I. **CALL TO ORDER:**

Chairman Reid Cummings

II. **APPROVAL OF MINUTES:**

III. **PUBLIC HEARINGS:**

1. #5633/5596/5457/4570  
   (Case #ZON2010-02229)  
   **Charter South, Inc.**  
   810 Dauphin Island Parkway  
   (Southwest corner of Dauphin Island Parkway and Halls Mill Road).  
   **Front Yard Setback Variance** to allow the construction of a convenience store to the front property line in a B-3, Community Business District; the Zoning Ordinance requires a minimum 25’ front yard setback for all structures in a B-3, Community Business District.

2. #5634/5616  
   (Case #ZON2010-02277)  
   **Apostolic Overcoming Holy Church of God**  
   2257 St. Stephens Road  
   (West side of St. Stephens Road, extending from Vetter Street to Allison Street, and Northeast corner of St. Stephens Road and Dickens Avenue).  
   **Parking Ratio, Parking Surface and Off-Site Parking Variances** to allow a total of 214 parking spaces for an existing 905-seat sanctuary and 8-bed domiciliary care facility and grass parking on-site in a B-1, Buffer Business District, and expanded off-site parking in a B-3, Community Business District; the Zoning Ordinance requires a minimum of one parking space per four seats for a sanctuary and one space per four beds for a domiciliary care facility (229 total spaces) and parking surfaces to be asphalt, concrete, or an approved alternative paving surface in a B-1, Buffer Business District, and non-conforming off-site parking expansion is not allowed in a B-3, Community Business District.
3.  #5635  
(Case #ZON2010-02290)  
**Eddie Spence**  
2540 Old Shell Road  
(Northeast corner of Old Shell Road and North Florida Street).  
Sign Variance to allow a total of three wall signs for a single corner tenant with frontage on two streets in a multiple-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows one wall sign per street frontage the tenant faces for a multiple-tenant commercial site in a B-2, Neighborhood Business District.

4.  #5636  
(Case #ZON2010-02305)  
**Bessie Mae Lewis**  
(East side of Vanderbilt Drive, 250’± North of Hamilton Boulevard).  
Use Variance to allow a mobile home as a single-family dwelling in an I-1, Light-Industry District; the Zoning Ordinance does not allow single-family dwellings in an I-1, Light-Industry District.

V.  **OTHER BUSINESS**