

MINUTES

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

July 3, 2023

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Chairperson Jona Garrett
Janice Hardaway
Sam Stephens
Jordan Curtis

MEMBERS ABSENT

John Proffitt
Frances Witt-McMahan
Eric Newberry

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Brandon Ainsworth
Radley Lockmiller
Ben Burchfield
Tracy Dennis
Deb Wallace

APPROVAL OF MINUTES

1. Approval of the May 30, 2023 work session minutes

The minutes of the April 24, 2023, work session were approved on motion by Jordan Curtis; seconded by Sam Stephens; vote – unanimous.

2. Approval of the June 26, 2023 work session minutes

The minutes of the April 24, 2023, work session were approved on motion by Jordan Curtis; seconded by Sam Stephens; vote – unanimous.

3. Approval of the May 1, 2023 regular minutes

The minutes of the April 24, 2023, work session were approved on motion by Jordan Curtis; seconded by Sam Stephens; vote – unanimous.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

- 1. Public Comments and Recommendation on rezoning request by Tracy and Wanda Dennis** to change parcel identified as Tax Map 065D Group A Parcel 024.00 located on 708 Virginia Avenue from B-1 Local Business District to R-2 Medium Density Residential District containing approximately 0.33 acres.

Mr. Casteel said the property in question is in the packet. It came about because of the appraisal. They have a contract to sell the house. Bob Cantley called him to ask if it was destroyed, can it be rebuilt. Under the B-1 (Local Business District) it cannot. Mrs. Dennis contacted him, and he told her what the process was for it to be changed which is why they are at the meeting requesting that it be rezoned R-2 (Medium Density Residential) so that the lender/bank will give the money on the loan, and if so, it will protect their investment. It is across the road from R-2. Virginia Avenue is not conducive for commercial traffic. It does have a sidewalk on one side. It was originally built in 1948, and he is not sure why they done it. It may have been all businesses in that area, but he is not sure. There is a sight distance issue in the East, where if it was commercial traffic, it would cause issues, and you don't want to put any more traffic on that street than what it already has. He said he recommends approval.

MOTION: Move to approve to recommend to City Council that this property be rezoned from B-2 to R-2.

MADE: Jordan Curtis

SECOND: Janice Hardaway

VOTE: Unanimous

MOTION PASSED

Mrs. Hardaway asked how many residential properties there were right there.

There was a brief conversation about other residences in that area and their zoning.

Mr. Dennis said he did not ever see it being a business there even if the house is torn down, just because of the roadway. It would have to be attached to a Madison Avenue property. It just makes sense to rezone it to residential.

- 2. Planning Commission By-law discussion and possible amendment concerning agenda and public comments.**

MOTION: Made the motion to move the By-law discussion and possible amendment concerning agenda and public comments to the next meeting they will have a full board.

MADE: Chairman Garrett

SECOND: Janice Hardaway

VOTE: Unanimous

MOTION PASSED

Mr. Casteel said the main reason he wants them to look at is because of the public comments the State law has passed. Until they rectify it all the agenda items will be placed this way with public comments at the front.

Mr. Curtis asked Mr. Casteel if there is a particular section of the by-laws they could look at as kind of homework.

Mr. Casteel said the only part of the by-laws this would change is their order of business. They would need to add public comments like the City Council does. He thinks you should have public comments on each item presented. It needs to happen before there is any vote. There was a continued brief discussion, and the meeting was adjourned.

PETITIONS AND REQUESTS FROM AUDIENCE

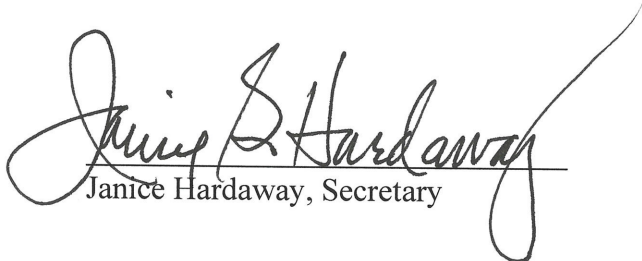
There were no petitions and requests in the audience.

STAFF REPORT

A staff report was not presented.



Jona Garrett, Chairperson



Janice Hardaway, Secretary