

MINUTES OF THE MEETING

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

June 3, 2024

12:00 P.M.

CONFERENCE ROOM

ROLL CALL

MEMBERS PRESENT

Chairperson Jona Garrett
Janice Hardaway
John Proffitt
Jordan Curtis
Eric Newberry
Sam Stephens

MEMBERS ABSENT

Frances Witt-McMahan

OTHERS ATTENDING

Anthony Casteel Doug Unger
Gene McConkey Cody Huggins
Brandon Ainsworth Millard Judd
Tim Schultz Ethan Peacock
Allison Kirkland
Anastasia Kitos

APPROVAL OF MINUTES

1. Approval of the May 28, 2024 work session minutes

The minutes of the May 28, 2024, work session were approved on motion by Eric Newberry; seconded by Chairperson Garrett; vote – unanimous.

2. Approval of the April 29, 2024 work session minutes

The minutes of the April 29, 2024, work session were approved on motion by Eric Newberry; seconded by Chairperson Garrett; vote – unanimous.

3. Approval of the April 1, 2024 regular minutes

The minutes of the April 1, 2024, regular meeting minutes were approved on motion by Eric Newberry; seconded by Chairperson Garrett; vote – unanimous.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

- 1. Public Comments and Recommendation on rezoning request by Millard Ray Judd III** to change parcels identified as Tax Map 056M Group E Parcel 036.00 located at 507 Young Street from B-2 Central Business District to R-2 Medium Density Residential District containing approximately 0.32 acres.

Mr. Casteel said they have a public comments and recommendation for rezoning by Millard Ray Judd III who is present, to change parcels identified as Tax Map 056M Group E Parcel 036.00 located at 507 Young Street from B-2 Central Business District to R-2 Medium Density Residential District containing approximately 0.32 acres. He said this is adjacent to the R-2 zone to the south. These lots have been vacant for some time and haven't been developed in the Central Business District. Residential use as a duplex is what they want to do, but it is not allowed in the Central Business District without store frontage. He is asking to rezone it to R-2. Staff has no issues with it. They like to see these properties developed so Staff recommends approval.

MOTION: Move to approve the request as presented.

MADE: John Proffitt

SECOND: Eric Newberry

VOTE: Unanimous

MOTION PASSED

2. **Public Comments and Recommendation on rezoning request by Ethan Peacock** to change a parcel identified as Tax Map 056M Group E Parcel 038.00 located at 509 Young Street from B-2 Central Business District to R-2 Medium Density Residential District containing approximately 0.20 acres.

Mr. Casteel said this one is the neighboring property to Mr. Judd's property and Ethan Peacock who is present, want to rezone for the exact same reason as Mr. Judd. The only difference is that his lot is only 8700 hundred square feet so he will only be able to do a single-family home, but he does need to make the Commission aware that they have a plat before them that make them both eligible for a duplex once the plat is passed. It will be passed before the rezoning is done and there is no minimum lot size in a B-2. The lot Mr. Peacock wants to do is substandard in width, but when they get done redoing it, on Mr. Judd's lot will be less than one inch off the minimum width of an R-2 lot, so it makes it a lot better. They plan to do two duplexes there.

MOTION: Move to approve the request as presented.

MADE: Janice Hardaway

SECOND: Jordan Curtis

VOTE: Unanimous

MOTION PASSED

3. **Public Comments and Recommendation on rezoning request by Chris and Anastasia Kitsos on behalf of Eric Arnett** to change parcels identified as Tax Map 065 Parcel 062.00 located at 2128 West Madison Avenue from R-E Residential Estate District to R-3 High Density Residential District containing approximately 8.0 acres.

Mr. Casteel said the petitioners were in the audience. This property is on Old W Madison Avenue. It is the Arnett estate. (He showed the Commission where the property was) They are requesting R-3 from R-E in order to convert the existing structure to multi-family and use the rest as personal residence in the back. He said he did not think they had any plans to currently to develop a subdivision or anything any further. It is always an option in the future, and they may not always own it. He does not see any reason not to recommend approval. Staff recommends approval.

MOTION: Move to approve the request as presented.

MADE: Jordan Curtis

SECOND: John Proffitt

VOTE: Unanimous

MOTION PASSED

Mr. Casteel explained that this will be recommended to City Council for first reading, and it will go for a second reading and public hearing in July. If it passes for second reading in July, then the ordinance will be signed, and the property will be rezoned.

- 4. Public Comments and Final Plat approval request** for Central Partners on property shown as Tax Map 047E Group A Parcel 021.00 on the Tennessee Real Estate Property Assessment Data Website. The subdivision is located off Congress Parkway and Guthrie Street and contains 2.59 acres and three (3) lots.

Mr. Casteel said this item is a three-lot plat for Central Partners with double frontage on Congress Parkway and Guthrie Road. Because they did not have a quorum for the last meeting, he is representing the property owners, so they do not have to come back, because they are not required to be there for the plat. These are all B-3 properties, legal B-3 lot, and he does know the property owner made interest that maybe these two on Guthrie will be rezoned to residential for single family homes. They are aware that Lot 46C is very constrained by a stream buffer and the gas pipeline, so they will not be able to do anything outside that building envelope as far as building goes. That is nothing the Commission must address. He believes there is a useful building envelope there. The property owners are aware of that, and he told them to make that anyone who purchases knows it as well. They do have the required pipeline note on it.

Mr. Proffitt asked for Staff recommendation.

Mr. Casteel said all signatures are present and Staff recommends approval.

Mr. Proffitt asked if Lot 46A was the access from Congress Parkway.

Mr. Casteel said 46A is the lot that has the warehouses on it and is already developed. The only lots that are not developed are B & C.

MOTION: Move to approve the request as presented.

MADE: Chairperson Garrett

SECOND: John Proffitt

VOTE: Unanimous

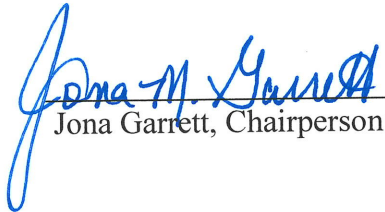
MOTION PASSED

PETITIONS AND REQUESTS FROM AUDIENCE

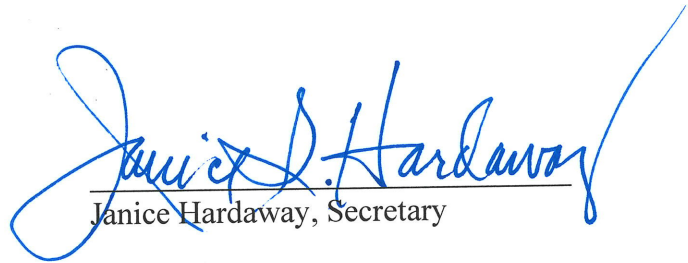
There were no petitions or requests from the audience.

STAFF REPORT

There was no staff report presented.



Jona Garrett, Chairperson



Janice Hardaway, Secretary