

## MINUTES OF THE MEETING

Athens Board of Zoning Appeals

February 21, 2024

9:00 AM

City Council Chambers

### ROLL CALL

#### MEMBERS PRESENT

Kenny Charles  
Mayor Steve Sherlin  
Vice-Chair Sam Stephens

#### MEMBERS ABSENT

John Proffitt  
Wesley Kite

#### OTHERS ATTENDING

Anthony Casteel  
Gene McConkey  
Nora Cardin  
Brandon Ainsworth  
Tim Schultz

### Approval of Minutes

Approval of the January 24, 2024 Regular Meeting minutes

The minutes of the January 24, 2024, regular meeting was approved on motion by Mayor Sherlin; seconded by Kenny Charles; vote – unanimous.

### Old Business

There was no old business to discuss.

### New Business

#### 1. **Election of Officers**

Mr. Casteel took over the meeting for the election of officers.

Mr. Casteel opened the floor for nominations for the position of Chairperson.

Mr. Stephens nominated Mr. Kite for the position of Chairperson. All were in favor; there were none opposed.

Mr. Casteel opened the floor for nominations for the position of Vice-Chairperson.

Mayor Sherlin nominated Mr. Stephens. Mr. Casteel asked Mr. Stephens if he was willing to serve another term. Mr. Stephens accepted the nomination. All were in favor; there were none opposed.

Mr. Casteel opened the floor for nominations for the position of Secretary.

Mr. Charles nominated John Proffitt for the position of Secretary. All were in favor; there were none opposed.

2. **Use on Review** request by Joseph and Kelly Gordon for Multi-Family Residential Dwellings and efficiency apartments-five (5) units on a lot shown as Tax Map 056M Group C Parcel 043.00 located at 6 North White Street zoned B-2 Central Business District.

Mr. Casteel swore in Mr. Gordon.

Mr. Stephens said they have some questions about the purchase of an adjacent lot and what they are going to do about the parking.

Mr. Gordon said he was purchasing an adjacent lot that he planned to use part of for parking and he has been assured by the lawyer that everything is proceeding as planned. They should be closing in hopefully 4-6 weeks. That is what the plan is.

Mr. Stephens asked what their timeline was for finishing this project.

Mr. Gordon said they are moving pretty well, and they hope to start leasing this summer. The downtown buildings are a challenge and they have run into some structural issues and the biggest thing of course is the amount of money it takes to do the project is the reason why it is taking so long. They intended to have it done already, so they are working backwards to get it done as soon as possible. If everything works and they get through all the phases they should be leasing this summer.

Mayor Sherlin asked if there was a timeline as to when they would get the scaffolding down.

Mr. Gordon said the way they had to build out the corner they wanted to give it some time with cold coming in if there was any movement that it could be corrected before taking the scaffolding down. If everything works out it will be today and if not today, it will be tomorrow.

Mayor Sherlin asked if they intended to have their people park in the space beside Medders' because he noticed he was trying to purchase it.

Mr. Gordon said yes. They will have to submit some things on that property, but there are a number of ways they can use that lot. They have some options. It is the plan to use that

lot and create parking out of it. He said they had leases at the old bank. For now, they have 12 spots leased at the bank.

Mayor Sherlin said they expect that he (Mr. Gordon), as the owner, will make it known to his tenants that they should not park in front of the building in the retail spaces. They have a real problem with downtown, especially on the Washington Avenue side. They have to deal constantly with that with the business owners.

Mr. Gordon said he understands completely.

Mayor Sherlin mentioned maybe putting something in the agreement that they agree not to park in those spaces.

Mr. Gordon said he did not see a problem doing that.

Mr. Charles asked if all the renovations that took place, did it require that building to have sprinklers.

Mr. McConkey said he has been working with Mr. Gordon on all the code requirements and fire separation.

MOTION: To approve the Use on Review request.

MADE: Mayor Sherlin  
SECOND: Kenny Charles  
VOTE: Unanimous  
MOTION PASSED



John Proffitt, Secretary