

MINUTES

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

July 7, 2025

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Eric Newberry
Chairperson Jona Garrett
John Proffitt
Steve Sherlin
Frances Witt-McMahan

MEMBERS ABSENT

Sam Stephens
Jordan Curtis

OTHERS ATTENDING

Anthony Casteel
Brandon Ainsworth
Nora Cardin
Tim Schultz
Ben Burchfield
Wiatt Wehunt
Zach Vanmeter
Betty Hicks
Brittany Riedel
Patrick West
Christian Medders

APPROVAL OF MINUTES

1. Approval of the May 27, 2025 work session minutes

The minutes of the May 27, 2025, work session were approved on motion by Eric Newberry; seconded by Steve Sherlin; vote – unanimous.

2. Approval of the June 30, 2025 work session minutes

The minutes of the June 30, 2025, work session were approved on motion by Eric Newberry; seconded by Frances Witt-McMahan; with it being known that Mr. Newberry's last name had an error with a space in it "New berry" and the misspelling of Decatur Pike, and the proper corrections be made. vote – unanimous.

3. Approval of the May 5, 2025 regular minutes

The minutes of the May 5, 2025, work session were approved on motion by John Proffitt; seconded by Eric Newberry; vote – unanimous.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

- 1. Public Comments and Final Plat approval for Justin Welliver** on property shown as Tax Map 065B Group C Parcel 001.00 and 065B Group B Parcel 076.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located off Scenic Drive and Avalon Street and contains 3.39 acres and five (5) lots and one unbuildable lot.

Mr. McConkey said he spoke with Mr. Casteel, and everything was good on it as long as all signatures were signed.

Mr. Newberry said with the changes in the law to make sure to ask for public comments.

Chairperson Garrett asked for public comments.

There were no public comments.

MOTION: Move for approval for plat as presented.

MADE: John Proffitt

SECOND: Steve Sherlin

VOTE: Unanimous 4-0

MOTION PASSES

- 2. Public Comments and Final Plat approval for Betty Hicks** on property shown as Tax Map 064 Parcel 051.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located in the Urban Growth Boundary off County Roads 132 and 134 and contains 7.12 acres and four (4) lots.

Mr. McConkey said they have a four-lot subdivision in the growth boundary. They have all the signatures, and all the corrections have been made. Mr. Casteel recommends approval.

Chairperson Garrett asked for questions or public comments.

Mrs. Hicks made a comment on why they brought the plat to Mr. Casteel. The property was owned by her sister-in-law, and she wanted her family to live there.

MOTION: Move for approval.

MADE: Frances Witt-McMahan

SECOND: Eric Newberry

VOTE: Unanimous 4-0

MOTION PASSES

3. **Public Comments and Final Plat approval for Mesana Investments LLC** on property shown as Tax Map 057 Parcel 086.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located off Shadows Lawn Drive and contains 8.43 acres and forty (40) lots.

Mr. Medders said they are asking denial of this because they do not have it ready to go with the bond and several things need to happen. All the signatures are on the plat. There are other things that cannot be approved at this time.

MOTION: Move to deny the plat.

MADE: Eric Newberry
SECOND: France Witt-McMahan
VOTE: Unanimous 4-0
MOTION PASSED

4. **Public Comments and Commercial Driveway Access approval for Drip Kitchen and Coffee House** on Decatur Pike and Mission Street

Mr. McConkey said this is the driveway connections for Drip's coffee. They have one on Decatur Pike and one on Mission Street. There is an existing access on Mission Street already so, there will be two on Mission Street and one on Decatur Pike. They do have the TDOT approvals. It is good to go.

MOTION: Move to approve.

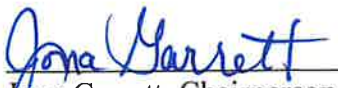
MADE: Steve Sherlin
SECOND: Eric Newberry
VOTE: Unanimous 4-0
MOTION PASSED


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


Frances Witt-McMahan, Secretary