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

II. **APPROVAL OF MINUTES:**

III. **PUBLIC HEARINGS:**

1. **#5363**
   (Case #ZON2006-01424)
   Blu Rabbit’s Paradise
   325 East I-65 Service Road South
   (East side of East I-65 Service Road South, 2/10 mile South of Emogene Street)
   Sign Variance to allow a second wall sign (57 square feet) for one tenant (business) on a multi-tenant site; only one wall sign per business is allowed on a multi-tenant site.

2. **#5315/5364**
   (Case #ZON2006-01397)
   Bowden Architecture (Keith A. Jones, Owner)
   200 Virginia Street
   (Northwest corner of Virginia Street and South Conception Street)
   Parking Ratio Variance to allow 32 parking spaces for a 2,762 square foot addition to an existing 8,146 square foot office building; the Zoning Ordinance requires 37 parking spaces.

3. **#5365**
   (Case #ZON2006-01434)
   Fred D. Fambrough
   1911 Dauphin Street
   (Southeast corner of Dauphin Street and Van Heuval Street)
   Side Yard Setback and Height Variances to allow the construction of an 8’-2” tall masonry privacy wall with 8’-9” columns setback a minimum of four inches from the Van Heuval Street (side street) property line; a 20’ side yard setback is required along a side street (Van Heuval Street), and 8’ is the maximum allowable wall height in an R-1, Single-Family Residential District.
4. #5366
   (Case #ZON2006-01476)
   Barry Lowe
   West side of West I-65 Service Road South, 270’ North of Government Boulevard
   Maneuvering Surface and Access Variances to allow aggregate maneuvering areas for
   the storage of accessory structures and an 18-foot access in a B-3, Community
   Business District; maneuvering areas must be asphalt, concrete, or an approved
   alternative paving surface, and two-way access must be a minimum of 24 feet wide
   in B-3, Community Business Districts.

5. #4409/5367
   (Case #ZON2006-01447)
   Roe Robertson Construction, Inc. (William & Patricia Patton, Owners)
   210 Roper Street
   (Northwest corner of Roper Street and Palmetto Street)
   Side (Street) Yard Setback Variance to allow the construction of a 6-foot high
   masonry privacy wall, with 7-foot columns, 0.5 feet from a side (South) street
   property line; a 20-foot side (street) yard setback is required along a side street in
   an R-1, Single-Family Residential District.

6. #5368
   (Case #ZON2006-01328)
   T-Mobile (Messina & Harris, Inc., Owner)
   South side of Government Street, 95’ East of Park Terrace
   Height, Setback, and Buffer Separation Variances to allow the construction of a 70’
   Monopole Telecommunications Tower, setback 6.89’ from a lease parcel line, and
   6.89’ from residentially zoned property; the maximum allowable height is 45’, a 70’
   tower must be setback at least 70’ from a lease parcel line, and a minimum
   separation of 200’ (150% of the height of the tower or 200’, whichever is greater) is
   required from residentially zoned property in a B-1, Buffer Business District.

7. #5369
   (Case #ZON2006-01329)
   T-Mobile
   2801 Knollwood Drive
   (East side of Knollwood Drive, 575’ North of Brierfield Lane)
   Use, Height, Setback, Buffer Separation, and Access/Maneuvering Surface
   Variances to allow the construction of a 150’ Monopole Telecommunications Tower,
   setback 25’ from a lease parcel line, setback 25’ from residentially zoned property,
   with a gravel drive and parking; telecommunications towers are allowed only in
   commercial districts with Planning Approval or industrial districts by right, the
   maximum allowable height is 35’, a 150’ tower must be setback 150’ from a lease
   parcel line, a minimum separation of 225’ (150% of the height of the tower) is
   required from residentially zoned property, and access/maneuvering areas for
   towers must be asphalt, concrete, or an approved alternative paving surface, in an
   R-1, Single-Family Residential District.