

MINUTES OF THE MEETING

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

July 6, 2026

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Chairperson Jona Garrett
John Proffitt
Ryan Droke
Eric Newberry

MEMBERS ABSENT

Frances Witt-McMahan
Sam Stephens
Jordan Curtis

OTHERS ATTENDING

Anthony Casteel
Nora Cardin
Caitlyn Schuft
Heather Powell
Anne Crawford Puckett
Mr. Puckett

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 John Proffitt; seconded by Eric Newberry; vote – unanimous.

2. Approval of May 26, 2026, work session minutes.

The minutes of the May 26, 2026, work session were approved on motion by John Proffitt; seconded by Eric Newberry; vote – unanimous.

3. Approval of June 29, 2026, work session minutes.

The minutes of the June 29, 2026, work session were approved on motion by John Proffitt; seconded by Eric Newberry; vote – unanimous.

4. Approval of May 4, 2026, regular minutes.

The minutes of the May 4, 2026, regular meeting 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 Review and Recommendation for a Rezoning request by Jose Medina-Mendoza and Yessica Medina Contreas** for a 0.31-acre parcel shown as Map 057I Group D Parcel 025.00 on the Tennessee Real Estate Property Assessment Data Website. The Property is located at 219 Spruce Street. The request is to change the zoning from I-1 Light Industrial District to R-2 Medium Density Residential District.

Mr. Casteel said this is a rezoning on Spruce Street. It is a substandard industrial lot. The minimum lot size in an industrial zone is two-acre now. This is well below that. He thinks it is less than a half-acre. Really, the only thing it can be used for is a single-family detached dwelling, which is what they want to do. There is R-2 zoning on North to the west and to south and is adjacent to zoning they are requesting, so there is no spot-zoning issue. Staff recommends approval.

MOTION: To recommend to City Council to rezone from I-1 Light Industrial to R-2 Intensive Business District.

MADE: Eric Newberry

SECOND: John Proffitt

VOTE: Unanimous 4-0

MOTION PASSES

- 2. Public Comments and Final Plat approval for Anne Lynn B Crawford** property shown as Tax Map 056C Group C Parcels 033.00 and 034.00 on the Tennessee Real Estate Property Assessment Data Website. The property is zoned B-1 Local Business District and is located at 1506 and 1420 Railroad Avenue and is combining three (3) lots into two (2) and contains 0.55 acres.

Mr. Casteel said this property is on Railroad Avenue. There are three parcels there although the parcel data only shows them as two because they combined the two for tax purposes. He brought it before the Commission because they are taking three into two. Two of them are substandard to start with, so this also corrects an issue they already have. Staff recommends approval.

MOTION: To approve the plat as presented.

MADE: John Proffitt

SECOND: Ryan Droke

VOTE: Unanimous 4-0

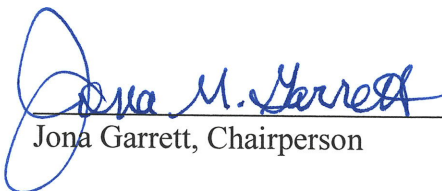
MOTION PASSES

PETITIONS AND REQUESTS FROM AUDIENCE

There were no petitions or requests from the audience.

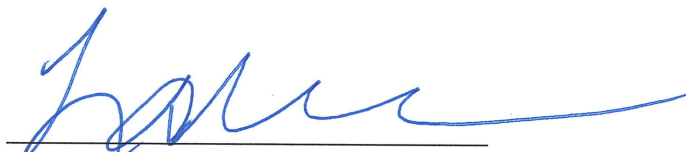
STAFF REPORT

There was no staff report issued.



Jona M. Garrett

Jona Garrett, Chairperson



Frances Witt-McMahan

Frances Witt-McMahan, Secretary