

MINUTES OF THE MEETING

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

October 6, 2025

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

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

MEMBERS ABSENT

Jordan Curtis

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Nora Cardin
Tim Schultz
Ben Burchfield
Sarah Patterson
Jason Farmer

APPROVAL OF MINUTES

1. Approval of September 29, 2025, work session minutes.

The minutes of the September 29, 2025, work session were approved on motion by Eric Newberry; seconded by John Proffitt; vote – unanimous.

2. Approval of September 2, 2025, regular minutes.

The minutes of the September 2, 2025, work session were approved on motion by Sam Stephens; 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 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. Casteel said Mrs. Patterson was there to represent the client.

Mrs. Patterson said they had seen this before, and they are just coming back to ask for approval. She asked Mr. Burchfield if they got the paving done.

Mr. Burchfield said everything is done. They paid their administrative penalty. They got the stormwater maintenance agreement executed Thursday.

Mr. Newberry asked Mr. Burchfield if he was signing off on street certifications.

Mr. Burchfield said he is, and they will come back to him with everything to recommend acceptance next month. As of today, they are finished, have been bonded, and are ready to go.

Mr. Newberry asked Mr. Casteel if staff had any issues and Mr. Casteel said no.

MOTION: Move for approval of the final plat as submitted.

MADE: John Proffitt

SECOND: Frances Witt-McMahan

VOTE: Unanimous

MOTION PASSES

2. **Public Comments and Final Plat approval for Chester Leroy & Regina Brown** on property shown as Tax Map 056M Group A Parcels 033.00 and 034.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located on the corner of West College Street and Thompson Street and contains 0.8 acres and combines six (6) lots into one (1) lot.

Mrs. Patterson said she was representing that one as well. They are taking six lots and combining them into one. It's West College Street and Thompson Street and they have all their signatures.

Mr. Casteel said it has been reviewed by AUB and all staff and meets regulations and they recommend approval.

MOTION: Move for approval for of the final plat as submitted.

MADE: Eric Newberry

SECOND: Sam Stephens

VOTE: Unanimous

MOTION PASSES

3. **Public Comments and Preliminary Plat approval for Riverstone Construction** on property shown as Tax Map 047k Group A Parcel 022.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located off Lee Drive and contains 22.2 acres and sixty-five (65) lots.

Mr. Casteel said this is PUD that has its standards approved at the August BZA meeting. It has those standards incorporated in it. It was reviewed by Staff. He said they already submitted the road plans as well, that is why they don't see the road sections or road profile on this that came with the plans. It meets the regulations and meets the PUD put in place by the Board of Zoning Appeals, and they recommend approval of preliminary plat as submitted.

Mr. Proffitt disclosed that his company did work with Riverstone Construction before. It has been longer than two years and it does not have any bearing on this. He just wanted to make that disclosure.

MOTION: Move for approval of the preliminary plat as submitted.

MADE: Eric Newberry

SECOND: Steve Sherlin

VOTE: Unanimous

MOTION PASSES

4. PUBLIC HEARING 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 said this is the plan of services for the remaining area of this lot, that contains the preliminary plat that was just approved, to be annexed and zoned R-3 High Density Residential. This 2.35 acres is not applicable to the subdivision plans. This average is just open space; part of common lot sixty-seven (67). If they recommend sending this to City Council, they will have to have another public hearing at their November meeting.

Chairperson Garrett opened the floor for public hearing for anyone to speak.

There was no one there to speak on it, and the public hearing was closed.

MOTION: Move to recommend the adoption of the plan of services that recommends annexing the 2.35 and zoning same as R-3 High Density to City Council.

MADE: Frances Witt-McMahan

SECOND: Eric Newberry

VOTE: Unanimous

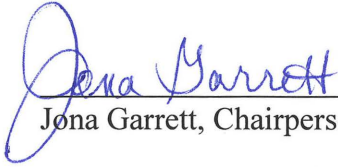
MOTION PASSES

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