

MINUTES OF THE MEETING

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

February 2, 2026

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Eric Newberry
Chairperson Jona Garrett
Jordan Curtis
Sam Stephens
Ryan Droke

MEMBERS ABSENT

John Proffitt
Frances Witt-McMahan

OTHERS ATTENDING

Nora Cardin
Ben Burchfield
Brandon Ainsworth
Tim Schultz
Caitlyn Schuft
Tonya Burke
Fred Burke
Laura Lenoir
Jordan Johnston
Abby Carroll

APPROVAL OF MINUTES

1. Approval of January 29, 2026, work session minutes.

The minutes of the January 29, 2026, work session were approved on motion by Jordan Curtis; seconded by Sam Stephens; vote – unanimous.

2. Approval of January 5, 2026, regular minutes.

The minutes of the January 5, 2026, work session were approved on motion by Jordan Curtis; seconded by Sam Stephens; vote – unanimous.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

- 1. Public Comments and Final Plat approval for Porter Clark** on property shown as Tax Map 056L Group A Parcels 038.00, 039.00 and 040.00 on the Tennessee Real Estate Property Assessment Data Website. The property is zoned B-3 Intensive Business District and R-2 Medium Density Residential and is located off Decatur Pike and the unopened Railroad Avenue Right of Way and contains 0.61 acres and three (3) lots.

Mrs. Cardin said Mr. Casteel put it on the agenda in case they were able to get everything squared away and get the signatures. They are not present at the meeting, so it will have to be denied.

MOTION: Move to deny the plat.

MADE: Eric Newberry

SECOND: Jordan Curtis

VOTE: Unanimous

MOTION PASSES

2. 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.

Abby Carroll spoke in opposition to the district and gave a handout to some of the members. She also raised concern about the mandated Planning Commission Representation on the Athens Historic Preservation Committee.

Mrs. Cardin informed Ms. Carrol that the Historical Commission is required have a representative from the Planning Commission to serve on the board if available per Tennessee State Law 13-7-403(a).

Mrs. Cardin said Mr. Casteel put a lot of information in there about the Historic Commission and the work they have done, which was discussed in the work session and about the Residential Historic Overlay as well in the packet in case they have questions.

MOTION: To postpone Item #2 until April.

MADE: Jordan Curtis

SECOND: Sam Stephens

Mr. Curtis said he thinks they need a little more time to digest this, see what feedback is out there, and give several weeks to digest it, come back in April and discuss it again.

Chairperson Garrett asked if there were any more comments.

VOTE: Unanimous

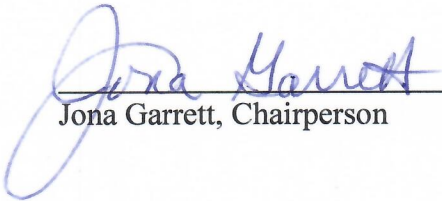
MOTION PASSES

PETITIONS AND REQUESTS FROM AUDIENCE

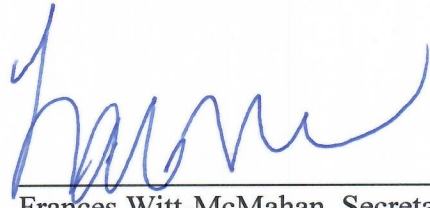
There were no petitions or requests from the audience.

STAFF REPORT

There was no staff report presented.



Jona Garrett, Chairperson



Frances Witt-McMahan, Secretary