



**Planning Commission Agenda
Regular Meeting
January 21, 2025**

5PM Work Session and 5:45 Regular Meeting

Location: Athens City Hall, Council Chambers, 200 Hobbs Street West, Athens, AL

** The Planning Commission Chair will be available to sign documents on the 3rd Tuesday morning of the Planning Commission meeting and the 4th Thursday. Plan to have your signature-ready documents to the Planning & Zoning Office on and/or before these dates.*

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- Regular Meeting Minutes - December 17, 2024

4. OLD BUSINESS

- None.

5. PUBLIC HEARINGS

PH.1. Consider for recommendation to the City Council the request of **David Ames to Rezone** +/- 3.93 acres of property located directly south of West Washington Street and directly east of Lucas Ferry Road, from INST (Institutional District) to B-1 (Neighborhood Business District).

- Parcel #: 44-10-03-07-3-000-004.000

5.A. Resolution relating to the request of **David Ames to Rezone** +/- 3.93 acres of property located directly south of West Washington Street and directly east of Lucas Ferry Road, from INST (Institutional District) to B-1 (Neighborhood Business District).

PH.2. Request of **Athens Real Estate, LLC.** for **Minor Plat Approval** of **Elm Street Commercial Development**, a minor subdivision of +/- 8.66 acres into 1 lot from a +/-27.63 acre lot, located directly south of Elm Street West and directly east of Lucas Ferry Road, zoned R-1-1 (Low Density Single Family Residential District).

- Parcel #: a portion of 44-10-03-06-2-000-002.000

5.B. **Athens Real Estate, LLC.** for **Minor Plat Approval** of **Elm Street Commercial Development**, a minor subdivision of +/- 8.66 acres into 1 lot from a +/-27.63 acre lot, located directly south of Elm Street West and directly east of Lucas Ferry Road.

PH.3. Request of ~~**Garrett Prater - Gonzalez-Strength & Associates**~~ for ~~**Minor Plat Approval**~~ of



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~~French Mill Crossing Plat No. 1, a minor subdivision of +/- 11.92 acres into 1 lot, located directly south of U.S. Highway 72 and directly east of Mooresville Road, zoned B-2 (General Business District).~~ **WITHDRAWN JANUARY 9, 2025**

PH.4. Request of **Charles and Haley Robinson** for **Minor Plat Approval** of **A Replat of Lots 2 & 3 of Robinson Subdivision**, a minor subdivision of +/- 5.65 acres into 1 lot located directly east of Line Road and approximately 700' south of Pepper Road, zoned EST (Estate Residential and Agricultural District).

- Parcel #s: 44-10-06-13-0-000-001.005 and 44-10-06-13-0-000-001.006

5.D. Resolution relating to the request of **Charles and Haley Robinson** for **Minor Plat Approval** of **A Replat of Lots 2 & 3 of Robinson Subdivision**, a minor subdivision of +/- 5.65 acres into 1 lot located directly east of Line Road and approximately 700' south of Pepper Road.

PH.5. Request of **Brandon and Heather Brown** to appeal the **Design Standards**, per Zoning Ordinance Section 6.1.15.A, for **15822 Saban Lane**, to allow for a reduction of the 30" masonry skirt requirement per Zoning Ordinance *Section 6.1.9.A(8)(iii) Residential Development, Materials*, zoned R-1-1 (Low Density Single Family Residential District).

- Parcel #: 44-10-06-13-0-001-017.000

5.E. Resolution relating to the request of **Brandon and Heather Brown** to appeal the **Design Standards**, per Zoning Ordinance Section 6.1.15.A, for **15822 Saban Lane**, to allow for a reduction of the 30" masonry skirt requirement per Zoning Ordinance *Section 6.1.9.A(8)(iii) Residential Development, Materials*.

6. CONSENT CALENDAR

6.A. Request of **Josh Donnell, Stringer Vogtle, & Wood Howell** for **Site Plan Approval** of **Southwind Business Park** +/- 2.96 acres, zoned B-2 located east of Jefferson Street South, approximately 700' south of U.S. Highway 72 West, zoned B-2, (General Business District).

- Parcel #: 44-10-04-17-1-000-013.000

6.B. Request of **BC HSV Meadows LLC** for **Final Plat Approval** of **Meadows Subdivision, Phase 2**, a major subdivision of +/- 28.17 acres into 70 lots, located approximately 600' south of Strain Road West and approximately 1500' east of U.S. Highway 31 South, zoned R-1-3 (High Density Single Family Residential District).

- Parcel #: 44-10-05-21-0-001-012.000



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6.C. Consider for recommendation to the City Council the request of Morell Engineering for Major Amendment to Master Development Plan of Henderson Estates, comprised of +/- 62.6 acres and located north of Nick Davis Road and approximately 1,500' east of Linton Road, zoned C-PUD (Conventional Planned Unit Development District). **WITHDRAWN JANUARY 17, 2025**



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CITY OF ATHENS PLANNING COMMISSION

Public Hearing Procedures

- During the course of a Planning Commission Meeting whenever an application that requires a public hearing (zoning, re-zoning, conditional use, certain subdivisions of property, etc. . . .) appears on the Commission's agenda, the Chair will declare the same and introduce the application to the Commission and citizens who are in attendance.
- The Chair will proceed through each scheduled public hearing as follows:
 - Staff will provide an explanation of the case and a recommendation.
 - The applicant will be given an opportunity to address the commission and should limit their comments to **less than ten (10) minutes**.
 - When a public hearing is slated, the Chair will open the hearing for public input.
 - Members of the public, having been recognized, **will be allowed three (3) minutes** each to address the Commission (unless the Chairman/Chairwoman specifies otherwise).
NOTE: Large groups may wish to, but are not required to, appoint a spokesperson for the group, in which case the Chair may grant the spokesperson additional time to speak.
 - Generally, those desiring to speak "for" the request will be allowed to speak first, followed by those desiring to speak "against" the request.
 - Persons wishing to speak should raise their hand to be recognized by the Chairman/Chairwoman. Once recognized, please stand and state your name and address.
 - Comments should be concise and limited to issues related to the request.
 - When the Chairman/Chairwoman believes that the Commission has received sufficient citizen input to decide on the application, the public hearing will be closed and the applicant and/or the Staff will be given an opportunity to address any issues brought out during public comment.
 - Chairman will then allow Commission members to make comments or ask questions of anyone present to clarify issues or provide additional information.
 - The Chairman will call for a motion and a second on the motion. Commission members may speak to the motion, any amendments, or points of parliamentary procedure.
 - If a motion is forthcoming, a voice vote will be taken. If the decision is not unanimous, then the Chairman will direct a roll call vote.
 - If a motion is NOT forthcoming, the request will be considered "Denied" for lack of a motion.

PLEASE NOTE: The above-procedure is provided to serve as a guideline for the conduct of public hearings. The chairman/chairwoman is not limited and/or constrained by this procedure and, under certain circumstances, may deem it necessary to deviate from this guideline.