AGENDA  
APRIL 4, 2011  
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5531/5662  
   (Case #ZON2011-00311)  
   Napoleon McCover  
   208 North Lafayette Street  
   (Southeast corner of North Lafayette Street and St. Stephens Road).  
   Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variances to allow  
   a 363 square feet addition and parking in an R-1, Single-Family Residential District,  
   and off-site parking in a B-2, Neighborhood Business District, no buffer fencing  
   facing across-street residential zoning, and to allow 4' high and 5' high buffer fence  
   heights; the Zoning Ordinance does not allow parking in an R-1, Single-Family  
   Residential District, requires all parking to be on-site in a B-2, Neighborhood  
   Business District, requires a 3' high privacy fence along a parking lot street frontage  
   facing across-street residential use, and requires a buffer fence to be 6' high along  
   adjacent residentially used properties.
IV. PUBLIC HEARINGS:

2. #5667  
   (Case #ZON2011-00456)  
   **Renania Gipson**  
   6795 & 6885 Simpson Road  
   (Northern terminus of Simpson Road [private street]).  
   Use, Parking, Surfacing, Maneuvering, Tree Planting, Landscaping, and Buffer Variances to allow the addition of a third mobile home to an existing non-conforming mobile home park with aggregate surfacing, no defined parking or accessways, no landscaping areas, and no buffers in an R-1, Single-Family Residential District; the Zoning Ordinance requires 1.5 designated parking spaces per dwelling unit, designated accessways of sufficient width, parking and accessways surfaced with concrete or asphalt, a buffer between commercial and residential properties, and a minimum of R-3, Multiple-Family Residential District zoning with Planning Approval for a mobile home park.

3. #5668  
   (Case #ZON2011-00457)  
   **David L. Pitts**  
   4512 Higgins Road  
   (North side of Higgins Road, 215’± West of Shipyard Road).  
   Use, Surfacing, and Multiple Buildings Variances to allow 20-unit mobile home park with a 2-unit apartment building (total of 22 dwelling units) with accessways and parking surfaced with aggregate materials, and multiple buildings on a building site in an R-1, Single-Family Residential District; the Zoning Ordinance requires accessways and parking to be surfaced with concrete or asphalt, for there to be only one building to a building site, and a minimum of R-3, Multiple-Family Residential District zoning with Planning Approval for a mobile home park.

4. #5669  
   (Case #ZON2011-00661)  
   **Mercy Medical**  
   2900 Springhill Avenue & 262 Union Avenue  
   (North side of Springhill Avenue, 159’± East of Union Avenue, extending North to Frederick Street; and the East side of Union Avenue, 53’± South of Frederick Street).  
   Off-Site Parking Variance to allow 32 off-site parking spaces for a medical office building in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on the building site in a B-3, Community Business District.
5. #5670
   (Case #ZON2011-00664)
   Mr. Rooter Plumbing
   2409 Wolf Ridge Road
   (Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
   Use, Setback, Parking, Maneuvering, Access, Surfacing, Buffer, Fence Height, and
   Multiple Buildings Variances to allow a Plumbing Contractor with multiple
   buildings on a single building site without Planned Unit Development approval, a
   building within 20 feet of the front property line, substandard accessways and
   maneuvering area, no designated parking, dirt and aggregate surfacing, no
   appropriate buffers, and a 6-foot high privacy fence within the front building
   setback in an R-1, Single-Family Residential District; the Zoning Ordinance
   requires all buildings to be set back at least 25 feet from the front property line,
   only one building on a single building site unless approval of a Planned Unit
   Development has been obtained, all two-way accessways and maneuvering areas to
   be at least 24 feet in width, 8 parking spaces for 2,250 square feet of office/work
   space, all accessways, maneuvering area, and parking to be paved with concrete or
   asphalt, appropriate buffers between commercial and residential properties, for
   privacy fences to be no higher than 3 feet within the front yard setback, a minimum
   of a B-3, Community Business District zoning.

6. #0099/5671
   (Case #ZON2011-00665)
   First Church of Our Lord Jesus Christ
   1801 Government Street
   (Southwest corner of Government Street and Houston Street; and the East side of
   Houston Street 215’± South of Government Street).
   Setback, Parking Ratio, Off-Site Parking, Tree Planting, and Buffer Variances to
   allow an addition to an existing church building within 16 feet of a secondary front
   yard, 23 parking spaces located off-site, no tree plantings, and no appropriate
   buffers in a B-1, Buffer Business District; the Zoning Ordinance requires a
   minimum setback of 20 feet for a secondary front yard, 60 parking spaces for a 240-
   seat church sanctuary, for all parking to be located on the building site, tree
   plantings, and an appropriate buffer between commercial and residential properties
   in a B-1, Buffer Business District.

V. OTHER BUSINESS