

MINUTES OF MEETING

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

February 6, 2023

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Janice Hardaway
Chairperson Jona Garrett
Eric Newberry
Jordan Curtis
Sam Stephens

MEMBERS ABSENT

John Proffitt
Frances Witt-McMahan

OTHERS ATTENDING

Anthony Casteel Ashley Mustin
Gene McConkey Doug Unger
Tim Schultz Wes Hicks
Mark Workman John Norwood
Christian Medders

APPROVAL OF MINUTES

1. Approval of the November 28, 2022 work session minutes

The minutes of the November 28, 2022, work session were approved on motion by Eric Newberry; seconded by Sam Stephens; vote – unanimous

2. Approval of the January 30, 2023 work session minutes

The minutes of the January 30, 2023, work session were approved on motion by Eric Newberry; seconded by Sam Stephens; vote – unanimous

3. Approval of the January 3, 2023 regular minutes

Mr. Newberry said based on his correction, he assumed Mr. Casteel was OK with the motion. .

Mr. Casteel said, yes, at the bottom of the first page (of the regular minutes) he called Chairperson Garrett a “he” and he will change it to “she”.

The minutes of the January 3, 2023, regular meeting were approved on motion by Eric Newberry; seconded by Sam Stephens; vote – unanimous

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

- 1. Final Plat approval request** for Athens MHP LLC on property shown as Tax Map 056B Group A Parcels 004.00 and 005.00 on the Tennessee Real Estate Property Assessment Data Website. The subdivision is located off Velma Road, zoned R-4 MHP and is combining 6 (six) 2-plus acre lots into one 14.08-acre tract.

The manufactured home park which is a 14-acre tract on Velma Road. They are combining six, two acre lots. They are abandoning all the lot lines to make it come into compliance with the M-4 (Mobile Home Park District) because the minimum lot size is five acres. This came up on a zoning letter they found there were multiple lots that did not meet the minimum lot size, and they are just cleaning it up by combining them all. It has been reviewed by Staff and he recommends approval as submitted.

MOTION: Move to approve the request.

MADE: Eric Newberry

SECOND: Jordan Curtis

VOTE: Unanimous

MOTION PASSED

- 2. Final Plat approval request** for L. Mark Workman DVM on property shown as Tax Map 064D Group A Parcels 018.00, 019.00, 020.00,021.00, & 022.00 on the Tennessee Real Estate Property Assessment Data Website. The 1.99-acre plat is combining five (5) lots into one (1) lot and is located on Rocky Mount Road, Congress Parkway and Cardinal Street, zoned B-3 Intensive Business District.

Mr. Casteel said this plat is for Mark Workman. It is a vet clinic on Cardinal Street and Rocky Mt. Road. This issue with the property lines came across over a zoning letter. The building was built across property lines, so he is abandoning five parcels and putting them into one. Once again, he is trying to make it right the best that he can. It does encroach Rocky Mt. but it was already there so there when we annexed it into the city. Everything else meets the regulations. Staff recommends approval as submitted.

MOTION: Move to approve the request.

MADE: Jordan Curtis

SECOND: Eric Newberry

VOTE: Unanimous

MOTION PASSED

- 3. Final Plat approval request** for Bell Chase Phase II on property shown as Tax Map 065 Parcel 020.00 on the Tennessee Real Estate Property Assessment Data Website. The 1.75-acre subdivision is located off Madison Avenue, zoned R-3 Residential and contains 7 lots.

Mr. Casteel said this was Bell Chase Phase II, seven lots, it is off of Madison Avenue.

Mr. Medders represented Eric Mickeliunas. He said the plat was done by Mr. Mickeliunas of Hilltop Surveying. He was there on his behalf because Mr. Mickeliunas was shot and passed away. He is bringing this plat before them because it was already on the agenda. All the signatures are there, and it is a 7-lot subdivision.

Mr. Casteel said they reviewed it and one thing to keep in mind is they are showing the building envelopes that cut across where the one-hundred-foot railroad easement is, so they will need to pin those houses to make sure they don't get into that easement he assumes.

Mr. Medders said Mr. Horton is the one doing the houses, so they are pinning them every time they do them.

Mr. Curtis asked if they were talking about the railroad's easement.

Mr. Medders said no, they were talking about the building envelope themselves where the houses have to go, outside that easement.

Mr. Casteel said Staff recommends approval as submitted.

MOTION: Move to approve the request.

MADE: Sam Stephens

SECOND: Janice Hardaway

VOTE: Unanimous

MOTION PASSED

4. **Final Plat approval request** for The Shoppes on Decatur Pike on property shown as Tax Map 046 Parcels 238.00 and 239.00 on the Tennessee Real Estate Property Assessment Data Website. The subdivision is located off Decatur Pike, B-3 Intensive Business District and contains two (2) lots and one (1) nine (9) acre tract.

Mr. Casteel said The Shoppes for Decatur Pike owner was not here at the meeting, nor a representative, and he assumed they did not get the signatures. He recommends the plat be denied and placed on the agenda at the next meeting.

MOTION: Move to deny the plat.

MADE: Janice Hardaway

SECOND: Jordan Curtis

VOTE: Unanimous

MOTION PASSED

PETITIONS AND REQUESTS FROM AUDIENCE

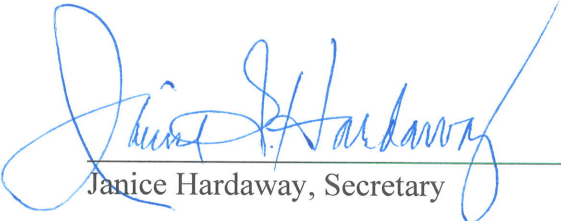
There were no petitions or requests from the audience.

STAFF REPORT

There was no Staff Report presented.



Jona Garrett, Chairperson



Janice Hardaway, Secretary