Case #ZON2008-02528)
   Jonathan H. & Kristen W. Rudolph
   206 Ridgewood Place
   East side of Ridgewood Place, 210’+ North of The Cedars.
   Side Yard Setback and Combined Side Yards Variances to allow an addition to an
existing single-family dwelling to within 5.6’ of a side property line with a combined
side yard setback of 15.6’ in an R-1, Single-Family Residential District; the
Ordinance requires a minimum 8’ side yard setback with a combined side yard
setback of 20’ in an R-1, Single-Family Residential District.

6. # 5506/4711/4661
   (Case #ZON2008-02538)
   Team Focus
   6110 Grelot Road
   Northwest corner of Grelot Road and Macarthur Place Court.
   Use Variance to amend a previously approved Use Variance to allow a youth
outreach community center in an R-1, Single-Family Residential District: the
Ordinance requires Planning Approval for a youth outreach community center in
an R-1, Single-Family Residential District.
7. #5507/5328
(Case #ZON2008-02540)
City Management Company, LLC
805 Church Street
South side of Church Street, 50’± East of South Jefferson Street.
Administrative Appeal of a staff determination that the legal nonconforming office/warehousing use (a B-3, Community Business use) has expired for a former commercial site in an R-1, Single-Family Residential District.

8. #5508/5328
(Case #ZON2008-02541)
City Management Company, LLC
805 Church Street
South side of Church Street, 50’± East of South Jefferson Street.
Use, Access, Maneuvering, Parking, Landscaping/Tree Planting, and Buffer Variances to amend a previously approved Use Variance to allow office/light warehousing use with undesignated access, maneuvering, and parking, no landscaping or tree plantings, and no residential buffering in an R-1, Single-Family Residential District; the Ordinance requires a B-3, Community Business District for office/light warehousing use, with designated access, maneuvering and parking, appropriate site landscaping and tree plantings, and buffering along adjacent residential properties.

9. #5509
(Case #ZON2008-02545)
Thomas F. Karwinski, AIA
260 North Jackson Street
East side of North Jackson Street, 45’± South of Congress Street.
Access and Frontage Landscaping Variances to allow a 12’ wide two-way driveway and provide 802 square feet of frontage landscaping (49.5% of the 12% total site landscaping) in an R-B, Residential-Business District; the Ordinance requires a 24’ wide two-way driveway and 972 square feet of frontage landscaping (60% of the 12% total site landscaping) in an R-B, Residential-Business District.
10.  # 5510/1193
    (Case #ZON2008-02551)
    1601 Dauphin Building Partnership LLP (Gregory Breedlove, Agent)
    550 Lesesne Street
    Southwest corner of Lesesne Street and Duncan Street.
    Use, Parking, Landscaping/Tree Planting Variances to amend a previous Use
    Variance to allow light warehousing storage for law office purposes with no on-site
    parking, and no landscaping and tree plantings in an R-1, Single-Family Residential
    District; the Ordinance requires a B-3, Community Business District for light
    warehousing, all parking to be on-site, 12% total site landscaping with 60% of the
    12% to be frontage landscaping with 19 frontage trees in a B-3, Community
    Business District.

IV.  OTHER BUSINESS