

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

February 5, 2024

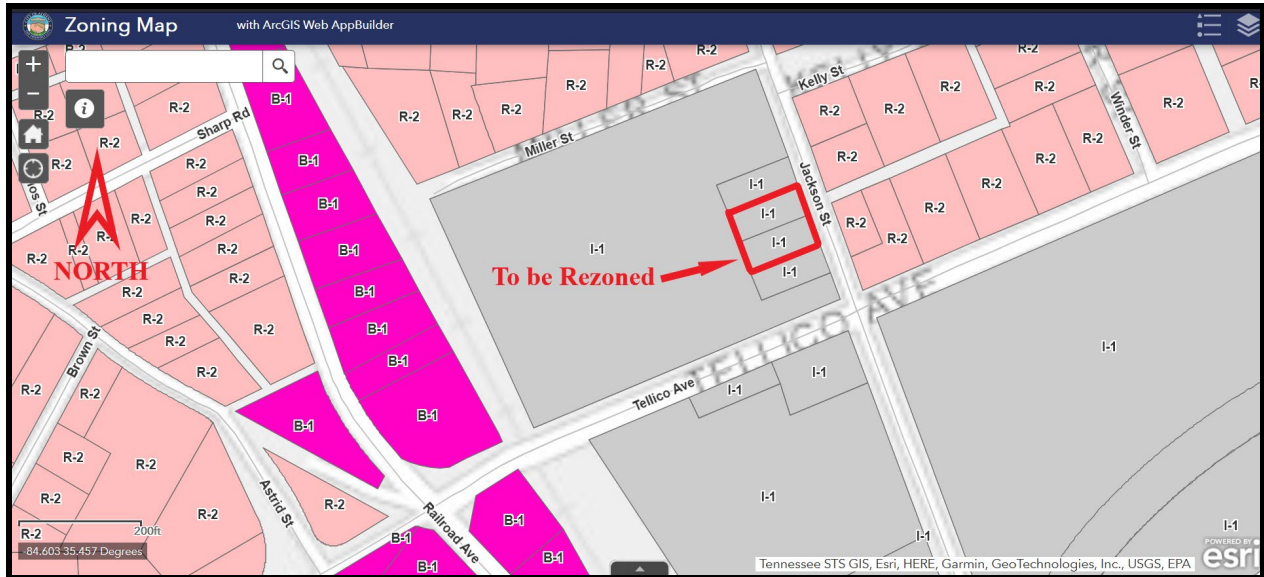
12:00 P.M.

CONFERENCE ROOM

NEW BUSINESS

1. **Public Comments and Recommendation on rezoning request by Christopher S Lingerfelt** to change parcels identified as Tax Map 056C Group C Parcel 058.00 and 059.00 located at 1304 North Jackson Street from L-1 Light Industrial District to R-2 Medium Density Residential District containing approximately 0.28 acres.

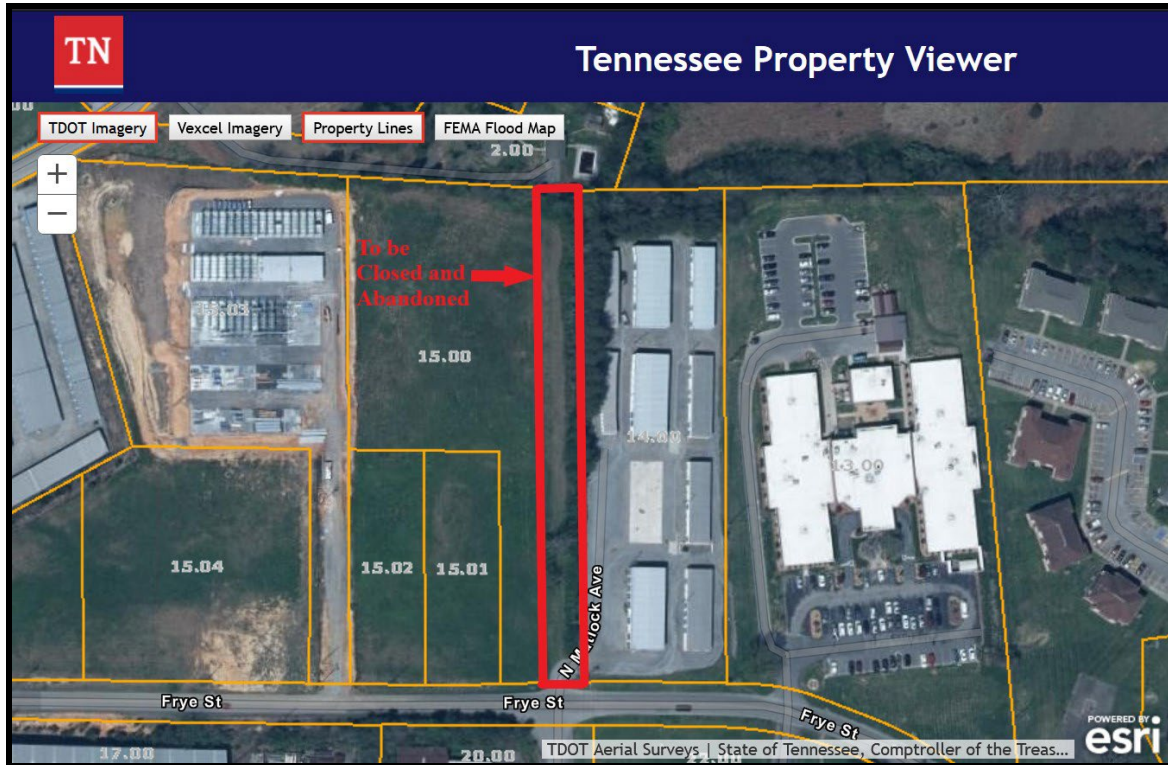




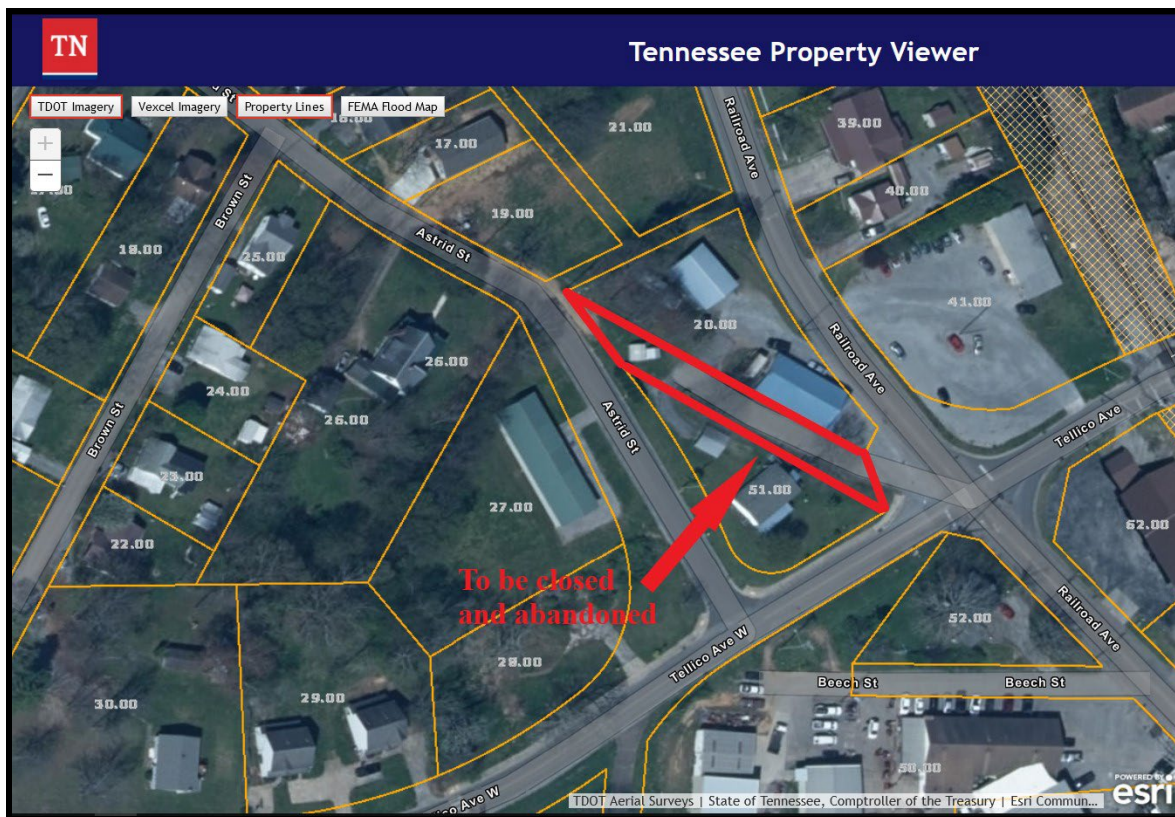
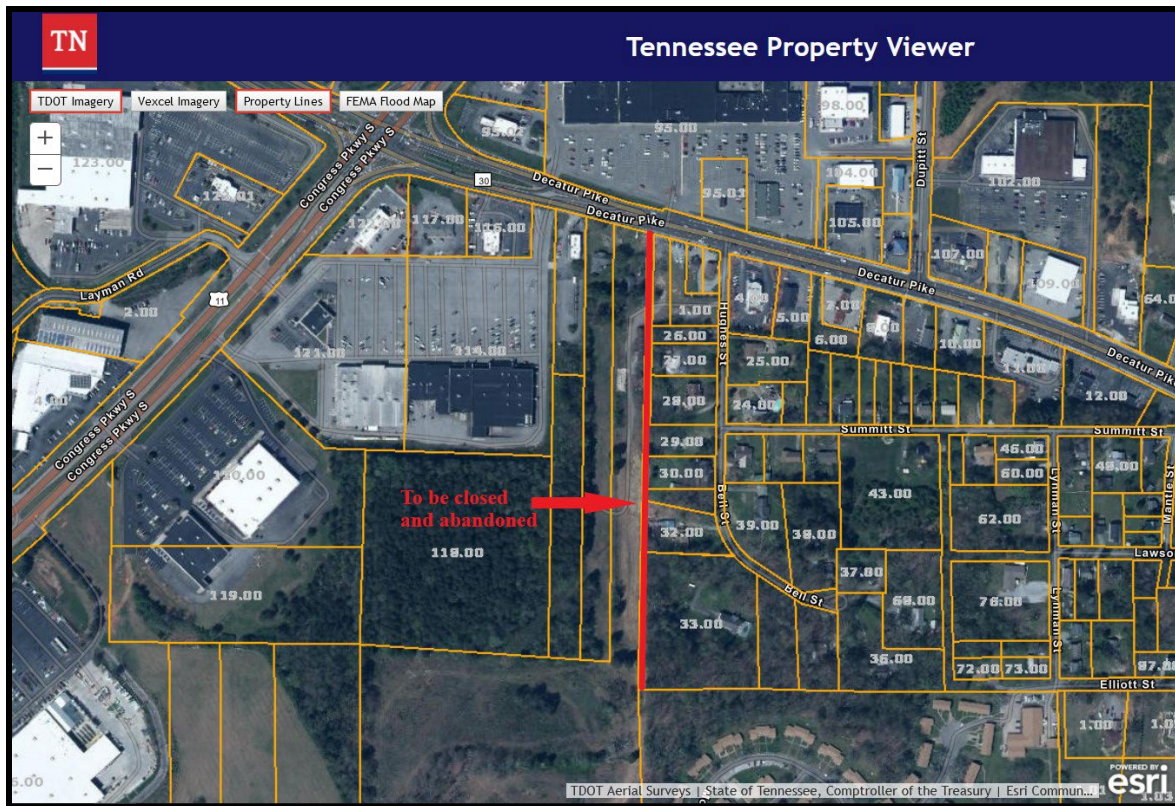
The landowners are requesting a zoning change so that they can sell the house. Currently the house is grandfathered in under the I-1 District. It can be used as a home and even transferred under State Law if the use does not cease for a continuous period of 30 months. The issue is that if it destroyed beyond 51% of its value, it cannot be rebuilt in the I-1 zone. In addition, these are substandard I-1 lots and they even substandard lots in the R-2 district. Therefore, a subdivision plat is being prepared to combine these substandard lots to make a legal R-2 lot before the rezoning can become final.

Staff recommends approval of the request to rezone it from I-1 Light Industrial District to R-2 Medium Density Residential.

- 2. Public Hearing and Recommendation for the closure and abandonment of six (6) various unopened/unimproved alleyways as follows: North Matlock Avenue-north of Frye Street; between South White Street and the 700 block of South Jackson Street; running from Ava Street to Webb Street; perpendicular to Ohio Street and North of Decatur Pike; parallel to Hughes Street south of Decatur Pike, and diagonal from Tellico/Railroad intersection to Astrid Street.**







Public works has identified these six (6) alleys as having no transportation value to the city. Therefore, they are asking that they be abandoned back to the adjacent lot owner that have frontage along each of them, but still retaining easements on all of them for the installation and maintenance of current and future utility and stormwater facilities. **Staff recommends abandonment of these six (6) alleys.**