

**Athens City Planning Commission
Minutes of Regular Meeting
Thursday, October 5, 2023 12:00 p.m.**

A regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on October 5, 2023.

Attendees: Don Linder, Mosha Trout, Rob Delach

1. Call to Order

Steve Patterson called the regular meeting of the Planning Commission to order at 12:02 p.m. and administered the oath to those in attendance planning to speak before the commission. Quorum was established with four members present.

PLANNING COMMISSION MEMBERS:

Steve Patterson, Chair	Present
John Kotowski, Vice Chair	Absent
Nancy Bain	Present
Austin Phillips	Present
Andy Stone, Service-Safety Director	Present

STAFF:

David Riggs, Code Enforcement Director	Present
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2. Disposition of Minutes

Austin Phillips moved to approve the September 7, 2023 minutes. Nancy Bain seconded. All present voted aye, motion passed 4:0.

3. Cases

None

4. Communications

Lot Split Variance Request: 301 & 303 Carroll Road

David Riggs

- Applicant, Don Linder, owns the property on Carroll Road and is requesting it to be divided into two properties.
- It is already legal non-conforming (two primary structures, does not meet the current minimum rear or side yard setbacks on 301 Carroll, and 301 is a triplex in an R-1).
- The lot split would create other non-conformities to the bulk controls: tract 1-A (301) won't meet the minimum area, the minimum lot width, the minimum south side yard setback, and minimum total lot coverage; tract 2-A (303) won't meet minimum north side yard setback.
- 303 Carroll will become a single family residence.

Don Linder/property owner

- Would like to create two parcels, tract 1 (triplex) and tract 2 (single family) are both currently rentals.
- The intent of the buyer (M. Trout) in the future is to convert tract 2 to a single family home (there will no longer be a rental there).

Discussion

- Andy S.: Inquired about any underground utilities and where they cross.
 - Don L.: They don't cross, they are both in the right-of-way and independent of each other, no laterals cross.
- David R.: Because this is a subdivision variance request the commission can vote on it today, it could have been on the agenda as a case*.
- Steve P.: This is pretty straightforward and will open up opportunities.

Andy Stone moved to approve the Lot Split Variance Request at 301 & 303 Carroll Road. Nancy Bain seconded. All present voted aye, motion passed 4:0.

*Note: Case #23-03 has been assigned.

5. **Reports from City Planner and Director of Development & Code Enforcement**

David Riggs: No Report

Andy S: Reported that he will be meeting with American Structurepoint this week regarding the Stimson Avenue corridor study. He recommended that they come to present to the commissioners at an upcoming meeting. Steve Patterson suggested the November 1st meeting.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

- Next meeting October 19, 2023

8. **Adjournment**

The meeting was adjourned at 12:15 p.m.