

MINUTES OF THE MEETING

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

May 4, 2026

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Chairperson Jona Garrett
John Proffitt
Sam Stephens
Eric Newberry

MEMBERS ABSENT

Frances Witt-McMahan
Jordan Curtis
Ryan Droke

OTHERS ATTENDING

Anthony Casteel
Nora Cardin
Brandon Ainsworth
Gene McConkey
Caitlyn Schuft
Ben Burchfield

APPROVAL OF MINUTES

1. **Approval of April 27, 2026, work session minutes.**

The minutes of the April 27, 2026, work session were approved on motion by Sam Stephens; seconded by John Proffitt; vote – unanimous.

2. **Approval of April 6, 2026, regular minutes.**

The minutes of the April 6, 2026, work session were approved on motion by Sam Stephens; seconded by John Proffitt; vote – unanimous.

OLD BUSINESS

There was no old business to discuss.

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 Property is located on Denso Drive and George R Price BLVD. The request is to**

change the zoning from I-2 Heavy Industrial District to B-3 Intensive Business District.

Mr. Casteel said they have a zoning request on Denso Drive and George R Price Blvd., to rezone a newly created 3-acre parcel from Heavy Industrial I-2 to B-3, Intensive Business District. There is B-3 across the street at the Higher Learning Center. This daycare will be open to the public, that is why it requires commercial. It will also require a Use on Review once they do get the B-3, for a childcare center. Staff recommends approval.

Mr. Newberry asked if this is for them to recommend to City Council.

Mr. Casteel said yes.

MOTION: To recommend to Council to rezone from I-2 Heavy Industrial to B-3 Intensive Business District.

MADE: Eric Newberry

SECOND: John Proffitt

VOTE: Unanimous 4-0

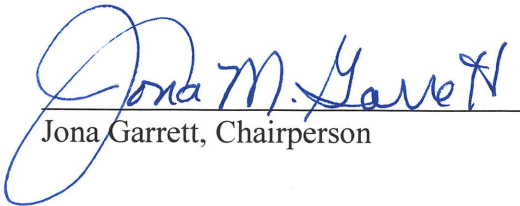
MOTION PASSES

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