

MINUTES OF THE MEETING

Athens Board of Zoning Appeals

February 26, 2025

1:00 PM

City Council Chambers

ROLL CALL

MEMBERS PRESENT

John Proffitt
Mayor Larry Eaton
Kenny Charles
Vice-Chair Sam Stephens

MEMBERS ABSENT

Chairperson Wesley Kite

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Nora Cardin
Brandon Ainsworth
Tim Schultz
Millard Judd

Approval of Minutes

Approval of October 23, 2024, Regular Meeting minutes

The minutes of the October 23, 2024, regular meeting was approved on motion by John Proffitt; seconded by Mayor Eaton; vote – unanimous.

Old Business

There was no old business to discuss.

New Business

1. Election of Officers

John Proffitt nominated Wesley Kite as Chairperson. It was seconded by Kenny Charles. Mr. Kite was not present at the meeting but previously stated that he would be willing to continue serving as Chairperson if nominated. All were in favor and there were none opposed.

Kenny Charles nominated Sam Stephens as Vice Chairperson. It was seconded by John Proffitt. Mr. Stephens stated that he would be willing to serve as Vice Chairperson again. All were in favor and there were none opposed.

Sam Stephens nominated John Proffitt for Secretary. It was seconded by Kenny Charles. Mr. Proffitt did not decline. All were in favor and there were none opposed.

The election of officers was closed.

2. **Use on Review** request by Millard Judd for a minimum of six (6) inclusive Multi-Family Residential Dwellings and efficiency apartments on two lots shown as Lots 46-B and 46-C with a combine acreage of 0.923 acres on part of Tax Map 047E Group A Parcel 021.00 located on Guthrie Road zoned B-3 Intensive Business District.

Mr. Casteel swore in Mr. Judd.

Mr. Casteel said all the background information was in the packet. These two lots were created last year by Community Partners. They expressed an interest in having them zoned R-2, to be able to build homes themselves, but they went a different way and marketed them as B-3. They do meet the B-3 standards for lots, and it is recorded. The main issue they have currently, and Mr. Judd is aware of it also, is the constraints on one of those lots because it is between a gas pipeline and an extreme buffer that cannot be varied. There is only a certain envelope. Right now, there are two lots there. Lot 46-C cannot handle 6-inclusive units on that property. What he recommends, to not hold up the sale, Mr. Judd will have put these together once he takes possession. The approval will be for the new lot, not these two individual lots because he is going to need that space to do what he wants to do. He is aware of that.

Mr. Charles asked if they were doing that rather than rezoning.

Mr. Casteel said "right", because a Use on Review you can do multi-family. Multi-family fits on Guthrie Road; they don't want commercial. Guthrie is not a commercial road. He can do this without having to rezone it.

MOTION: To accept Staff's recommendations and approve this Use on Review, that this .923 acres approved for this particular use.

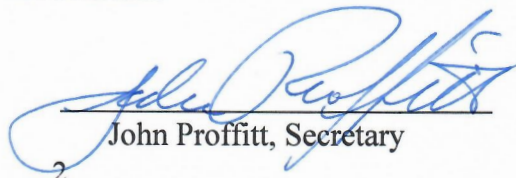
MADE: John Proffitt

SECOND: Kenny Charles

Mr. Charles seconded that making sure it was known that these lots have to be combined.

Mr. Casteel said this approval will be for the entire acreage and not the individual lots.

VOTE: Unanimous
MOTION PASSED


John Proffitt, Secretary