

MINUTES

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

September 2, 2025

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Eric Newberry
Chairperson Jona Garrett
Sam Stephens
John Proffitt
Jordan Curtis

MEMBERS ABSENT

Steve Sherlin
Frances Witt-McMahan

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Nora Cardin
Brandon Ainsworth
Tim Schultz
Ben Burchfield
Christian Medders
Larry Edgemon
Jason Farmer
Tom Hamilton

APPROVAL OF MINUTES

1. Approval of the July 28, 2025 work session minutes

The minutes of the July 28, 2025, work session were approved on motion by Sam Stephens; seconded by John Proffitt; vote – unanimous.

2. Approval of the August 25, 2025 work session minutes

The minutes of the August 25, 2025, work session were approved on motion by Eric Newberry; seconded by Jordan Curtis; vote – unanimous.

3. Approval of the July 7, 2025 regular minutes

The minutes of the July 7, 2025, work session were approved on motion by Sam Stephens; seconded by John Proffitt; vote – unanimous.

Mr. Curtis made mention that there was an error in the Work Session Minutes. Jona Garrett's name was misspelled and needs correcting.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

- 1. Public Comments and Final Plat approval for** Christian M. Medders & Cayla A. Medders on property shown as Tax Map 066 H Group B Parcels 028.00, 029.00, 030.00, and 0.31.00 on the Tennessee Real Estate Property Assessment Data Website. The R3 High Density Residential property is located off South Jackson Street and reconfiguring four (4) lots into two (2).

Mr. Medders said he is the surveyor and the client on this one. It is not TWM. This is a piece of property behind Angela's Cuban Restaurant, the old Carroll house. They are dividing a lot off the front of the Carroll house. They have several tracts of land, and they are dividing that off; there are four lots and doing a two-lot subdivision and reconfiguring the lots.

Mr. Proffitt said instead of doing a subdivision, they are doing a redivision.

Mr. Medders said yes.

Mr. Casteel said they are taking four lots into two. Everyone has reviewed it, it looks good, Staff recommends approval.

MOTION: Move for approval for reconfiguring four lots into two lots.

MADE: John Proffitt

SECOND: Sam Stephens

VOTE: Unanimous

MOTION PASSES

- 2. 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 from what he understands from Mr. Casteel and Mr. Burchfield, and the developer, (the person is in contact with the developer), they do not have the bonds correct/ready, nor have they sent in the bonds yet.

MOTION: Move to deny the plat.

MADE: Eric Newberry

SECOND: Jordan Curtis

VOTE: Unanimous

MOTION PASSES

3. Public Comments and Recommendation for the Plan of Services for the annexation of the remaining 2.35-acre portion of Parcel 47k Group A Parcel 022.00 located off Lee Drive.

Mr. Casteel addressed the bottom of page four, five, six, and seven, he said they will see the draft for the plan of services for this. They are already providing all the services for the nineteen-acre parcel which is in the city. What they need from the Planning Commission is, if they are OK with what has been drafted there, they will release it to the public review and they will have a public hearing at the next meeting, and it will be adopted at that time.

Chairperson Garrett asked Mr. Casteel if Staff was OK with this.

Mr. Casteel said yes. He said it just tells their policy, and they are going to give services to this property. He said the property owner is creating a motion of services already in creating the subdivision. He is supplying the water. He's doing the sewer. He's doing the roads. The portion being annexed is not part of the development.

Mr. Newberry asked if he was asking for a recommendation to City Council.

Mr. Casteel said he was looking for a recommendation to put it out for public review.

MOTION: Move to put this out for public review.

MADE: Eric Newberry

SECOND: Jordan Curtis

VOTE: Unanimous

MOTION PASSES

4. Public Comments and Recommendation on rezoning request by the City of Athens to change parcel identified as part of Tax Map 056 Parcel 009.00 located at 2201 Decatur Pike from B-3 Intensive Business District to R-2 Medium Density Residential District containing approximately 1.08 acres.

Mr. Casteel said this is a newly created lot. The plat was recorded for 1.08 acres, city owned property. There is R-2 adjacent across the street. City Council has requested that it be rezoned to R-2 (Medium Density Residential) and that is what Staff recommends.

Larry Edgemond addressed the Commission. He asked if the rezoning was going to be offered to the other properties that are down that zoning corridor. There are a lot of them that would like to change theirs to residential.

Chairperson Garrett deferred to Mr. Casteel.

Mr. Casteel said they don't offer rezoning. It is up to the landowner to request the rezoning. It will have to be adjacent to the zone for it to be rezoned.

Mr. Edgemon said he is a landowner, and it is adjacent to the zone.

Mr. Casteel told Mr. Edgemon he can submit the application.

Mr. Curtis told Mr. Edgemon he can make the request.

Mr. Edgemon said he tried before but was turned down by the Planning Commission because he wanted to rent that property. It was his homeplace and he had to tear it down because the taxes are charged by the square foot. He was turned by the zoning commission when his mother passed away and he wanted to rent it. Now they are making changes. He said he was going to hit them up for a lawsuit because it makes him very mad because that was his home place. They did the other homes down through there the same way.

Mr. Casteel said the Planning Commission does not rezone properties. They recommend whether it should be rezoned or not. City Council is the only one that has the power to rezone.

Mr. Edgemon said he is just making public comments. He does not know how it works.

Mr. Casteel said the blame would not be on this board, because they do not have the power to rezone.

MOTION: To approve the request to recommend to City Council the rezoning of the property located at 2201 Decatur Pike.

MADE: Sam Stephens

SECOND: Eric Newberry

VOTE: Unanimous

MOTION PASSES

5. Janice Hardaway Proclamation for 12 years of Planning Commission Service

Chairperson Garrett said Mrs. Hardaway served on the Planning Commission for twelve years and passed away a few months ago. She read the resolution as follows:

A RESOLUTION to honor the memory of Dr. Janice Sales Hardaway of Athens, Tennessee,

WHEREAS, the passing of time has taken from our midst many valued friends whose leadership and hard work helped forge the Athens Municipal-Regional Planning Commission into an efficient public service; and

WHEREAS, it is with much sadness and a great sense of loss that we pay tribute now to Dr. Janice Sales Hardaway, who passed away on March 13, 2025, leaving a vacancy which challenges us to continue in that for which she so valiantly strove; and

WHEREAS, Dr. Janice Sales Hardaway was appointed by the Athens City Council to serve on the Athens Municipal-Regional Planning Commission on July 16, 2013, and served faithfully as a member and was elected Vice Chairperson and Secretary of the Athens Municipal-Regional Planning Commission by her peers over her 12 years of service; and

WHEREAS, she showed her love for her community and mankind not only through her leadership and involvement with the Athens Municipal-Regional Planning Commission, but also through her involvement with numerous other community organizations including: the Athens Utilities Board, Optimist Club, Greater Athens Personnel Association, Tennessee Wesleyan Business Department, United Way Boards, and the Athens Education Foundation, and

WHEREAS, Dr. Janice Sales Hardaway was a beloved wife to her husband Vant, and a devoted mother and grandmother. She was an extraordinary individual whose stature and good works in the community were widely accepted and acclaimed. She was committed to her profession, to her family, and to her fellow man; and her untimely passing leaves a void in the Athens community and in the lives of all those who knew her; and

NOW, THEREFORE, BE IT RESOLVED by the Athens Municipal-Regional Planning Commission, meeting in regular session this 2nd day of September 2025, do hereby pay our respect and tribute to Dr. Janice Sales Hardaway by standing with bowed heads in a moment of silence to acknowledge her outstanding contributions as both a member of the Athens Municipal-Regional Planning Commission and the community.

ADOPTED: September 2, 2025

The Commission stood, and moment of silence was observed.

Mr. Medders said Mrs. Hardaway would be greatly missed. She was very much a lady.

Mr. Curtis asked if the proclamation could be presented at the September Council meeting.

Mr. Casteel said yes, he was going to give it the executive secretary.

PETITIONS AND REQUESTS FROM AUDIENCE

There were no petitions or requests from the audience.

STAFF REPORT

There was no staff report presented.

A handwritten signature in blue ink, appearing to read "Jona Garrett", written over a horizontal line.

Jona Garrett, Chairperson

A handwritten signature in black ink, appearing to read "Frances Witt-McMahan", written over a horizontal line.

Frances Witt-McMahan, Secretary