

MINUTES

Athens Board of Zoning Appeals

September 4, 2019 Called Meeting

9:00 AM

Conference Room

ROLL CALL

MEMBERS PRESENT

Chairman Tom Hamilton
Randy Heafner
Kenny Charles

MEMBERS ABSENT

John Coker
Ralph Fenton

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Randall Reese
Brandon Ainsworth
Ben Burchfield

Approval of Minutes

The minutes of the July 17, 2019, work session was approved on motion by _____ Randy Heafner; seconded by Kenny Charles; vote – unanimous

Old Business

There was no Old Business to be discussed.

New Business

1. **Use on Review Request-** by Randall Reese for fifteen (15) Multi-Family Residential Dwellings on a parcel shown as Tax Map 039 Parcel 250.00 located at 1108 North Congress Parkway zoned B-3 Intensive Business District.

Chairman Hamilton asked Mr. Reese to raise his right hand as he swore him in.

Chairman Hamilton asked Mr. Reese if these 15-units were multi-family.

Mr. Casteel said they were triplexes.

Chairman Hamilton said what he was trying to say, is they are not apartments.

Mr. Casteel said they could be, but Mr. Reese is going to market them as condominiums. Chairman Hamilton asked Mr. Casteel what his recommendation was.

Mr. Casteel said it all comes down to Mr. Reese meeting all their development codes, storm water, landscaping, and fire but as far as the use goes, he thinks it will be fine. He is taking a risk knowing that Heil is across the street and they told him about buffering. If he does not buffer his own property, then stuff around him will not be required too because is B-3 (Intensive Business District) as well.

Mr. Charles asked if the is property beside Wagg-N-Purr.

Mr. Casteel said yes.

Chairman Hamilton asked if this is where the cell tower was.

Mr. McConkey said no.

Chairman Hamilton asked what the golf course is zoned.

Mr. Casteel said it is zoned R-3. He said the little PUD by the Subway that Mitchell Hyde did is R-3 (High Density Residential), so there is R-3 in the area but you cannot get to this, he is surrounded by B-3.

Mr. Burchfield said the proposed use should not propose an issue. The preliminary design they got was varied and could use some serious retooling, but it is workable.

Mr. Casteel said he will also have to come to Planning Commission to get his gate approved and he will also have to go to TDOT (Tennessee Department of Transportation), to move that driveway because it is further back on the property than what he is proposing it now. Once he does that, he will bring both of those to the Planning Commission for approval.

Chairman Hamilton said all they were doing is the "Use."

Mr. Casteel agreed.

MOTION: The motion was made to recommend approval based on Staff's recommendation, that they meet all the requirements.

MADE: Kenny Charles
SECOND: Randy Heafner
VOTE: Unanimous
MOTION PASSED



Tom Hamilton, Chairman