

ZONING BOARD OF ADJUSTMENT
REGULAR SESSION
April 13, 2021

The Zoning Board of Adjustments of the City of Athens, Texas met in Regular Session on Tuesday, April 13, 2021 at 4:00 p.m. in the Conference Room of the Development Services Center, 501 US Highway 175 West, Athens, Texas with the following members present constituting a quorum, to-wit: Jack Bateman, Thomas Faulk, Shannon Traxon, and Alex Withers.

Director of Development Services Audrey Sloan, Development Coordinator Sheila Garrett, Mayor Monte Montgomery, City Manager Elizabeth Borstad, Director of Economic Development Joanie Ahlers, AEDC Board of Directors President Will Traxon, AEDC Board Vice President John Trent, AEDC Board Secretary Randy Jones, Trey Patterson, Kim Hodges, Todd McFarland, and Shane Lindsey.

Member Bateman called the meeting to order.

NOMINATE AND ELECT A ZONING BOARD OF ADJUSTMENT CHAIRPERSON AND VICE CHAIRPERSON

Member Bateman called for nominations for Chairperson and Vice Chairperson. After some discussion, Member Withers made a motion to nominate and elect Member Bateman as the Chairperson. Member Faulk seconded the motion and it passed unanimously.

Chairperson Bateman made a motion to nominate and elect Member Traxon as the Vice Chairperson. Member Faulk seconded the motion and it passed unanimously.

DECLARATION OF CONFLICTS OF INTEREST

None

PUBLIC COMMUNICATIONS

None

CONSIDER APPROVING THE MINUTES FOR THE DECEMBER 10, 2019, REGULAR SESSION

Vice Chairperson Traxon made a motion to approve the minutes as written. The motion was seconded by Member Withers and passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM MOLLY BROWN OF COMET SIGNS FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE V, SECTION 22-41 OF THE CODE OF ORDINANCES CONCERNING SIGNAGE. THE APPLICANT IS REQUESTING TO INSTALL A POLE SIGN EXCEEDING TWENTY (20) FEET IN HEIGHT AT 202 SOUTH PALESTINE STREET, ALSO KNOWN AS LOTS 1A/B, 2A/B, 7A/C, 8A/B, 8F/G OF BLOCK 18 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782. OWNER: FIRST STATE BANK OF ATHENS

Chairperson Bateman opened the public hearing. Sloan described the location of the property and the request for variance. Trey Patterson of Design Center Signs and Kim Hodges of First State Bank of Athens spoke about the request. After some discussion, Chairperson Bateman closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM MOLLY BROWN OF COMET SIGNS FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE V, SECTION 22-41 OF THE CODE OF ORDINANCES CONCERNING SIGNAGE. THE APPLICANT IS REQUESTING TO INSTALL A POLE SIGN EXCEEDING TWENTY (20) FEET IN HEIGHT AT 202 SOUTH PALESTINE STREET, ALSO KNOWN AS LOTS 1A/B, 2A/B, 7A/C, 8A/B, 8F/G OF BLOCK 18 OF ATHENS ORIGINAL TOWN, T. PARMER SURVEY, ABSTRACT 782. OWNER: FIRST STATE BANK OF ATHENS

A motion was made by Vice Chairperson Traxon to approve the request. The motion was seconded by Member Withers and passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM TODD MCFARLAND OF BIOMERICS FMI FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE III, SECTION 22-29(D)(2) OF THE CODE OF ORDINANCES CONCERNING SETBACK REQUIREMENTS FOR INDUSTRIAL ZONING DISTRICTS. THE APPLICANT IS REQUESTING A SIDE YARD SETBACK OF LESS THAN TWENTY-FIVE (25) FEET AND A REAR YARD SETBACK OF LESS THAN TWENTY-FIVE (25) FEET FOR A NEW BUILDING TO BE LOCATED AT 1700 ENTERPRISE STREET, ALSO KNOWN AS LOT 5, BLOCK 2 OF INDUSTRIAL PARK ADDITION, UNIT I, J. B. ATWOOD SURVEY, ABSTRACT 19. OWNER: BIOMERICS FMI WAREHOUSE, LLC

Chairperson Bateman opened the public hearing. Sloan described the location of the property and the request for variance. Todd McFarland of Biomerics spoke about the request. Joanie Ahlers and Will Traxon spoke in favor of the request. After some discussion, Chairperson Bateman closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM TODD MCFARLAND OF BIOMERICS FMI FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE III, SECTION 22-29(D)(2) OF THE CODE OF ORDINANCES CONCERNING SETBACK REQUIREMENTS FOR INDUSTRIAL ZONING DISTRICTS. THE APPLICANT IS REQUESTING A SIDE YARD SETBACK OF LESS THAN TWENTY-FIVE (25) FEET AND A REAR YARD SETBACK OF LESS THAN TWENTY-FIVE (25) FEET FOR A NEW BUILDING TO BE LOCATED AT 1700 ENTERPRISE STREET, ALSO KNOWN AS LOT 5, BLOCK 2 OF INDUSTRIAL PARK ADDITION, UNIT I, J. B. ATWOOD SURVEY, ABSTRACT 19. OWNER: BIOMERICS FMI WAREHOUSE, LLC

A motion was made by Member Withers to approve the request. The motion was seconded by Member Faulk and passed unanimously.

PUBLIC HEARING CONCERNING A REQUEST FROM TODD MCFARLAND OF BIOMERICS FMI FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE III, SECTION 22-29(D)(2) OF THE CODE OF ORDINANCES CONCERNING SETBACK REQUIREMENTS FOR INDUSTRIAL ZONING DISTRICTS. THE APPLICANT IS REQUESTING A FRONT YARD SETBACK LESS OF THAN FIFTY (50) FEET FOR A PROPOSED ADDITION TO THE EXISTING BUILDING LOCATED AT 1702 ENTERPRISE STREET, ALSO KNOWN AS LOTS 6 & 7, BLOCK 2 OF INDUSTRIAL PARK ADDITION, UNIT I, J. B. ATWOOD SURVEY, ABSTRACT 19. OWNER: ATHENS ECONOMIC DEVELOPMENT CORPORATION

Chairperson Bateman opened the public hearing. Sloan described the location of the property and the request for variance. John Trent spoke in favor of the request. Chairperson Bateman closed the public hearing.

DISCUSS/CONSIDER A REQUEST FROM TODD MCFARLAND OF BIOMERICS FMI FOR A VARIANCE FROM THE REGULATIONS IN CHAPTER 22, ARTICLE III, SECTION 22-29(D)(2) OF THE CODE OF ORDINANCES CONCERNING SETBACK REQUIREMENTS FOR INDUSTRIAL ZONING DISTRICTS. THE APPLICANT IS REQUESTING A FRONT YARD SETBACK LESS OF THAN FIFTY (50) FEET FOR A PROPOSED ADDITION TO THE EXISTING BUILDING LOCATED AT 1702 ENTERPRISE STREET, ALSO KNOWN AS LOTS 6 & 7, BLOCK 2 OF INDUSTRIAL PARK ADDITION, UNIT I, J. B. ATWOOD SURVEY, ABSTRACT 19. OWNER: ATHENS ECONOMIC DEVELOPMENT CORPORATION

A motion was made by Member Thomas to approve the request. The motion was seconded by Vice Chairperson Traxon and passed unanimously.

ADJOURN

The meeting was adjourned

PASSED AND APPROVED THIS 13th DAY OF JULY, 2021.

Chairperson

ATTEST:

Sheila Garrett, Development Coordinator