

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 Rogeberg, 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, 2nd 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. 2nd 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, 2nd by R. Stanziale.

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

Motion to approve made by R. Stanziale, 2nd 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, 2nd 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, 2nd by J. Simpson.

Motion passed unanimously.

Motion to approve made by J. Simpson, 2nd 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 (Aztlan 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, 2nd by R. Martin.
Motion passed unanimously
Motion to approve made by R. Stanziale, 2nd 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, 2nd 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, 2nd 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, 2nd 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, 2nd by R. Stanziale. Motion passed unanimously.
Meeting adjourned at 5:20.