

MINUTES OF THE MEETING

Athens Board of Zoning Appeals

September 18, 2024

1:00 PM

City Council Chambers

ROLL CALL

MEMBERS PRESENT

Kenny Charles
Mayor Steve Sherlin
Chairperson Wesley Kite
Vice-Chair Sam Stephens

MEMBERS ABSENT

John Proffitt

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Nora Cardin
Brandon Ainsworth
Chuck

Approval of Minutes

Approval of the May 15, 2024 Regular Meeting minutes

The minutes of the May 15, 2024, regular meeting was approved on motion by Sam Stephens.; seconded by Kenny Charles; vote – unanimous.

Old Business

There was no old business to discuss.

New Business

1. **Use on Review** request by Brenda Vargas for Multi-Family Dwellings on a lot shown as Tax Map 056N Group A Parcels 028.00 and 029.00 located on Frye Street and Benton Road zoned M-1 Medical District.

Chairperson Kite swore in Chuck Whited.

Mr. Whited said it was a piece of property across the railroad tracks from the hospital. Mrs. Vargas approached them about using this piece of property as a multifamily use. They want to show this property can actually be used as multifamily property. What they did is try to give them preliminary ideas as to what could possibly happen to this property. She would like to have 16-units. There will be three buildings with two having six, 2-unit/bedroom apartments and the third building is a 4-unit two bedroom. The other building that is shown is a 40x60 storage building. It will be used by the owner as mowing equipment and supplies. Basically, what they have is a preliminary civil drawing of what they feel the parcel could be used for.

Mr. Charles asked if there were currently two parcels.

Mr. Casteel said currently it is two parcels with one being substandard. He made them aware they have to put them together. He said they said they wanted to because it is going to affect their setback. This board only has to approve the use on review. All the other stuff will be addressed at the site plan stage.

Mr. Whited said they already talked to the Staff about a lot of these things on the site plan, so they are aware of a lot of the railroad setbacks.

Mr. Casteel said in his report that it does appear it can fit on site and the uses in the area are also residential and medical. They do have the hospital there, apartments across from Westside and both nursing homes in the neighborhood so, residential use is already there, and he does not see a problem with this being there as well.

Chairperson Kite asked Mr. McConkey if he had any issues.

Mr. McConkey said they don't see any issues with it, they just must meet the sprinkler requirements, and they can address it in the construction phase of it.

Mr. Casteel said the driveway cut has been addressed also. They do not allow driveway cuts that large and they also will have to make sure the fire trucks and school buses can go in there and turn around.

Chairperson Kite asked if they would turn off Benton Road.

Mr. Casteel said yes, they would turn off Frye Street, go down Benton to the end of the Parcel and you would enter the property.

MOTION: To approve the Use on Review request based on Staff approval.

MADE: Kenny Charles

SECOND: Sam Stephens

VOTE: Unanimous

MOTION PASSED

2. Meeting day discussion

Chairperson Kite said they are proposing changing the meeting day to the fourth Wednesday of the month at 1:00pm to accommodate all of the members assuming that there are no conflicts.

Mr. Casteel said he looked at the calendar to make sure there were no conflicts. There is City Court in the afternoon, but they should be out by then. All he has to do is advertise it in the newspaper.

Chairperson Kite asked about Thanksgiving.

Mayor Sherlin said Christmas is on Wednesday.

Mr. Casteel said whenever there is a holiday, they will move it to another day.

MOTION: To move the meeting to the fourth Wednesday of the i.

MADE: Sam Stephens
SECOND: Chairperson Kite
VOTE: Unanimous
MOTION PASSED



John Proffitt, Secretary