

ATHENS-CLARKE COUNTY HEARINGS BOARD
MINUTES
February 10, 2016

The Athens-Clarke County Hearings Board met and considered the following items at a public meeting at 3:00 p.m. on Wednesday, February 10, 2016, at 120 W. Dougherty Street, Athens, Georgia:

MEMBERS PRESENT: Ricky Boggs, Nancy Burk, Myung Cogan, Mike Lord, Pat Shearer, and Ed Simpson (Chair)
MEMBERS ABSENT: Joey Tucker
STAFF PRESENT: Rick Cowick and Jane Erwin (ACCUG Planning); Jim Davis (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. Boggs made a motion to introduce all reports and documents into the official record. Ms. Cogan seconded the motion, which passed unanimously.
2. **Adoption of minutes from the December 9, 2015 Hearings Board meeting.** Ms. Burk made a motion to approve. Mr. Lord seconded the motion, which passed unanimously.

NEW BUSINESS

1. **537 ATHENS AVENUE VAR-2016-01-79**
Petitioner: Carl Hawkins for Gerety & Hawkins Development Co., LLC
Zoning: RS-8 (Single-Family Residential) & G (Government)
Tax ID: 163A3 B046 and B047
Request: A. Variance to reduce lot width from 60' to 53.6' for four proposed lots

Ms. Erwin gave the staff report with the recommendation for Approval

In Favor: Carl Hawkins, applicant, said that Staff's presentation covered everything. He bought the property in two pieces about ten years ago. He started an effort to use the property for more than one house with a septic tank, which could have been done. However, his efforts were thwarted by a number of issues. He had to deal with Housing & Urban Development (HUD)*, the adjacent property owner, for sanitary sewer access because there was not enough drop in the subject property topography to install the sewer line in any other place. The engineering was completed last year and the HUD approval of the easement was granted. It was determined that the houses will need to be built further back on the property than originally thought when the previously approved variance had been applied for. This is why he has to go back through the variance process. The lots have to be made deeper, which reduces the amount of land involved in the swap with Athens-Clarke County. This proposal is the most usable solution.

* Athens Housing Authority (AHA) owns the adjacent property.

In Opposition: None

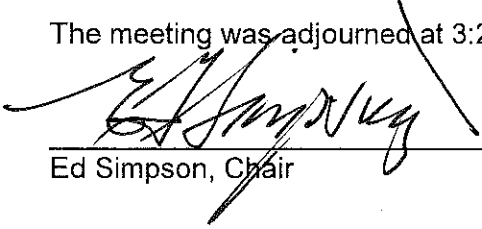
Board Discussion: None

Motion: Mr. Shearer made a motion for approval. Ms. Cogan seconded the motion, which passed unanimously.

OTHER BUSINESS:

Directors Report: Mr. Cowick said that four variance requests are scheduled to be heard at the March meeting.

The meeting was adjourned at 3:20 p.m.



Ed Simpson, Chair



Brad Griffin, Director/Secretary