

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

August 2, 2021

The regular meeting of the Athens Township Planning Commission was called to order on Monday, August 2, 2021 at 7:03PM by Chairwoman, Marion Carling.

Present: Clif Cheeks, Marion Carling, Rebecca Miller, and Jason Rogers. Ron Reagan was unable to attend. Secretary/Asst. Zoning Officer, Cindy Parrish was also in attendance. A sign-in sheet was available for all others in attendance and is attached.

Athens (Front) DPP, LLC 2-lot subdivision:

Bob Gage with GBT Realty from Nashville, TN was in attendance to present a 2-lot subdivision on Front Street. He stated that they are seeking to create a 2.07 acre lot from a 65 acre parent tract for the purpose of proposing a 10,640 sq. ft. store at that location.

Discussion was held.

Motion by Cheeks to review the plan was seconded by Rogers. Motion carried unanimously, and the plan was reviewed.

Motion by Miller to recommend approval with seven (7) deficiencies was seconded by Rogers. The motion passed unanimously. The seven (7) deficiencies are as follows:

1. Need right of way and pavement widths on plans
2. Need proposed sewage, water, soil percs, test pits, and proposed well on map
3. Need contours on map
4. Need markers set and depicted as such on map with signed acknowledgment statement by surveyor
5. Need owner's signature
6. Need engineer's signature
7. Need sanitation module

Athens (Front) DPP, LLC Preliminary/Final Land Development:

Gage went on to present the preliminary/final land development for a Dollar General store on Front Street. He discussed their proposed 10,640 sq. ft. convenience market with signage, and on site utilities He noted all of the items that were submitted. Discussion ensued regarding lighting. Gage explained that the lights will turn off one hour after closing. Miller asked what the proposed hours of operation were, and Gage replied that they would be open from 8AM to 10PM. Discussion occurred about septic, fencing, and landscaping. Gage noted that this will be the new model store with an expanded food section. It will be larger than the one in Green's Landing. Deliveries

Pg. 2
ATPC Regular Mtg.
8/2/21

will be scheduled for first thing Monday mornings with smaller box truck deliveries throughout the week.

Chairwoman Carling opened the floor for discussion/questions from the residents in attendance. Christine Vough asked several questions to which Gage responded. Gage corrected himself as to the hours of operation which will be 7AM-10PM. Several residents asked about the fencing and radon testing. Tim Robinson explained that radon testing is only necessary when there is a basement. Vough continued with questions about the Special Exception approval which they are seeking. Driveway and sign location were discussed. Dennis Munn asked about the zoning district (Rural Center) and what is permitted there. Miller referred him to the Zoning Ordinance. David Wilkerson asked how they can prevent more businesses from coming in and turning it into a commercial area. Discussion was held about types of businesses are permitted and not permitted within the district. Sarah Rossi and her father (via Facetime) asked about drainage issues. Onsite containment of storm water was explained. More questions arose about the fence, and Gage explained that it will go the full length of the property.

The proposed finish date is 120 days from the start of construction, Gage stated, which will be about 14-20 days after securing all necessary permits.

Motion to review the plan was made by Miller, seconded by Rogers. Motion carried unanimously. The plan was reviewed.

Motion to recommend approval with eleven (11) deficiencies was made by Rogers and seconded by Miller. The motion carried unanimously. The eleven (11) deficiencies are as follows:

1. Need to clarify the light poles and wall pack placement and add them to the legend on C5 and C9
2. Need to eliminate the light spillage over the front property line
3. Need to address all items on William (Skip) Schneider's comment letter except #2
4. Need note stating there are no existing fire hydrants
5. Need electric and gas will serve letters
6. Need to specify fence material and dumpster enclosure on C5 and detail C11.1 if it isn't going to be wooden
7. Remove "Subdivision" from title and add "Preliminary/Final"
8. Need sign package submittal
9. Correct C5 to 50', not 70', strip of land
10. Need markers set and depicted as such on map
11. Need storm water maintenance agreement

Pg. 3
ATPC Regular Mtg.
8/2/21

Athens (Front) DPP, LLC Special Exception comments:

The Planning Commission needed to make comment on the Special Exception application to put a convenience market (Dollar General) on Front Street in the Rural Center district. Gage briefly explained what his proposal to the Zoning Hearing Board will be. He mentioned that convenience markets are permitted as a special exception in the Rural Center district and how a special exception is a use by right when the requirements are met. He detailed how they are meeting each special exception requirement of the ordinance. Discussion was held. Motion to submit a letter to the Zoning Hearing Board stating that the Planning Commission has no adverse comment was made by Rogers, and seconded by Cheeks. Motion carried unanimously.

Motion by Cheeks to approve the minutes from July 12, 2021, second by Rogers. Motion carried unanimously.

Motion to add a deficiency to adjust the 70' land strip to 50' on the east side of the property in the Subdivision plan was made by Miller, seconded by Rogers. Motion carried unanimously.

Chairwoman Carling adjourned the meeting at 9:18PM as there was no further business to discuss.

Respectfully submitted,

Cynthia Parrish, Secretary