

# **ATHENS-CLARKE COUNTY HEARINGS BOARD**

## **SUMMARY MINUTES**

**May 14, 2025 - 3:00 P.M.**

120 W. Dougherty Street

**Members Present:** Chris Joiner, Johnelle Simpson, Julianne Geddis, Chris Gazlay, Richard Martin, Richard Stanziale

**Member Absent:** Keith Hubbard

**Staff Present:** John Rugeberg, Marc Beechuk, Joanne DeJausserand, Wick Prichard, Zach Craig(Planning), and Austin Jackson (Attorney)

### **GENERAL BUSINESS**

1. Determination of quorum
2. Introduction of staff reports and all other documents submitted to the Hearings Board at this meeting into the official record.  
**Motion to approve made by J. Simpson, 2<sup>nd</sup> by R. Stanziale. Motion passed unanimously.**
3. Adoption of the minutes of the February 12, 2025 meeting  
**Motion to approve made by R. Stanziale with a condition that his name spelling error be corrected. 2<sup>nd</sup> by J. Geddis. Motion passed unanimously.**

### **NEW BUSINESS**

#### **1. 475 First Street**

**VAR-2025-04-0685**

Petitioner: Spring Valley Holdings, LLC.

Zoning: RS-5

Tax ID: 163D2 E003

Request: Variance to waive the application of the limitation of development activity, per Sec. 8-7-18(i)

**W. Prichard presented the staff report with a recommendation to deny.**

**For:**

**Brantley Colbert, applicant**

**Jared York**

**John Constantino**

**Quaison Paine**

**Against:**

**None**

**Motion to accept exhibit A document from applicant made by C. Joiner, 2<sup>nd</sup> by R. Stanziale.**

**Motion passed with 4 yes and 1 abstain (J. Simpson)**

**Motion to approve made by R. Stanziale, 2<sup>nd</sup> by J. Geddis. Motion passed with 4 yes and 1 abstain (J. Simpson)**

**2. 170 International Drive**

**VAR-2025-04-0686**

Petitioner: Parkside 2, LLC.

Agent: Frank Pittman, Pittman & Greer Engineering

Zoning: RM-2

Tax ID: 182B 034B

Request: Variance to increase maximum number of lots allowed on dead end street, per Sec. 9-26-3-C.

**Z. Craig presented the staff report with a recommendation to approve.**

**For:**

**Frank Pittman, applicant**

**Against:**

**None**

**Motion to approve made by R. Martin, 2<sup>nd</sup> by R. Stanziale. Motion passed unanimously.**

**3. 1125 Newton Bridge Road**

**VAR-2025-04-0687**

Petitioner: Wildwood Newton, LLC.

Agent: DR Horton

Zoning: RS-25

Tax ID: 104 002

Request: Variance to increase the maximum allowed disturbed area, per Sec. 9-26-A.6.d(2)

**J. DeJausserand presented the staff report with a recommendation to deny.**

**For:**

**Ralph Davia, representing DR Horton**

**Against:**

**None**

**Motion to accept exhibit A slideshow from applicant made by C. Joiner, 2<sup>nd</sup> by J. Simpson.**

**Motion passed unanimously.**

**Motion to approve made by J. Simpson, 2<sup>nd</sup> by R. Martin. Motion passed unanimously.**

**4. 6425 Jefferson Road**

**VAR-2025-04-0694**

Petitioner: Hugo Zaldana (Catedral de Fe Ministries, Inc.)

Agent: Azael Garza, PE (Aztlán Engineering, LLC.)

Zoning: RS-25

Tax ID: 054 002G

Request: Variance to waive the requirement to provide public sidewalks adjacent to public right-of-way for site improvements greater than 1000 square feet, per Sec. 9-25-2.

**J. DeJausserand presented the staff report with a recommendation to deny.**

**For:**

Azael Garza, agent  
Hugo Zaldana  
Thomas York  
Jon Zaldana, Pedia, Gonzales, Cruz

Against:  
None

Motion to accept exhibit A slideshow from applicant made by R. Stanziale, 2<sup>nd</sup> by R. Martin.  
Motion passed unanimously  
Motion to approve made by R. Stanziale, 2<sup>nd</sup> by C. Joiner. Vote was 4 yes (R. Martin not present for vote). Motion passed.

## **5. 359 West Hancock Avenue**

**VAR-2025-04-0712**

Petitioner: 359 W Hancock, LLC.  
Agent: Matthew Benson  
Zoning: C-D  
Tax ID: 171A2 E001B  
Request: A. Variance to allow ground sign to be used as a wall sign (Sec. 7-4-18-c)  
B. Variance to allow the ground sign to use wall sign placement specifications (Sec. 7-4-18-c)

J. Rogeberg presented the staff report with a recommendation to approve A & B.

For:  
Matthew Benson, agent

Against:  
None

Motion to approve variance A. made by J. Geddis, 2<sup>nd</sup> by R. Stanziale. Vote was 3-1 (C. Gazlay opposed, J. Simpson abstained) Motion did not pass.  
Motion to table variance A. until the July meeting made by C. Joiner, 2<sup>nd</sup> by R. Stanziale. Vote was 4 yes (J. Simpson abstained). Motion passed.  
Motion to table variance B. until the July meeting made by R. Stanziale, 2<sup>nd</sup> by C. Joiner. Vote was 4 yes (J. Simpson abstained). Motion passed.

## **OTHER BUSINESS**

1. Planning Director's Report
2. Next scheduled meeting on June 11, 2025

Motion to adjourn made by C. Joiner, 2<sup>nd</sup> by R. Stanziale. Motion passed unanimously.  
Meeting adjourned at 5:20.