AGENDA
October 3, 2016
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

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

III. HOLDOVERS:

1. *WITHDRAWN BY APPLICANT as of September 27, 2016*
   #5919/5866
   (Case #ZON2014-01878)
   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 foot monopole telecommunications tower setback 37.5 feet from a lease parcel line and 42.75 feet from residential property, with no tree planting provided, in a B-2, Neighborhood Business District; the Zoning Ordinance limits structures to a 45 foot height, with telecommunications towers to be setback the height of the tower (150 feet) from a lease parcel line, and with a residential buffer separation of 200 feet or 150% of the height of the tower, whichever is greater (225 feet), and with one tree per every 30 feet of lease parcel perimeter, in a B-2, Neighborhood Business District.
   Council District 6

IV.   EXTENSIONS:

2.   **#6003/5611/5475**
(Case #ZON2015-02140)
Amity Missionary Baptist Church
2451 St. Stephens Road
(South side of St. Stephens Road, extending from Strange Avenue to Como Street and Southwest corner of St. Stephens Road and Como Street).
Parking Ratio and Rear Yard Setback Variances to allow 35 on-site parking spaces for a 255-seat church and mechanical equipment placed within a 10' wide residential protection buffer; the Zoning Ordinance requires 64 parking spaces for a 255-seat church and prohibits the placement of mechanical equipment within a 10' residential protection buffer.
Council District 1

IV.   PUBLIC HEARINGS:

3.   **#6057/5646**
(Case #ZON2016-01760)
Alco Signs Inc.
2101 & 2103 Airport Boulevard
(South side of Airport Boulevard between Mohawk Street and Glenwood Street).
Sign Variance to allow a digital sign less than 300' from residentially zoned property in a B-3, Community Business District; the Zoning Ordinance requires all digital signs to be a minimum of 300' from residentially zoned property.
Council District 5

4.   **#6058**
(Case #ZON2016-01776)
PHX Investments Group LLC (Demetrius Moore, Agent)
North side of Sussex Drive, 95'± East of Center Drive
Site Variance to allow construction of a three family dwelling on a 9,130 square foot lot in an R-2, Two–Family Residence District; the Zoning Ordinance requires a minimum of a 9,500 square foot lot in an R-3, Multiple Family District for the construction of a three family dwelling.
Council District 6

5.   **#6059**
(Case #ZON2016-01807)
Liz Garza
119 Dauphin Street
(South side of Dauphin Street, 85'± East of St Emanuel Street).

Sign Variance to allow an unclassified wall sign in a T-5.2 Zoning Sub-District in the Downtown Development District; the Zoning Ordinance requires a wall sign to be either an Upper Building, an Individual Storefront, or a Painted Sign, the proposed signage does not meet the criteria for any of those signs in a T-5.2 Zoning Sub-District in the Downtown Development District.
Council District 2

6. **#6060/5557/5415**
   (Case #ZON2016-01812)
   <u>**Wrico Signs Inc. for MAWSS**</u>
   4725 Moffett Road
   (South side of Moffett Road at the South terminus of Shelton Beach Road Extension).
   Sign Variance to allow two wall signs for a tenant at a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign for a tenant with at a multi-tenant site in a B-3, Community Business District.
   Council District 7

7. **#6061**
   (Case #ZON2016-01817)
   <u>**Colyjohn Associates, LLC**</u>
   5550, 5560, 5580 and 5590 Peary Road
   (Southeast corner of Peary Road and Cary Hamilton Road).
   Use Variance to allow a used automobile dealership in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of B-3, Community Business District, for a used automobile dealership.
   Council District 4

IV. OTHER BUSINESS