

**MINUTES OF THE MEETING**

**ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION**

**May 1, 2023**

**12:00 P.M.**

**CONFERENCE ROOM**

**ROLL CALL**

**MEMBERS PRESENT**

Sam Stephens  
Janice Hardaway  
Eric Newberry  
Jordan Curtis  
John Proffitt  
Frances Witt-McMahan

**MEMBERS ABSENT**

Chairperson Jona Garrett

**OTHERS ATTENDING**

Anthony Casteel  
Gene McConkey  
Nora Cardin  
Christian Medders  
Mark Lockmiller  
Radley Lockmiller  
Doug Unger  
Ashley Mustin  
Kevin Helms

**APPROVAL OF MINUTES**

**1. Approval of the April 24, 2023 work session minutes**

The minutes of the April 24, 2023, work session were approved on motion by Eric Newberry; seconded by John Proffitt; vote – unanimous.

**2. Approval of the April 3, 2023 regular minutes**

The minutes of the April 3, 2023, regular minutes were approved on motion by Jordan Curtis; seconded by Janice Hardaway; vote – unanimous.

**OLD BUSINESS**

There was no old business to discuss.

**NEW BUSINESS**

- 1. Final Plat approval request** for Robert Harris and Mitchell Miller on property shown as Tax Map 067 Parcels 333.00 and 339.00 on the Tennessee Real Estate Property Assessment Data Website. The subdivision is located off Hwy 39 in the growth boundary and contains 8.91 acres and is doing a land swap between parcels and is also creating a new lot out of parcel 333.00- subdivision contains three (3) lots.

Mr. Medders explained that they are taking land off one lot and adding to another to get a two to one ratio to get a fifty-foot right-of-way into what is now 5.82 acres. They are adding six hundredths of an acre to this. They are combining two lots. They are moving lot lines and they are going to have three lots.

MOTION: Move to approve the request.

MADE: John Proffitt  
SECOND: Jordan Curtis  
VOTE: Unanimous  
MOTION PASSED

- 2. Final Plat approval request** for Sharon Dennis on property shown as Tax Map 056 Parcel 021.00, 022.00, 023.00, 026.00 and 027.00 on the Tennessee Real Estate Property Assessment Data Website. The 3.61-acre plat is reconfiguring five (5) lots into three (3) and is located on Velma Road and County Road 174, the portion of the plat located inside the city is zoned R-2 Medium Density Residential.

Mr. Medders said it was four lot subdivision and they have all signatures were on the plat.

Mr. Newberry said there was a line that needed to be cleaned.

Mr. Casteel said he got it all fixed.

MOTION: Move to approve the request.

MADE: Jordan Curtis  
SECOND: Frances Witt-McMahan  
VOTE: Unanimous  
MOTION PASSED

- 3. Recommendation on rezoning request by Mark Lockmiller** to change parcel identified as Tax Map 057H Group C Parcel 042.00 located on Short Street from I-1 light Industrial District to R-2 Medium Density Residential District containing approximately 1.82 acres.

Mr. Casteel said this is an almost 2-acre industrial lot. It does not meet the minimum lot size for an industrial lot. He said he believes it has been that way since they have had zoning. He showed them the Rails for Trails and said it had been abandoned and there was no railroad right-of-way right there. He assumes it will eventually become a part of the Eureka Trail or an extension to downtown. He said he knows there are plans to run that down to Market Park somewhere in the Parks and Rec future. He said to him it tends more towards residential development because it is a transitional area. The land use map does show it as office and light commercial. He recommended approval of the request.

MOTION: To recommend to city council for the R-2 rezoning.

MADE: Eric Newberry  
SECOND: Jordan Curtis  
VOTE: Unanimous  
MOTION PASSED

4. **Recommendation on rezoning request by Dean and Rachel Morley** to change parcel identified as Tax Map 056 Parcel 012.00 located at 2122 Decatur Pike from B-3 Intensive Business District to R-2 Medium Density Residential District containing approximately 1.78 acres.

Mr. Casteel said Ms. Morley called in early in the week before work session and he forgot to let them know. He said she asked about rezoning, but she never really said that is what they planned on doing. They both came in right after works session and asked to fill out a rezoning application. They had decided to move it to residential to preserve the single-family home that is already there. That it why they have it on the agenda now. The site is out on Decatur Pike. There is seventy feet of difference in elevation according to the GIS TOPO map. It is 844-feet at Decatur pike and 914- feet at the building site. There is a 70-foot difference in elevation. There is no way for them to ever get a driveway off Decatur Pike without bringing the whole hill down. He said the only way you can get access to the property is to travel all the way on top of the hill. That is why he said it could be rezoned residential because he does not think it is functional as a commercial property. He said it is shown as Regional Commercial on the future land use map and they do allow apartments in the B-3 zoning district and there is R-2 across the street and would not be considered spot zoning. He recommended approval of the request.

MOTION: To recommend to city council for the R-2 rezoning.

MADE: Janice Hardaway  
SECOND: John Proffitt  
VOTE: Unanimous  
MOTION PASSED

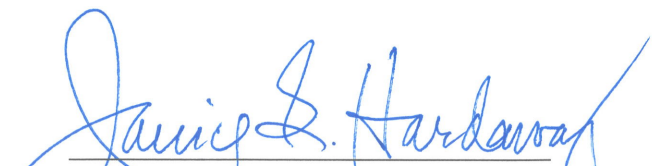
#### **PETITIONS AND REQUESTS FROM AUDIENCE**

There were no petitions or requests from the audience.

#### **STAFF REPORT**

There was no staff report presented.

  
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Jona Garrett, Chairperson

  
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Janice Hardaway, Secretary