

BOARD OF ZONING ADJUSTMENT MINUTES
MEETING OF MAY 2, 2011 - 2:00 P.M.
MOBILE GOVERNMENT PLAZA, MULTI-PURPOSE ROOM

MEMBERS PRESENT

William Guess, Chairman
Vernon Coleman
Sanford Davis
Adam Metcalfe
Jeremy Milling

MEMBERS ABSENT

Russell Reilly*
J. Tyler Turner*
*supernumerary member

STAFF PRESENT

Richard Olsen, Deputy Director
Bert Hoffman, Planner II
Sondi Galanti, Secretary I

OTHERS PRESENT

John Lawler, City Attorney
Butch Ladner, Traffic Engineering
Gerard McCants, Urban Forestry
Chief Billy Roach, Fire Dept.
Rosemary Sawyer, Engineering

The notation *motion carried unanimously* indicates a consensus, with the Chairman voting.

CALL TO ORDER:

Chairman Guess advised all in attendance as to the policies and procedures of the Board of Zoning Adjustment. He noted the number of members present constituted a quorum. He advised that it would require all four members present to vote in the affirmative to approve any variance and then called the meeting to order.

APPROVAL OF MINUTES:

HOLDOVERS:

#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.

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The Chair announced the matter, advising it had been recommended for approval and that the applicant should address the Board regarding the subject at that time.

Brett Orell, Polysurveying, 5588 Jackson Rd., Mobile, AL, spoke on behalf of the applicant, Renania Gipson and made the following points in favor of the matter:

- A. Stated that the family had been there close to 50 years. Currently, there were 2 mobile homes and a dwelling residing on the site. Ms. King's nephew was asking to move a mobile home on site for his permanent residence.
- B. Noted that under the current rules and regulations, they had to submit the Use Variance because adding a 3rd mobile home onto the property would make it a mobile home park. This variance was asking to waive that regulation.

Mr. Guess asked if the applicant was in agreement with the staff's recommendations.

Mr. Orell replied that he was in agreement with the recommendations.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

A motion was made by Mr. Metcalfe, with second by Mr. Coleman to approve the above referenced request, subject to the following conditions:

- 1) **the residences on the property be limited to family members only;**
- 2) **all necessary building, electrical, and plumbing permits are obtained;**
- 3) **parking pad sufficient for two cars surfaced with either gravel, asphalt, or concrete be provided off Simpson Road at new dwelling; and**
- 4) **revised legal description of the enclosed parcel (R023802034000036.) to describe a closed polygon.**

The matter carried unanimously.

#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.

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The Chair announced the matter, advising it had been recommended for denial and that the applicant should address the Board regarding the subject at that time.

Vince LaCoste, Polysurveying 5588 Jackson Rd., Mobile, AL; Brett Orell, Polysurveying, 5588 Jackson Rd., Mobile, AL; and, Heather Pitts, 4512 Higgins Road, Mobile, AL, spoke on behalf of the applicant, David L. Pitts and made the following points in favor of the matter:

- A. Stated that there were 2 main issues. One issue had been resolved earlier that morning by finding out that there was an alternate method in the Fire Code that allowed the applicant to have the turnaround as a T in the back. The applicant was now willing to have the turnaround for the fire truck.
- B. Noted that the 2nd issue was the applicant's preference to use aggregate surfacing. It was a crushed lime rock, similar to a B base which was a pretty solid surface.

Chief Roach stated that the Fire Department would not approve anything less than asphalt for the paved road.

Mrs. Pitts then stated that they would be willing to pave the road with asphalt.

Chief Roach noted that the Code said it had to support 75,000 pound weight.

Mr. Metcalfe asked if there was a City standard for a roadway or a driveway.

Mrs. Sawyer replied that they did have a City standard for a city maintained street. But that they did not regulate a private drive or private road.

Mr. Olsen asked if the staff could make some suggestions regarding the conditions. One would be that it would be limited to the site plan submitted with revisions as discussed with the Fire Dept. on the turnaround. Two, provision of buffering, either a 6 foot wooden privacy fence or a landscape buffer 10 foot along the east property line where it abuts single family residential property and the other would be full compliance with all municipal codes and ordinances.

Mr. Orell asked if the concrete patio could be waived to potentially have a wooden deck that would conform to a mobile home setting with elevation.

Mr. Olsen replied saying it was not allowed since it was a different ordinance. He said it was not part of the zoning ordinance and that the Boards authority was only with regard to the zoning ordinance.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

A motion was made by Mr. Coleman, with second by Mr. Metcalfe, to approve the above referenced request, subject to the following conditions:

- 1) Limited to the site plan submitted, with revisions to turn-arounds as approved by MFD;**

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- 2) **Internal circulation drives to be paved with asphalt, designed and constructed to comply with MFD requirements;**
- 3) **Provision of buffering along the East property line; and**
- 4) **Full compliance with all municipal codes and ordinances**

The matter carried unanimously.

#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.

The Chair announced the matter, advising it had been recommended for denial and that the applicant should address the Board regarding the subject at that time.

Don Williams, Williams Engineering, 6300 Picadilly Square Dr., Mobile, AL, spoke on behalf of the applicant, Mr. Rooter Plumbing and made the following points in favor of the matter:

- A. Stated he wanted to ask for a 1 month Holdover since he did not get the site plan revisions into the Planning Department to allow adequate time to review the plans before the meeting.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

A motion was made by Mr. Coleman, with second by Mr. Metcalfe, to holdover the above referenced request.

Heldover until June 7, 2011, at the applicant's request, to allow the applicant to submit revised plans by May 6, 2011.

The matter carried unanimously.

PUBLIC HEARINGS:

#5672/5608

(Case #ZON2011-00875)

Tamara Taylor

1252 Government Street

(North side of Government Street, 55'± West of South Georgia Avenue)

Use, Tree Planting and Landscaping Variances to allow a restaurant in a B-1, Buffer Business District and no tree plantings or landscaping; the Zoning Ordinance requires minimum B-2, Neighborhood Business District zoning for a restaurant and full compliance with tree planting and landscaping requirements.

The Chair announced the matter, advising it had been recommended for denial and that the applicant should address the Board regarding the subject at that time.

Tamara Taylor, 1252 Government St., Mobile, AL, spoke on behalf of the applicant, Tamara Taylor and made the following points in favor of the matter:

- A. Stated that she had inadvertently let the variance expire before she could get the licenses, thus she had to reapply.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

A motion was made by Mr. Coleman, with second by Mr. Metcalfe, to approve the above referenced request, subject to the following conditions:

- 1) **hours of operation be limited to 6:00 AM – 6:00 PM;**
- 2) **provision that the dumpster pick-up be between 9:00 AM and 9:00 PM on weekdays only;**
- 3) **provision that deliveries are restricted to the hours of operation;**
- 4) **the site not be allowed the sales of alcohol;**
- 5) **the smoker be limited to the hours of operation;**
- 6) **lighting of the site to focus only on the site and not overflow to the adjacent residential properties;**
- 7) **provision of a hedge or fence along the North property line, to be approved by the Architectural Review Board;**
- 8) **provision of a dumpster, screened from view and in compliance with Section 64-4.D.9 of the Zoning Ordinance;**
- 9) **provision of a revised site plan to the Planning Section of Urban Development prior to the issuance of any permits or land disturbance activities; and**
- 10) **full compliance with all other municipal codes and ordinances.**

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The matter carried unanimously.

#5673

(Case #ZON2011-00934)

New Cingular Wireless, LLC

42 South Hamilton Street

(Southwest corner of South Hamilton Street and Conti Street)

Side and Rear Setback Variances to allow a 67' high cell on wheels (COW) mobile telecommunications facility for special events to be located 15' off a side property line and 59' off the rear property line in a B-4, General Business District; the Zoning Ordinance requires the property line setback for telecommunications facilities be at least equal to the height of the facility (67') off all property lines in a B-4, General Business District.

The Chair announced the matter, advising it had been recommended for approval and that the applicant should address the Board regarding the subject at that time.

Andrew Rotenstreich, 1400 Park Place Tower, Birmingham, AL; and Trent Draper, SMW Engineering Group, 1550 Woods of Riverchase Dr., Ste 100, Hoover, AL, spoke on behalf of the applicant, New Cingular Wireless, LLC and made the following points in favor of the matter:

- A. Stated that New Cingular Wireless also known as AT&T was requesting a Variance to put up what was referred to in the industry as a C.O.W. This acronym stood for Cellular on Wheels. It was intended to help out with larger events such as Mardi Gras and Bayfest. They deployed C.O.W.'s at other events around the state and the country. When certain groups of people or large groups of people gathered together, the calls could not get through. 911 did not operate effectively through the use of cell phones. They were asking for a Variance to place a C.O.W. on this particular piece of property which was owned by the Ezell Corporation.
- B. Stated that the C.O.W. was literally a truck that said AT&T on it with a 67 feet mast that extended up. The height of 67 feet was necessary to ensure that they were getting the coverage needed by extending out to capture the area and to ensure that no calls would be dropped.
- C. Noted that the tower would be secured by guy wires that would come down off the tower to make sure it stayed in place. This would meet both the stability requirement and wind requirements to handle 140 mile an hour winds.
- D. Noted that they had a 10 year lease in place with the Ezell Corporation, the landowner. In this particular case, they would roll the C.O.W. in a few days before Mardi Gras, have it there during Mardi Gras and roll it out. And they would roll it back in a few days before BayFest and roll it out.
- E. Noted that they would have electricity at the site to power the truck.
- F. Stated that the truck was a box truck, similar to one you might see driving down the road. Inside the box was the equipment with a generator inside that would operate if the power were to go out. It was not a continuous generator and other than testing or if the power was out there would be no noise.
- G. Noted that the mast themselves were inbetween the cab of the truck and the bed. If they were raised without guy wires, they could withstand up to 100 mph winds. The guy wires used the master pneumatic which was a telescopic pole that was attached to the truck. It

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was quite stable with the truck and the outriggers itself. The guy wires added additional stability to meet the 140 mph requirement wind load.

H. Noted that there were 4 staff recommendations and they would be complying with those conditions.

Mr. Coleman asked staff if a provision was needed if something were to happen to the guy wires.

Mr. Lawler replied that if New Cingular Wireless had done something improper in the way they had put the tower up and the tower were to fall then New Cingular would be responsible.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

A motion was made by Mr. Metcalfe, with second by Mr. Davis, to approve the above referenced request, subject to the following conditions:

- 1) **the tower only be placed on the site during the two-week period surrounding Bayfest and the five-week period surrounding Mardi Gras, the exact dates to be determined based on the actual date of the event;**
- 2) **submittal of plans, stamped by a qualified engineer, indicating the tie down and stabilizing mechanisms for the mobile tower, and indicating that the tower and equipment can withstand 130 mile per hour winds;**
- 3) **construction of a temporary, 8-foot high chain link fence (without barbed wire) around the tower and equipment while the tower and equipment are on site; and**
- 4) **the applicant or operator obtain a building permit and zoning inspection each time the tower and equipment are placed on the site**

The matter carried unanimously.

#5674

(Case #ZON2011-00955)

Gulf Coast Hub Caps & Wheels

3257 Spring Hill Avenue

(Southwest corner of Spring Hill Avenue and Durant Street)

Side Street Setback and Site Coverage Variances to allow a building expansion within 4.5' of a side street property line and 54% site coverage in a B-3, Community Business District; the Zoning Ordinance requires a 20' side street building setback and allows 50% maximum site coverage in a B-3, Community Business District.

The Chair announced the matter, advising it had been recommended for denial and that the applicant should address the Board regarding the subject at that time.

Jerry Byrd, Byrd Surveying, 2609 Halls Mill Rd, Mobile, AL; and Don Williams, Williams Engineering, 6300 Picadilly Square Dr., Mobile, AL, spoke on behalf of the applicant, Gulf Coast Hub Caps & Wheels and made the following points in favor of the matter:

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- A. Stated that this B-3 site, originally had a wooden fence with 8 feet of barbed wire on the top that continually had break-ins through the fence.
- B. Noted that the applicant replaced the wooden fence with a metal fence and that had solved the problem.
- C. Stated that they had also hired a man to acquire the permits and build some additional structures. The structures had been built but he never got the permits.
- D. Noted that there was an error in the staff report. The report said that the applicant extended a building out to Springhill Avenue but that incorrect. The original building on this property was not on the right of way line until they widened Springhill Ave. about 25 years ago. They acquired 20 feet of the front of the property at this site and that put it at the front.
- E. Stated that the owner wanted to have more parking. In order to do that he wanted to tear down a portion of the building facing Springhill Ave. to a point in the back of the 25 foot building setback line.
- F. Noted that on Durant St. there was a paint booth that they wanted to leave in place. They wanted to propose that a wall would be put down beside the paint booth and the corner of it would be 4 1/2 feet from the right of way line. That same point was 14.3 feet from the curb line and there was a building across the street that was 14 1/2 feet from the curb line. Visually riding down Durant St., there would be no difference in what you saw.
- G. Stated that there had been no complaints made to the City either by motorists or city inspectors about the fence being too close to the curb line. They would be backing it up 10 feet inside of the property but leaving it 4 1/2 feet from the right of way line.
- H. Noted that the metal fence running along Durant Street from the southeast corner of the property would be removed all the way up to the corner of the building.
- I. Noted that they wanted to create a wall of the building behind the paint booth. They would square it out to a portion of the building, which was behind the building setback line. It was only a small portion that would be over the building setback line.
- J. Noted that there would be no fence going back on the property line. The fence would all be taken out because they wanted to create a parking lot back there. It was to remain concrete.
- K. Noted that a metal building would be put in 10 feet further back than where that fence is right now and 25 feet further back. This portion would be a new wall of a building. There was a fence built out 10 feet further toward the street and that fence would be removed all the way down. This was an existing wall of building and they would square off and tie in to that. This portion would be in excess of 25 feet from property line and would be 4 1/2 feet from the property line. It was probably about 7-8 feet. It was at a little bit of an angle.
- L. Stated that full compliance with Trees and Landscaping was going to create some problems for the travelling public as it was going to affect sight distances from a motorist turning left from Durant St. looking onto Springhill Ave. In addition, the proposed parking lot would remove trees as well.
- M. Noted that they would like to propose that they would put in as many trees as possible.

Mr. Guess asked staff if the applicant would be able to make a donation to the Mobile Tree Commission if the property was unable to do any site modification in regard to the trees and landscaping.

Mr. Lawler replied that yes they could file an amendment asking for relief.

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Mr. Williams stated that they could either file an amendment or ask for a Holdover. They were not going to be able to get 12% landscaping and all the trees required on this site.

Mr. Lawler stated that they could amend the request to include that. To amend it, would require the application to be Heldover.

Mr. Olsen noted that since it was not part of their original application, that it was not legally advertised.

Mr. Lawler agreed with that and thought that since an agreement had not been made that a holdover would be necessary.

Mr. Ladner added that Traffic Engineering would like to make the additional parking contingent upon their review.

Mr. Williams stated that they would like to request a Holdover so that they could revise the site plan.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

A motion was made by Mr. Guess, with second by Mr. Metcalfe, to holdover the above referenced request.

Heldover until June 7, 2011, at the applicant's request, to allow the applicant to submit revised plans by May 6, 2011.

#5675

(Case #ZON2011-00967)

St. Mary's Home

4350 Moffett Road

(North side of Moffett Road, 375'± West of Kuffskie Lane)

Use Variance to allow a residential care facility for youth between 18 to 21 years of age in an R-3, Multi-Family Residential District; the Zoning Ordinance allows a residential care facility for youth under 18 years of age in an R-3, Multi-Family Residential District.

The Chair announced the matter, advising it had been recommended for approval and that the applicant should address the Board regarding the subject at that time.

Frank Dagley, Dagley Engineering, 717 Executive Dr., Mobile, AL; and Andy Wynne, 3000A Bryant Rd., Mobile, AL, spoke on behalf of the applicant, St. Mary's Home and made the following points in favor of the matter:

- A. Stated that St. Mary's Home had been in operation for 172 years with 50 years at this location. They had been a great service to this community. The variance was to allow

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for the residential care facility for youth age 18-21 in an R-3 district. The ordinance limited the age to 18 years and under.

- B. Noted that they were part of Housing First and that this was a HUD grant focusing on children. Their State License really related to children 18-21 years of age so that they could continue to serve them through the Foster Care system. The children were monitored 24 hrs a day. The home operated 24 hrs a day, 7 days a week. There was a lot of coming and going all day long which included the employees who worked different shifts.
- C. Stated that they were in agreement with the staff's recommendations.

Mr. Dagley asked why the Variance was needed since it had been operating that way for some 9 years.

Mr. Olsen replied that when the permit was issued it was just as an additional building for St. Mary's, there had been no specifics regarding the Use of it. The assumption by the City of Mobile in the issuing of the permit was that it would be for part of the Use for St. Mary's as it was allowed by the Zoning Ordinance. The Housing Board did not check with the City on whether or not this particular function was allowed at this location. So it was given the grant through HUD through the Housing Board without zoning verification or zoning clearance.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

A motion was made by Mr. Coleman, with second by Mr. Davis, to approve the above referenced request, subject to the following conditions:

- 1) residents must be ages 18 through 21;
- 2) residents must be in school, employed, or both;
- 3) must be limited to the house on the North of the property;
- 4) the number of residents is limited to four; and
- 5) full compliance with all other municipal codes and ordinances.

The matter carried unanimously.

#5676

(Case #ZON2011-00968)

Commerce Group, Inc.

3653 and 3659 Airport Boulevard

(Southwest corner of Airport Boulevard Service Road and Western America Drive)

Sign Variance to allow two freestanding signs on a multi-tenant commercial site with 475 linear feet of public street frontage in a B-2, Neighborhood Business District; the Zoning Ordinance requires at least 601 linear feet of public street frontage for a multi-tenant commercial site to be allowed two freestanding signs in a B-2, Neighborhood Business District.

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The Chair announced the matter, advising it had been recommended for approval and that the applicant should address the Board regarding the subject at that time.

Frank Dagley, Dagley Engineering, 717 Executive Dr., Mobile, AL, spoke on behalf of the applicant, Commerce Group, Inc. and made the following points in favor of the matter:

- A. Stated that this was a request for a Variance for two freestanding signs on one site. It was located on Airport Boulevard which was the first building off the interstate. Erroneously, they thought it could have one of the tall signs b/c it was within the 1,000 ft of the interstate. However, they were incorrect because it was actually within 1,200 feet
- B. Noted that in a previous application, a precedent was set that allowed 2 wall signs if a property fronted on 2 streets. This particular property fronted both Airport Boulevard Service Road and Western America Drive. There is more than 600 linear feet of frontage, therefore, it did qualify for two signs. The signs were 29 feet tall and there was quite a separation between them. The frontage on Airport Blvd was 310 feet and the signs would be at the extreme ends of that 310 feet frontage so this would be quite a distance apart. They respectfully requested that this be approved based on the staff recommendation.

Mr. Olsen noted that once the trees were planted they would become Heritage Trees. Any type of trimming would have to be approved by the Tree Commission. He also noted that the Tree Commission was not going to allow the trimming of those trees for visibility of the sign.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

A motion was made by Mr. Coleman, with second by Mr. Metcalfe, to approve the above referenced request, subject to the following conditions:

- 1) full compliance with all municipal codes and ordinances**

The matter carried unanimously.

#5677

(Case #ZON2011-00971)

Horace Jones

3416 Beltline Park Drive North

(Northeast corner of Beltline Park Drive North and East I-65 Service Road North)

Parking Surface Variance to allow a gravel parking area for heavy equipment sales and display in an I-1, Light Industry District; the Zoning Ordinance requires heavy equipment sales and display parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.

The Chair announced the matter, advising it had been recommended for approval and that the applicant should address the Board regarding the subject at that time.

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Don Rowe, Rowe Surveying, 3755 Cottage Hill Rd., Mobile, AL, spoke on behalf of the applicant, Horace Jones and made the following points in favor of the matter:

- A. Stated that this request was for a variance to leave a gravel parking lot in place so the facility could be used for heavy equipment display and sales.

Mr. Rowe was in agreement with all the staff's recommendations with the exception of numbers 1 and 5.

After much discussion regarding a possible permit for the alleyway fence and the waiver for the sidewalks, Mr. Rowe asked the Board to strike recommendations #1 and #5.

The Chair asked if there were any more questions from the Board. Hearing none, he asked if there were those in opposition to the matter and opened the floor to their comments. Hearing none, he opened the matter for a motion.

After discussion, Mr. Coleman made a motion, with second by Mr. Milling, to strike staff recommendations #1 and #5 and to approve the above referenced request, subject to the following conditions:

- 1) **revision of the site plan to indicate compliant driveways and paved customer/employee parking and maneuvering area;**
- 2) **revision of the site plan to indicate proper frontage trees along both Beltline Park Drive North and East I-65 Service Road North;**
- 3) **revision of the site plan to indicate full landscaping compliance;**
- 4) **revision of the site plan to include a compliant dumpster, or the placement of a note on the site plan stating that there will be no dumpster utilized and stating how trash will be collected;**
- 5) **revision of the site plan to include a note stating that the rolling gate will remain open at all times during business hours; and**
- 6) **full compliance with all other codes and ordinances.**

OTHER BUSINESS:

Mr. Guess introduced Mr. Jeremy Milling as a new member of the Board.

There being no further business, the meeting was adjourned.

APPROVED:

Chairman of the Board

/sg