MINUTES

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

Regular Meeting February 4, 2008

Conference Room

MEMBERS PRESENT
Tom Hamilton
Eric Newberry
Kenny Charles
Ralph Fenton
Dick Pelley
John Ray McKeehan

MEMBERS ABSENT
Shannon Alvey

OTHERS ATTENDING
Harold Hunter
Gene McConkey
Sherry Miller
Gayle Petitt
Shawn Lindsey
Chad Reese

MINUTES

The minutes of the January 7th, 2007 meeting were read and approved on motion by Ralph Fenton; seconded by Kenny Charles; vote – unanimous.

PETITIONS AND REQUESTS FROM AUDIENCE

NEW BUSINESS

1. & 2. Jim Richmond, Union Hill Subdivision - Mr. Richmond presented plat #6403 to petition the Commission for final plat approval and a variance on reducing lot sizes. The discussion included lot size requirements in the Subdivision Regulations requiring 20,000 sq. ft. minimum lots. Mr. Richmond’s argument was that by our zoning ordinance, lot sizes can be reduced to 10,000 sq. ft. with the availability of sewer. Since sewer is available in this section of our region, the plat was designed for 17 lots in the subdivision to be less than 20,000 sq. ft. During the same discussion, the issue was brought up of restrictions that would apply to lots #24,28, & 29. The lots are not buildable lots unless a no-rise certification is presented to and from FEMA.

Motion: To approve the final plat #6403 with the variance and restrictions subject to the Road Commissioner’s signature.

MADE: Eric Newberry
SECOND: Ralph Fenton
VOTE: Unanimous
3. Mark Case, Count Road 705– The final plat was presented on the Mark Case property, Co. Rd. 705, plat #8141. The discussion centered around the placement of fire hydrants as required in the Subdivision Regulations. It was mentioned that a variance be granted to this portion in regards to fire hydrants due to the lots being served by individual wells. With private water supplies being incapable of handling water demands for fire hydrants, the following motion was made.

**Motion:** To approve the final plat #8141 with a variance of fire hydrant protection.

MADE: Dick Pelley  
SECOND: Ralph Fenton  
VOTE: Unanimous

4. Melanie Carideo, Congress Parkway. – Ms. Corideo presented plat #68-601 for preliminary and final plat approval. Mr. Chad Reese, State Planning Office, stated he had not reviewed said plat for final approval. Chairman Hamilton asked if the plan approval could be given contingent to review approval by the State Planning Office. Mr. Reese agreed this could be done, therefore the following motion was made.

**Motion:** To approve final plat #68-601 contingent to State approval.

MADE: Eric Newberry  
SECOND: Dick Pelley  
VOTE: Unanimous

5. Rudy Partain, Wilburn Drive – Mr. Partain presented a copy of a plat consisting of three (3) lots, parcels 13, 15, & 16 with #15 & 16 located off Wilburn Drive. The request is for the re-plating of parcels #13, 15, & 16 into one (1) parcel at which point a variance would be granted for the 50 ft. street frontage as required by the zoning ordinance due to Wilburn Drive not being fully completed and stopped just 15 feet beyond lot #15 property boundary. This would only allow 15 ft. of street frontage. Therefore, a 35 ft. variance would be needed. After the discussion, the following motion was made.

**Motion:** To approve the 35 ft. front yard variance as submitted.

MADE: John Ray McKeehan  
SECOND: Kenny Charles  
VOTE: Unanimous
6. Robert Waddell, 1217-1223 Crestway Drive - This was to be a request for final plat approval on Units 1-4, Phase I. The petitioner was not present therefore the following motion was made.

Motion: To deny the final plat approval.

MADE: Eric Newberry
SECOND: Ralph Fenton
VOTE: Unanimous

7. Shawn Lindsey / Larry Wallace, Jackson & White St. - Mr. Larry Wallace presented plat #71-204 showing the area of a proposed new access onto the campus of Tennessee Wesleyan College. The access would be located on Jackson Street in close proximity to where Jackson and White split. Mr. Lindsey stated that the plan was reviewed from several angles and it was determined there would be no adverse effects to traffic flows on N. Jackson St. or N. White St. Mr. Lindsey recommended approval of this access.

Motion: To approve the request for a new access as submitted.

MADE: Kenny Charles
SECOND: Ralph Fenton
VOTE: Unanimous

STAFF REPORT

There being no further business to come before the board, the meeting was adjourned.

Tom Hamilton, Chairman

Ralph Fenton, Secretary