

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

I. CALL TO ORDER:

Chairman William L. Guess

II. ROLL CALL

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

III. APPROVAL OF MINUTES:

IV. HOLDOVERS:

1. #5866

(Case #ZON2013-02380)

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

V. **PUBLIC HEARINGS**

2. **#5869**

(Case #ZON2013-02592)

Redeemed Community Church

6254 Howells Ferry Road

(North side of Howells Ferry Road, 500'± West of Grider Road).

Surfacing and Tree Planting Variances to allow aggregate parking, maneuvering and driveway paving surfaces, and to allow no tree planting for a church in an R-1, Single-Family Residential District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface for parking, maneuvering and driveway surfaces, and requires 71 perimeter trees, 5 frontage trees, and 2 parking trees for a church in an R-1, Single-Family Residential District.

Council District 7

3. **#5870**

(Case #ZON2013-02719)

John Kirby

7049 Dickens Ferry Road

(South side of Dickens Ferry Road, 550 ± East of Cody Road).

Parking Surface Variance to allow a gravel lay down yard for the storing of cars for an automobile paint and body shop in a B-3, Community Business District (rezoning pending); the Zoning Ordinance requires parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in an B-3, Community Business District.

Council District 7

4. **#5871**

(Case #ZON2013-02577)

Glass Masters

7064 Airport Boulevard

(North side of Airport Boulevard, 330'± East of Cody Road).

Sign Variance to allow a sign on an existing vacant second sign structure at a single-tenant commercial site with an existing off-premise multi-tenant freestanding sign structure in a B-3, Community Business District; the Zoning Ordinance allows 1 freestanding sign structure per single tenant site in a B-3, Community Business District.

Council District 7

5. **#5872**
(Case #ZON2013-02805)
KV PROPERTIES, LLC
2715 Dauphin Street
(South side of Dauphin Street, 67'± East of Dauphinwood Drive)
Surfacing Variances to allow gravel parking and maneuvering surfaces in a B-3, Community Business District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface for parking and maneuvering surfaces in a B-3, Community Business District.
Council District 1

6. **#5873**
(Case #ZON2013-02916)
Oak Park Ministries
3321 Sollie Road
(East side of Sollie Road, at the East terminus of Raleigh Boulevard).
Sign Variance to allow a double-faced 4' x 8' digital sign in an R-1, Single-Family Residential District; the Zoning Ordinance requires that on-premise digital signs be a minimum of 300' from residentially zoned property.
Council District 6

7. **#5874**
(Case #ZON2013-02927)
Don Williams
653 South Conception Street
(East side of South Conception Street, 65' ± South of Elmira Street extending to the West side of St. Emanuel Street, 65'± South of Elmira Street).
Parking Ratio and Access/Maneuvering Variances to allow 4 parking spaces for an 1,800 square-foot office building with an 8' access drive and 18' maneuvering aisle in an I-1, Light Industry District; the Zoning Ordinance requires 6 parking spaces for an 1,800 square-foot office building and a 24' access/maneuvering drive and aisle, in an I-1, Light Industry District.
Council District 2

8. **#5875**
(Case #ZON2013-02928)
Thomas Properties
720 Schillinger Road South
(Southwest corner of Schillinger Road South and Old Government Street).
Parking Ratio Variance to allow 110 parking spaces for a 19,580 square-foot multi-tenant retail and restaurant development in a B-3, Community Business District; the Zoning Ordinance requires 111 parking spaces for the retail and restaurant development in a B-3, Community Business District.
Council District 6

VI. **OTHER BUSINESS**