

AGENDA

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

May 4, 2026

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

APPROVAL OF MINUTES

- 1. Approval of April 27, 2026, work session minutes.**
- 2. Approval of April 6, 2026, regular minutes.**

OLD BUSINESS

NEW BUSINESS

- 1. Public Comments and Review and Recommendation for a Rezoning request by Denso Manufacturing Athens, TN and Athens-McMinn Family YMCA for a 3-acre parcel created from the 50-acre developed parent tract shown as Map 046 Parcel 049.00 on the Tennessee Real Estate Property Assessment Data Website. The request is to change the zoning from I-2 Heavy Industrial District to B-3 Intensive Business District.**

PETITIONS AND REQUESTS FROM AUDIENCE

STAFF REPORT

MINUTES OF WORK SESSION

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

April 27, 2026

12:00 P.M.

CITY COUNCIL CHAMBERS

MEMBERS PRESENT

Jona Garrett
John Proffitt
Ryan Droke
Francis Witt McMahan
Eric Newberry
Sam Stevens

MEMBERS ABSENT

Jordan Curtis

OTHERS ATTENDING

Caitlyn Schuft
Nora Cardin
Gene McConkey
Brandon Ainsworth
Tim Shultz

New business for May 4, 2026

- 1. Rezoning request by Denso Manufacturing Athens, TN and Athens-McMinn Family YMCA for a 3-acre parcel located on Denso Drive and George R Price BLVD was added to the agenda.**

The meeting concluded at 12:10 P.M.

Jona Garrett, Chairperson

Frances Witt McMahan, Secretary

MINUTES OF THE MEETING

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

April 6, 2026

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Chairperson Jona Garrett
John Proffitt
Sam Stephens
Ryan Droke

MEMBERS ABSENT

Frances Witt-McMahan
Jordan Curtis
Eric Newberry

OTHERS ATTENDING

Anthony Casteel
Nora Cardin
Brandon Ainsworth
David Harbin
Caitlyn Schuft
Ben Burchfield
Bryce Walker
Tonya Burke
Abby Burke-Carroll
Shawn McKeegan
Laura Lenoir

APPROVAL OF MINUTES

1. Approval of March 30, 2026, work session minutes.

The minutes of the March 30, 2026, work session were approved on motion by John Proffitt; seconded by Ryan Droke; vote – unanimous.

2. Approval of March 6, 2026, regular minutes.

The minutes of the February 2, 2026, work session were approved on motion by John Proffitt; seconded by Ryan Droke; vote – unanimous.

OLD BUSINESS

1. Public Comments, review and recommendation of the Athens Historical Preservation Committee proposed H-2 Commercial Historic Preservation Overlay in the B-2 Central Business District.

Mr. Casteel said this has been going on for quite some time. Athens City Council asked the Historic Preservation Commission to look into creating a Commercial District over a year ago. The Historic Preservation Commission has done a lot of research on this, had

multiple public meetings and after a year of mulling this over, they put forth a district they think will work. The Planning Commission will look at what the HPC has done and make a recommendation.

Mr. Casteel opened the floor to the public and informed them they have three minutes to speak.

Someone from the audience spoke in opposition to the three minutes that were given.

Mrs. Abby Burke-Carroll spoke in opposition against the Commercial Historic Preservation Overlay in the B-2 Central Business District.

Mrs. Tonya Burke spoke in opposition against the creation of the Commercial Historic Preservation Overlay in the B-2 Central Business District.

The public comments section was closed.

A motion was made.

MOTION: To recommend approval to the City Council for the Commercial Historic Preservation Overlay in the B-2 Central Business District.

MADE: John Proffitt

SECOND: Ryan Droke

Mr. Proffitt asked Mr. McKeehan (Chairperson of the Historic Preservation Commission) if the district overlay, they have there has been changed from the original.

Mr. McKeehan said yes. When it went to Council, there were properties who did not want to be in it, so they redrew it. There were some that wanted to be in it that were not, they added them.

Mr. Proffitt asked about the number of applications that were submitted.

Someone from the public commented.

Mr. Casteel told Mr. Proffitt that every Staff approval is ratified by the Board. Staff just cannot make approvals without the Board. They are ratified within thirty days.

Mr. Proffitt asked if they were both Staff approved and Committee approval. He talked about the numbers of those approved.

Mr. Droke said according to what he has read, that it does not explicitly prohibit anything. He asked about that. It is only strongly discouraged or not appropriate.

Mrs. Cardin said yes, that is the wording used.

Mr. Stephens asked how many buildings downtown were worth saving as they are now.

Mr. Casteel said even the ones that have been changed in the past, they always have the potential to go back to the way they were. They could save every bit of the Downtown, if everyone wanted to cooperate.

Mr. Stephens asked if they save the 1920's, 30's, 40's, 50's, 60's, 70's, or 80's.

Mr. Casteel said whatever period they were originally built in is what the guidelines address.

VOTE: Unanimous 3-1 (Sam Stephens voted against.)
MOTION PASSES

NEW BUSINESS

- 1. Public Comments and Preliminary Plat Concept approval** for Kevin Reynolds on property shown as part of Tax Map 057 Parcels 012.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located on East Madison Avenue and contains 7.57 acres and a possible 14 lots. The property is zoned R-2 Medium Density Residential.

Mr. Reynolds said they have 26 duplexes on 13-lots on Madison Avenue. They have two detention ponds to handle the storm water.

Mr. Casteel said Staff has reviewed this and they have already submitted plans before the concept approval and they are almost at the point of having the plans approved before they got the concept. He said the gentleman did not have the plats today to be signed. He asked them to go ahead and approve it without the those there. It has already been reviewed and everyone is OK with it, the concept will work and the engineer is showing that and they recommend approval of the concept.

MOTION: To approve the preliminary plat concept as presented.

MADE: John Proffitt
SECOND: Sam Stephens
VOTE: Unanimous 4-0
MOTION PASSES

- 2. Public Comments and Review and Recommendation for a Zoning Code amendment** to add minimum and maximum parking requirements for a drive through oil change facility with light auto services bays and no overnight storage of vehicles.

Mr. Casteel said this is a “New Use”, that they do not address in their zoning code. Instead of going to the BZA and asking them to rule on it, they just want to go ahead and take it through the legislative process and have it added to the Zoning Code. (He said he researched it and presented it on page five of the packet.) The oil change facilities are kind of the same as drive thru car wash. They are sort of the same model. Yes, it takes a little longer to do oil than to wash a car. It still should be similar in what it takes to make sure that all the traffic this use generates can be facilitated on the site. Because they are doing service, they must have spaces for the vehicles they are working on and for people that are waiting to be worked on. This is not a full service like C&D and Matlock where you must have outdoor storage spaces for these cars and more parking. The way he approached this was by doing a hybrid between those two uses. Based on that he made a recommendation. Mr. Burchfield did some research and said what Mr. Casteel is recommending is being done nationwide for these. Mr. Casteel is recommending they add to the Zoning District section a “Parking” to address this whenever it comes up. The “Use” would be in the Minimum Parking, the “Use” will be a “Drive Thru Oil Change Facility With Minor Auto Service Without Overnight Storage of Vehicles”. If there is a business like that, this is the parking they will require: One space for each bay, oil change or service, regardless of what it is, plus two spaces to the bay dedicated to the service, and two cue spaces for each oil place bay. If they have three bays, they will need six cue spaces. If they have five service bays and three bays, they need eight spaces for the oil change plus two spaces for the ten, so they would need like eighteen. Right now, according to the current code, they would need like forty and that is way too much parking. They do have a limit on how much parking they can have.

Mr. Burchfield said when they looked at this numbers-wise from the ICE manual, this combined use is not a thing, so they had to look at it from two separate uses. There is a specific use for a Quick Lube and then there is a Light Service Automotive. They combined them between the minimum and maximum.

Mr. Proffitt asked about the new facility planning on coming to Athens and how many bays they would have.

Mr. Casteel said the plans they saw were five service and three oil change bays.

There was further discussion and a motion was made.

MOTION: To recommend to Council to put this in the current Zoning Code.

MADE: Sam Stephens

SECOND: Ryan Droke

VOTE: Unanimous 4-0

MOTION PASSES

PETITIONS AND REQUESTS FROM AUDIENCE

There were no petitions or requests from the audience.

STAFF REPORT

There was no staff report issued.

Jona Garrett, Chairperson

Frances Witt-McMahan, Secretary

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

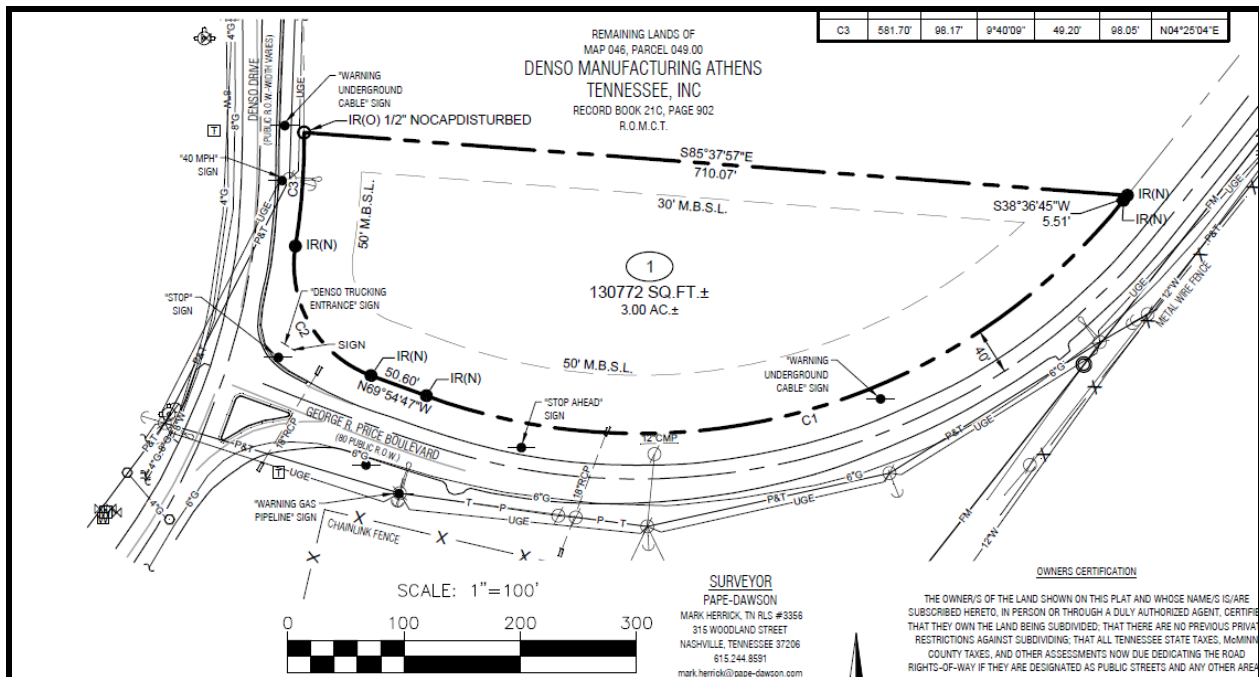
May 4, 2026

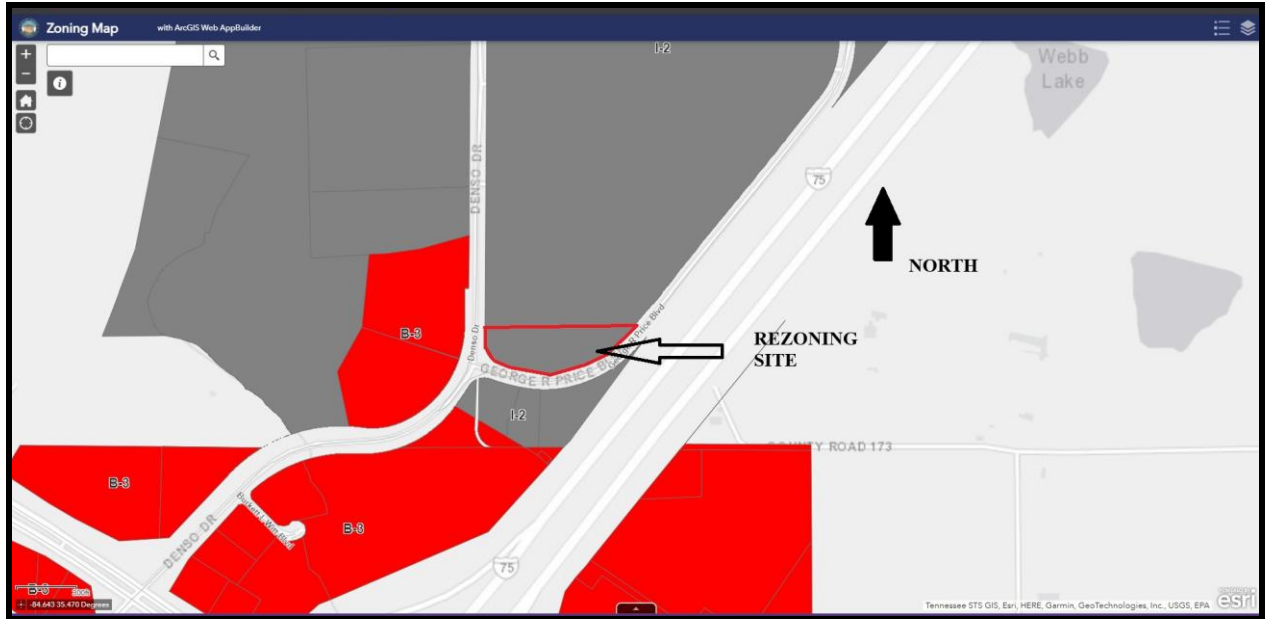
12:00 P.M.

CONFERENCE ROOM

NEW BUSINESS

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The property is adjacent to the B-3 Intensive Business District zone to the west and the petitioners want to develop a daycare center. This will still require additional approval under the B-3, because a daycare center is a Use on Review under the current regulations. **Staff recommends approval of the rezoning request.**