

ATHENS-CLARKE COUNTY HEARINGS BOARD

SUMMARY MINUTES

JANUARY 13, 2021

3:00 P.M.

120 W. DOUGHERTY ST

MEMBERS PRESENT: Jon Biron, Chris Gazlay, M. Tamaine Jordan, Michael Lord, Richard Martin, Joseph Powell, Carrie Pucko

MEMBERS ABSENT: None

**STAFF PRESENT: Gavin Hassemer, Amber Eskew (Planning);
Michael Petty (Attorney's Office)**

GENERAL BUSINESS:

Mike Lord called the meeting to order at 3:00 p.m.

- 1. Introduction of staff reports and all other documents submitted to the Hearings Board at the meeting into the official record.** Joseph Powell moved to introduce all reports and documents into the official record. M. Tamaine Jordan seconded the motion, which passed unanimously.
- 2. Approval of the December 9, 2020 Hearings Board minutes.** Richard Martin made a motion for approval; M. Tamaine Jordan seconded the motion, which passed unanimously.

OLD BUSINESS - None

NEW BUSINESS

1. 1255 S. Milledge Avenue

VAR-2020-11-3359

Petitioner: John Barrett c/o Barrett Children Trust

Agent: David Matheny of AMT, P.C.

Zoning: C-N (Commercial-Neighborhood)

Tax ID: 173A3 B010

Request: A. Variance to eliminate the applicability of site design standards.
B. Variance to decrease the minimum side yard setback.

Mr. Hassemer presented the staff report with a recommendation for denial of each variance.

FOR: David Matheny, Kevin Dobson

AGAINST: None

MOTION (Variance A): Joseph Powell made a motion to deny the variance; Michael Lord seconded the motion, which passed 6:1 (M. Tamaine Jordan).

(Variance B): Jon Biron made a motion to approve the variance; Chris Gazlay seconded the motion, which passed unanimously.

2. 886 S. Milledge Avenue

VAR-2020-12-3549

Petitioner: Pi Beta Phi FHC – GA Alpha, LLC
Agent: Henry G. Anderson, III for TreanorHL Architects
Zoning: C-0, H, MAC (Commercial-Office; Historic District Overlay; Milledge Avenue Corridor Special District Overlay)
Tax ID: 124B2 I002
Request: A. Variance to decrease the minimum number of required parking spaces for a fraternity or sorority.
B. Variance to eliminate the requirement for public sidewalk adjacent to a street.
C. Variance to allow prohibited activities (placement of temporary or permanent structures) within the tree protection zone.

Mr. Hassemer presented the staff report with a recommendation for denial of Variance A, and approval with conditions for both Variances B and C.

FOR: Henry G. Anderson, III

AGAINST: None

MOTION (Variance A): Joseph Powell made a motion to approve the variance; Richard Martin seconded the motion, which passed 6:1 (M. Tamaine Jordan).

(Variance B): Richard Martin made a motion to approve the variance with two conditions. First, that no new sidewalk or new walkways beyond those required by code be introduced; and second, that this variance endure only as long as the two water oaks along Rutherford Street are standing. Should the trees be removed at or before any future project triggering compliance, the sidewalk would be required. Carrie Pucko seconded the motion, which passed unanimously.

(Variance C): Carrie Pucko made a motion to approve the variance with two conditions. First, that two new large canopy trees be planted in the front yard in addition to conserving the mature trees to the greatest extent possible; and second, that the extent of encroachment for walkways and sidewalk not exceed the minimum necessary for code compliance to impact the trees as little as possible. M. Tamaine Jordan seconded the motion, which passed unanimously.

3. 657 Cobb Street

VAR-2020-12-3553

Petitioner: Michael and Monika Kapousouz
Agent: N/A
Zoning: RS-8, H (Single-Family Residential; Historic District Overlay)
Tax ID: 122B1 B004
Request: Variance to decrease the minimum side yard setback.

Mr. Hassemer presented the staff report with a recommendation for denial.

FOR: Michael Kapousouz, Monika Kapousouz, Jeff Bishop, David Matheny

AGAINST: None

MOTION: Jon Biron made a motion to approve the variance; Joseph Powell seconded the motion, which passed unanimously.

OTHER BUSINESS

- 1. Planning Director's Report** – Mr. Hassemer stated there would not be a February 2021 Hearings Board Meeting. Multiple members have terms expiring later this year and are eligible for reappointment. A status update on appeals to the Planning Commission was discussed along with associated procedure.
- 2. Next scheduled meeting on March 10, 2021**

Meeting was adjourned at 4:53 p.m.