

EXTENSION

APPLICATION NUMBER

5503

A REQUEST FOR

SIX-MONTH EXTENSION

LOCATED AT

3920 COTTAGE HILL ROAD

(North side of Cottage Hill Road, 240'+ East of Azalea Road)

APPLICANT

COTTAGE HILL TENN, LLC

OWNER

FLAGSTAR ENTERPRISES & F&J COTTAGE HILL, LLC

BOARD OF ZONING ADJUSTMENT

APRIL 2009

EXTENSION

ANALYSIS APPLICATION 5503

Date: April 6, 2009

The applicant is requesting a six-month extension of a previously approved 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.

The applicant states that because of the current economic downturn, development of the site in question has been delayed. Therefore, it would seem senseless to erect signage for a development that does not exist. The applicant would like an extension of the approved variance so that permitting may coincide with development of the site.

A condition of the approved variance was the submission and approval of a Planned Unit Development application for shared access between two building sites. The applicant complied and received the approval in November 2008.

EXTENSION

RECOMMENDATION 5503

Date: April 6, 2009

Based upon the preceding, it is recommended that this request for a six-month extension be approved.

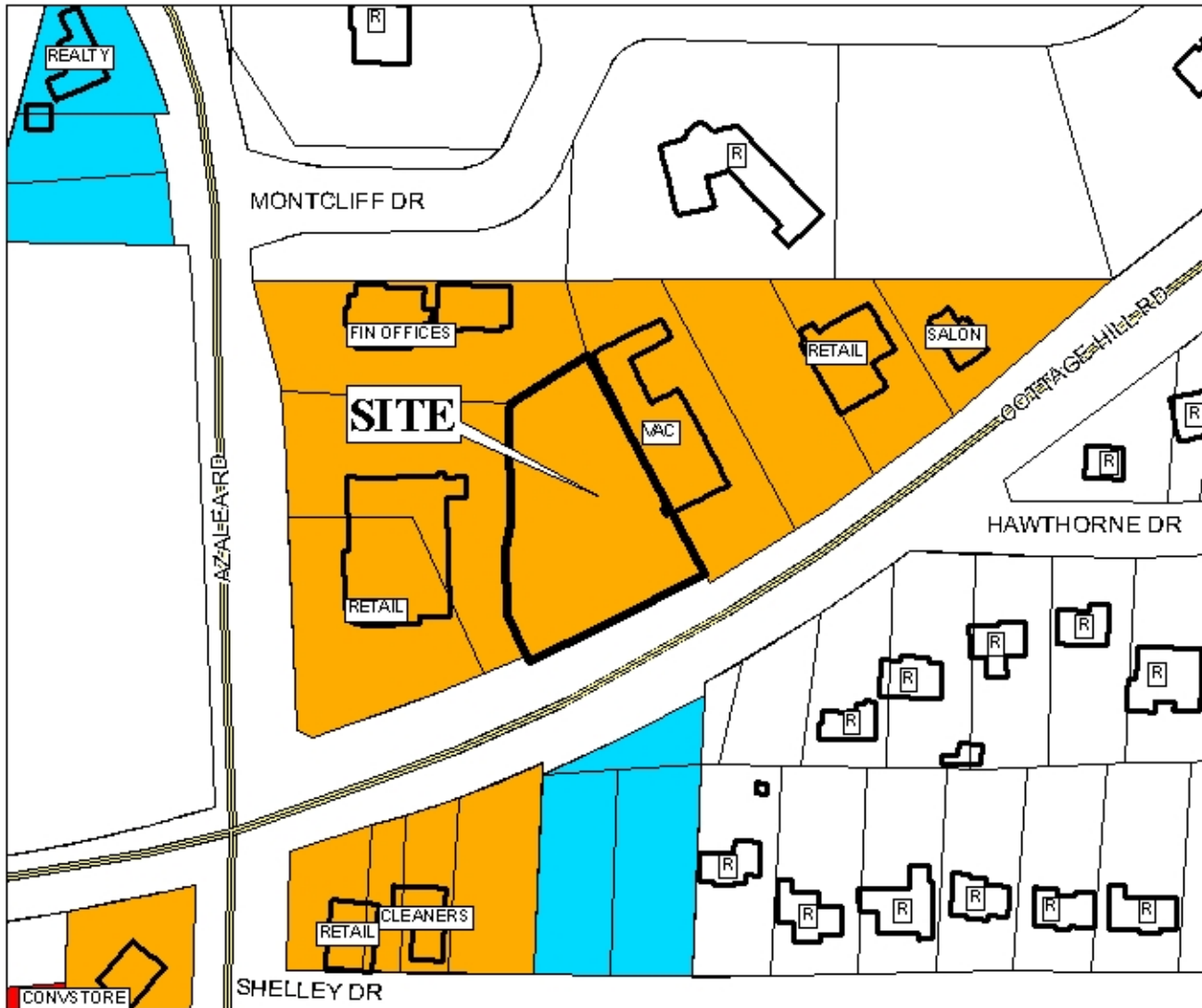
LOCATOR MAP



APPLICATION NUMBER 5503 DATE April 6, 2009
APPLICANT Cottage Hill Tenn, LLC (Charles S. Christmas, Agent)
REQUEST Sign Variance

N
NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



This site is surrounded by miscellaneous land use.

APPLICATION NUMBER 5503 DATE April 6, 2009

APPLICANT Cottage Hill Tenn, LLC (Charles S. Christmas, Agent)

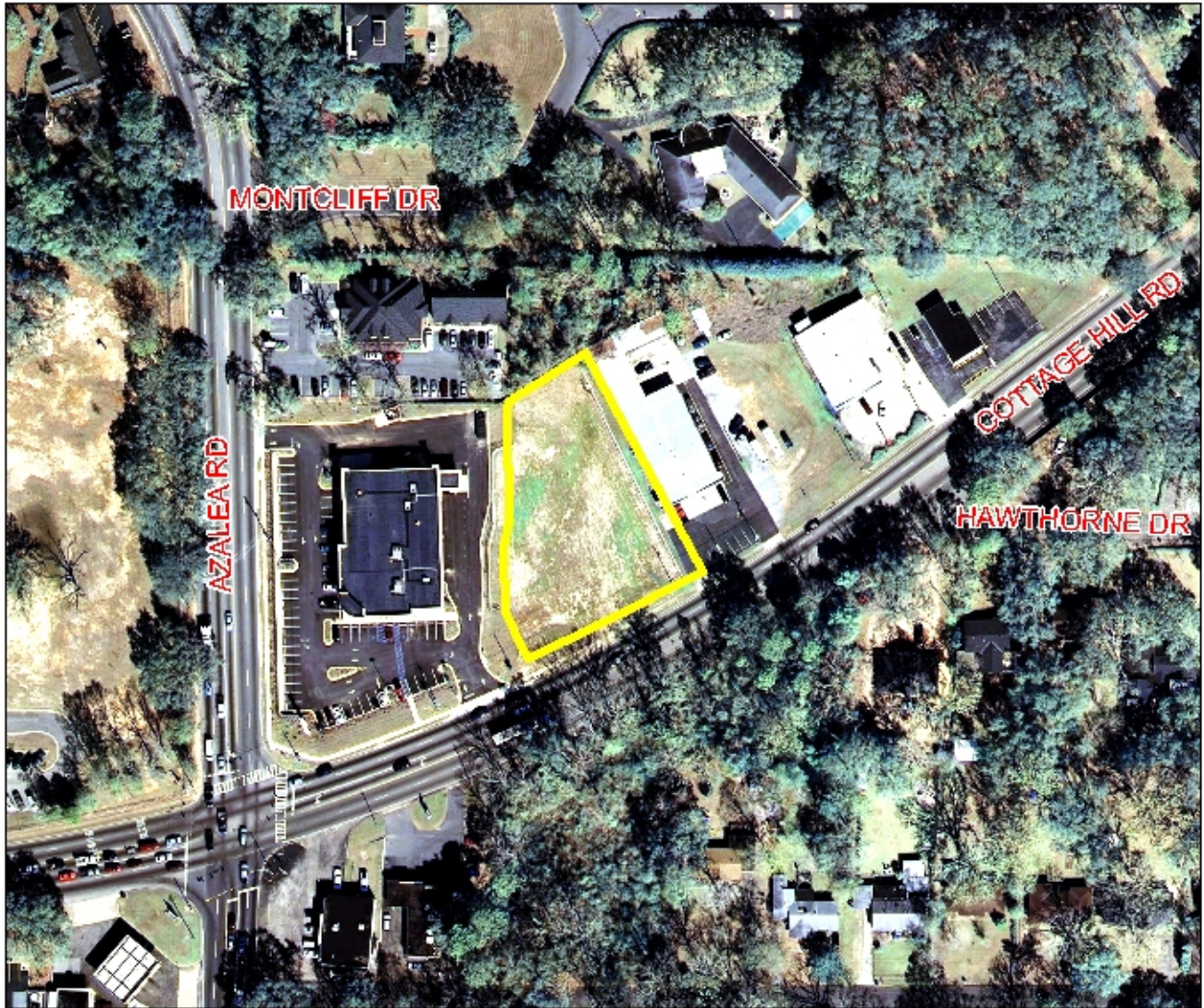
REQUEST Sign Variance

LEGEND

R-1 R-2 R-3 R-4 R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2

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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

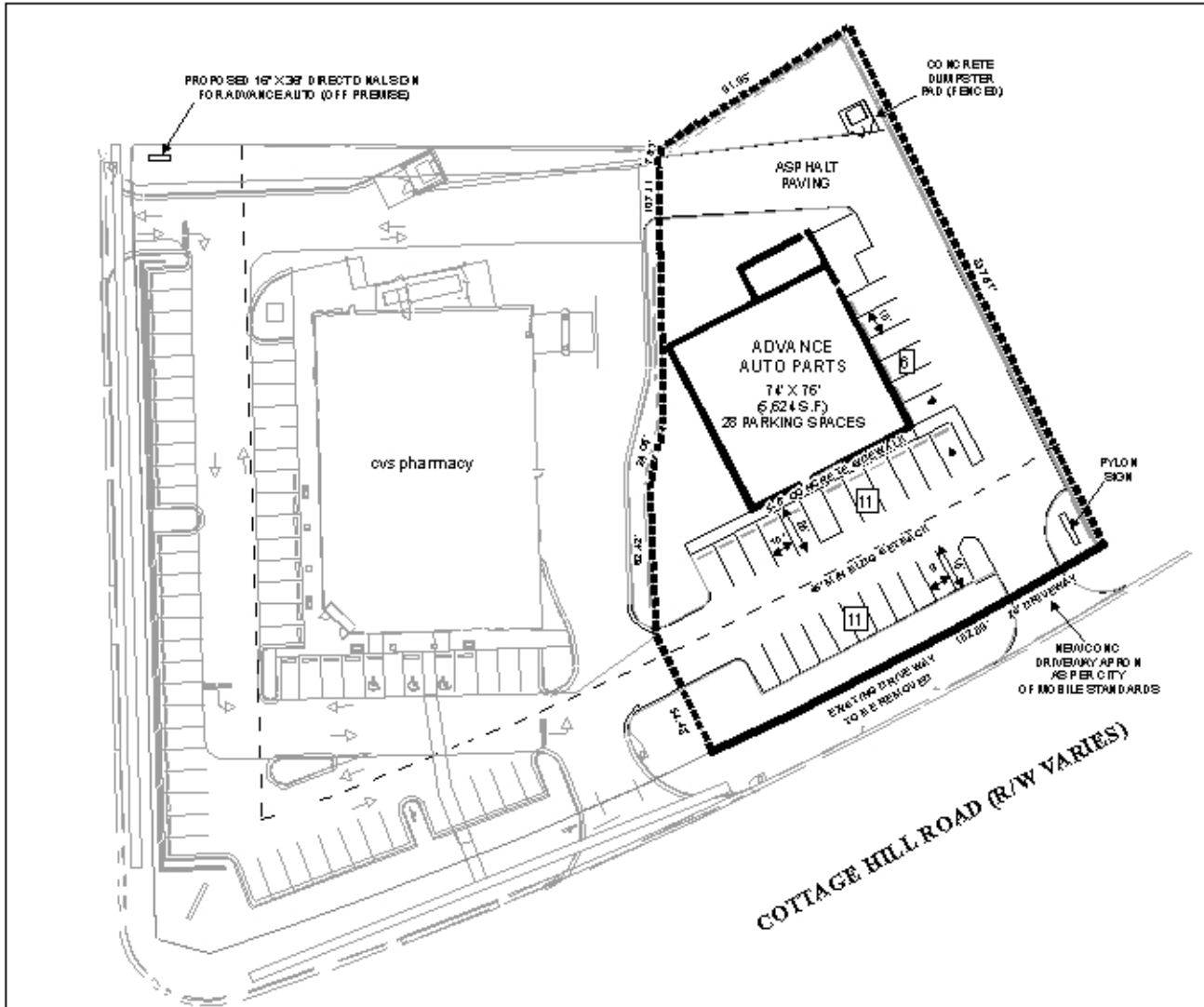


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N
NTS

SITE PLAN



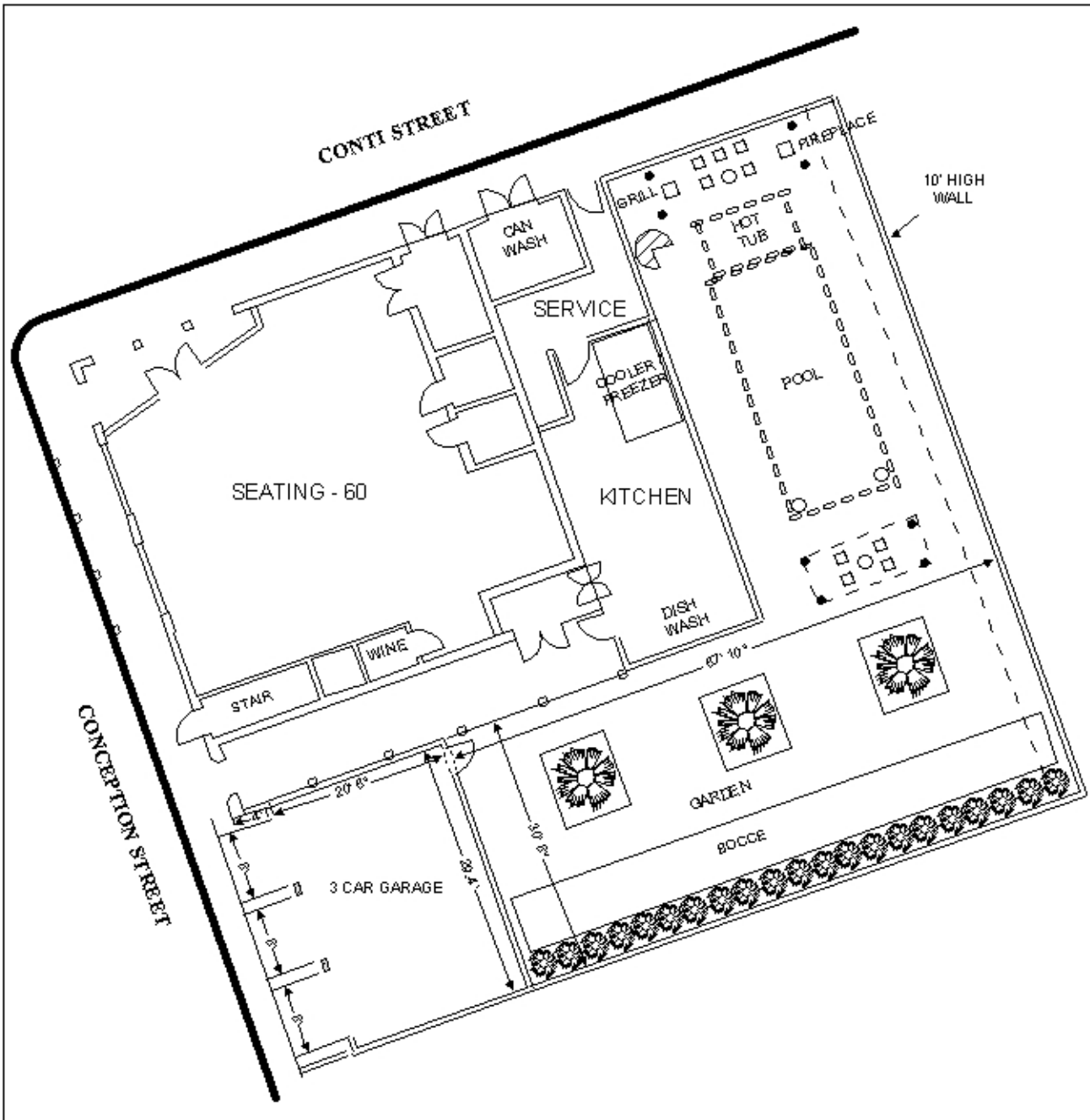
This site plan illustrates proposed retail store with surrounding parking.

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 REQUEST Sign Variance

N

 NTS

DETAIL SITE PLAN



APPLICATION NUMBER 5524 DATE April 6, 2009

APPLICANT 51 South Conception Street, LLC

REQUEST Parking Maneuvering Variance

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NTS