

**ATHENS-CLARKE COUNTY HEARINGS BOARD
MINUTES
October 10, 2012**

The Athens-Clarke County Hearings Board met and considered the following items at a public meeting on Wednesday, October 10, 2012, 3:00 p.m. at 120 W. Dougherty Street, Athens, Georgia:

MEMBERS PRESENT: Genie Bernstein, Ricky Boggs, David Ellison, Sean Hogan, Beverly King, and Adrian Pritchett (Chair)

MEMBERS ABSENT:

STAFF PRESENT: Jane Erwin, Melanie Graham, Bruce Lonnee (ACCUG Planning); and Holly Hilton (ACCUG Attorney)

CALL TO ORDER AND APPROVAL OF MINUTES:

1. **Introduction of Staff reports and all other documents submitted to the Hearings Board at the meeting into the official record.** Mr. Ellison made a motion to introduce all reports and documents into the official record. Ms. King seconded the motion, which passed unanimously.
2. **Approve Minutes from the September 12, 2012, Hearings Board meeting.** Mr. Boggs made a motion to approve. Ms. Bernstein seconded the motion, which passed unanimously.

OLD BUSINESS:

1. 325 RED OAK TRAIL TABLED VAR-2012-09-1988

Petitioner: Susan and John Barrett
Zoning: RS-25(PD) (Single-Family Residential Planned Development)
Tax ID: 063 013A
Request: A. Variance to increase accessory structure from 25% of principal structure to 36.4%.

Board Discussion: None.

2. 810 N. CHASE STREET WITHDRAWN VAR-2012-09-1994

Petitioner: Chris Peterson
Zoning: C-O (Commercial Office)
Tax ID: 114 D2 A0914
Request: A. Variance to increase square footage for retail use from 2,500 to 3,500 square feet.

Board Discussion: None.

Applicant withdrew variance request on October 4, 2012.

3. 461 US HWY 29 NORTH VAR-2012-09-1997

Petitioner: Edward R. Nichols for Athens Regional Health Resources, Inc.
Zoning: C-G (Commercial General)
Tax ID: 162 025A
Request: A. Variance to reduce front façade fenestration from 40% to 14.3%.

Board Discussion: The staff report for this project was presented by Melanie Graham. Staff recommended denial of the variance request. The Board had no questions regarding the presentation.

Edward Nichols, petitioner and agent for Athens Regional Health Resources, introduced himself, Jeff Baxter, representative for Athens Regional Health Resources and Jeff Fogle, architect with Batson Associates.

The petitioner is requesting to reduce the percentage of exterior glass on the front façade of the building from 40% to 14.3%. Mr. Nichols indicated that this building is replacing another facility that has

exceeded its patient volume. He also stated that the petitioner is using the same building plan used at their Winder, Georgia location, which saves on costs.

Mr. Nichols said that 40% fenestration is not appropriate for this location. This parcel has a southeast exposure so additional windows would increase annual operating costs, along with an increase in the size of the air handling system. Mr. Nichols discussed the document prepared by Conway & Owen which showed the impact of increasing the glass area on the heating / cooling costs. He also noted that patient privacy and security of a building with pharmaceuticals were also a concern in increasing the percentage of glass.

The Board stated that they would like to see more windows and feels that the architect did not put much effort into the required 40% openings coverage. Ms. Bernstein asked if windows could be added at each end of the front and if windows could be added above the front doors. Mr. Fogle said that windows can be put on both sides but that the low roof line would prohibit adding windows above the door. The mechanical systems would be visible behind the windows above the doors. Ms. Bernstein asked if windows above the doors could be shuttered to conceal the mechanical systems. Mr. Fogle said that the windows could be shuttered from the inside with weatherproof shutters.

Ms. King does not believe that there are extraordinary or exceptional conditions to allow this variance request. Mr. Ellison believes there are exceptional conditions. The surrounding buildings on this corridor pre-date the ordinance. Mr. Hogan noted that surrounding properties may not have the same angle to the sun since the road is not directly east to west. He believes the proposed building meets the spirit of the ordinance.

Mr. Ellison moved to grant the variance and Mr. Hogan seconded. After further discussion, Mr. Ellison withdrew his motion deciding to move for a table. Mr. Ellison asked Mr. Nichols how much time he needed to prepare revised plans. The petitioner will reexamine standard #5 and request to be placed on the agenda no later than the December 12, 2012 meeting. Mr. Ellison moved to table the request until no later than the December 12, 2012 meeting. Ms. King seconded the motion. Staff will give the petitioner one additional week to submit for the November meeting since the deadline for submittal is October 12th. The motion passed 5-1 (Pritchett opposed) with no further discussion.

OTHER BUSINESS:

1. *Directors Report:* Mr. Lonnee stated that the 325 Red Oak Trail request will be heard at the November meeting. Ms. Erwin said that there is one more request for which we have not received a complete application yet. Mr. Ellison asked about the status of filling the vacant position on the board. Ms. Erwin said that there were no applicants. The position will be advertised again.
2. The next regularly scheduled meeting will be November 14, 2012.

The meeting was adjourned at 3:55 p.m.

Adrian Pritchett, Chair

Brad Griffin, Director/Secretary