

MINUTES OF THE MEETING

Athens Board of Zoning Appeals

November 20, 2019

9:00 AM

Conference Room

ROLL CALL

MEMBERS PRESENT

Chairman Tom Hamilton
Randy Heafner
Kenny Charles
John Coker

MEMBERS ABSENT

Ralph Fenton

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Brandon Ainsworth
Nathan & Paula Derrick

Approval of Minutes

Approval of the September 4, 2019 Called Meeting minutes

The minutes of the September 4, 2019, Called Meeting were approved on motion by Kenny Charles; seconded by Randy Heafner; vote – unanimous

Approval of the September 27, 2019 Called Meeting minutes

The minutes of the September 27, 2019, Called Meeting were approved on motion by Kenny Charles; seconded by Randy Heafner; vote – unanimous

Old Business

There was no old business to discuss.

New Business

- 1. Use on Review Request-** by Paula Derrick for thirty -two (32) Multi-Family Residential units on an approximate 3.88-acre parcel shown as Tax Map 056B Group A Parcels 004.00 located at 712 S. Congress Parkway Zoned B-3 Intensive Business District.

Chairman Hamilton swore in the Derricks. He then said they are wanting to build 32 multi-family units where the old Holiday Motel used to be. This is just Use on Review, they do not have to go into a lot of details.

Mr. Derrick said they want to put some nice new apartments on the property. It has been an eyesore for a while. They want to put around 32-units, a pool, and a fitness center.

Chairman Hamilton asked if the pool will be in the fitness center.

He said it will be in the back corner.

Mr. Casteel asked if there were two separate parcels there.

Mr. Derrick said it will be. There is a line there, but they are going to make it two separate parcels.

Mr. McConkey said the one he showed him before, shows it as two parcels. It shows the property line running right through there and he is going to relocate it and have them move that line over.

Mr. Casteel said currently there are two pieces property and only one tax parcel. When they do that Use on Review, it is going to apply to both of these. That is the point he is trying to make. Even though they are not planning apartments there, they could still do so later down the road.

Chairman Hamilton said he does not understand how it is two parcels.

Mr. Casteel said it is one tax parcel because of tax purposes, but there are two deeds out there to describe it.

Mr. McConkey said it showed it as two tracts on the deed.

Chairman Hamilton said the Use on Review will only apply to this parcel.

Mr. Casteel said it applies to the entire tax parcel. The use applies to boundary of the property highlighted. He will not have to come back if he decides to build more apartment.

Mr. Coker asked if the storm water issue had been addressed. He is going to have to have a retention on both sides.

Mr. Casteel he would probably want a retention for the area where the gym is. He told Mr. Derrick if he wanted to move the entrance, he would have to come before the Planning Commission.

Mr. Casteel answered and said it will always be B-3 (Intensive Business District.)

MOTION: To approve the Use on Review as stated and recommended by staff subject all approvals.

MADE: Kenny Charles
SECOND: Randy Heafner
VOTE: Unanimous 4-0
MOTION PASSED

New Business

There was no New Business to discussed.



Tom Hamilton, Chairman