

ATHENS-CLARKE COUNTY HEARINGS BOARD

SUMMARY MINUTES

JUNE 10, 2020

3:00 P.M.

120 W. DOUGHERTY ST

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

MEMBERS ABSENT: None

STAFF PRESENT: Gavin Hassemer, Marc Beechuk, Amber Eskew, Robin Schultze (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.** Jon Biron moved to introduce all reports and documents into the official record. M. Tamaine Jordan seconded the motion, which passed unanimously.
- 2. Approval of the February 12, 2020 Hearings Board minutes.** Joseph Powell made a motion for approval; Richard Martin seconded the motion, which passed unanimously.

OLD BUSINESS – None

NEW BUSINESS

1. 163 NANTAHALA AVENUE

VAR-2020-02-437

Petitioner: Marilyn A. MacMillan
Agent: Evelyn G. Reece for Reece Preservation Services, LLC
Zoning: RS-8, H (Single-Family Residential; Historic District Overlay)
Tax ID: 163C3 B004
Request: A. Variance to decrease the minimum lot width and continuous linear street frontage.

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

FOR: Marilyn MacMillan, Evelyn Reece

AGAINST: None

MOTION: Chris Gazlay made a motion to deny the variance; M. Tamaine Jordan seconded the motion, which passed 6:1 (Powell).

2. 160 STANTON WAY

VAR-2020-02-439

Petitioner: Blake Underwood
Zoning: RS-15 (Single-Family Residential)
Tax ID: 122D4 C003
Request: A. Variance to increase the maximum fence height within a rear or side yard setback area abutting a public right-of-way.

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

FOR: Blake Underwood
AGAINST: None
MOTION: Carrie Pucko made a motion to deny the variance; Richard Martin seconded the motion, which passed 5:2 (Biron, Jordan).

3. 139 GRETCHEN LANE

VAR-2020-03-781

Petitioner: Ramiro and Maria Chavez
Zoning: Special Use in AR (Agricultural Residential)
Tax ID: 224A2 A043
Request: A. Variance to increase the maximum lot coverage.

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

FOR: Vanessa Chavez
AGAINST: None
MOTION: M. Tamaine Jordan made a motion to deny the variance; Carrie Pucko seconded the motion, which passed unanimously.

4. 139 RUTH STREET

VAR-2020-03-786

Petitioner: Jimmy Zhong
Zoning: RM-1 (Mixed-Density Residential)
Tax ID: 163B3 C001
Request: A. Variance to increase the maximum contiguous parking area within a front or side yard adjacent to a street.

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

FOR: Jimmy Zhong
AGAINST: None
MOTION: M. Tamaine Jordan made a motion to deny the variance; Richard Martin seconded the motion, which passed unanimously.

5. 886 S. MILLEDGE AVENUE

VAR-2020-05-1255

- Petitioner: Pi Beta Phi FHC – GA Alpha, LLC
Agent: Henry G. Anderson for TreanorHL Architects
Zoning: C-O, H, MAC (Commercial-Office; Historic District Overlay; Milledge Avenue Corridor Special District Overlay)
Tax ID: 124B2 I002
Request: A. Variance to decrease the minimum side and rear yard buffer, landscape buffer wall.
B. Variance to decrease the minimum number of required parking spaces for fraternity or sorority and semi-public halls, clubs, or lodges.
C. Variance to eliminate the minimum 24-foot back-up space for required parking areas.
D. Variance to decrease the minimum front yard setback to be less than that of the existing front yard setback that is closest to the public right-of-way on an abutting property.
E. Variance to increase the maximum distance of parking lot canopy trees from the edge of the parking lot area pavement or curb.
F. Variance to allow the use of medium, small, or very small canopy trees in lieu of large canopy trees for perimeter planting areas in parking lots .
G. Variance to eliminate the maximum number (14) of contiguous parking spaces without a landscape island or peninsula containing trees.

Mr. Hassemer presented the staff report with a recommendation for denial of all variances requested.

FOR: Henry Anderson, Allie Colleton

AGAINST: None

- MOTION (Variance A)** Chris Gazlay made a motion to approve the variance with a condition that the reduction in buffer apply to the property line abutting 350 W. Rutherford Street as shown on the submitted site plan; Carrie Pucko seconded the motion, which passed 5:2 (Jordan, Lord).
- (Variance B)** Joseph Powell made a motion to approve the variance; Richard Martin seconded the motion, which passed 5:2 (Jordan, Lord).
- (Variance C)** Jon Biron made a motion to deny the variance; Richard Martin seconded the motion, which passed 5:2 (Gazlay, Pucko).
- (Variance D)** M. Tamaine Jordan made a motion to deny the variance; Joseph Powell seconded the motion, which passed unanimously.
- (Variance E)** Richard Martin made a motion to approve the variance with a condition that it be specifically applied to trees labeled #3 and #4 on the submitted tree management plan; Joseph Powell seconded the motion, which passed unanimously.
- (Variance F)** Carrie Pucko made a motion to approve the variance with a condition that medium canopy trees may be substituted provided a minimum of two large canopy trees are also utilized; Joseph Powell seconded the motion, which passed unanimously.
- (Variance G)** Joseph Powell made a motion to deny the variance; M. Tamaine Jordan seconded the motion, which passed 5:2 (Gazlay, Lord).

ELECTION OF OFFICERS

Nomination and election of both the Chair and Vice Chair positions for the Hearings Board.

MOTION: Chris Gazlay made a motion to nominate Mike Lord as Chair; Joseph Powell seconded the motion, which passed unanimously.

MOTION: Chris Gazlay made a motion to nominate Jon Biron as Vice-Chair; M. Tamaine Jordan seconded the motion, which passed unanimously.

OTHER BUSINESS

1. Planning Director's Report
2. Next scheduled meeting on July 8, 2020

Meeting was adjourned at 7:04 p.m.