



Planning Commission Agenda - **AMENDED** March 15, 2022

5PM Work Session and 5:45 Regular Meeting

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

Please adhere to COVID safety guidelines and social distancing.

CALL TO ORDER

1.) Roll Call

2.) APPROVAL OF MINUTES

- Regular Meeting Minutes – February 15, 2022

NEW BUSINESS

Amendment to Subdivision Regulations (1)

3.) Resolution. Amendment to the Subdivision Regulations. A resolution proposing an amendment to the subdivision regulations of the City of Athens, Alabama concerning the attendant items that are required for a final plat and the ownership and maintenance of buffer areas.

Location, Character & Extent (1)

4.) Resolution.

Design Appeal (1)

5.) Resolution. Request to appeal the **Design Standards** for ServPro located off of HWY 31 S. (Parcel #: 44-10-05-16-4-002-004.001), +/- 3.63 acres, for building material requirements which prohibited metal on vertical surfaces in most districts (z.0 par. 6.1.12f) ServPro will comply with building material requirements along the façade of HWY 31 South, zoned: B2 (General Business District).

Certificate to Subdivide & Consolidate (2)

6.) Public Hearing. Request of Marvin & Margaret Miller for approval of a **Certificate to Subdivide** +/- 1.41 acres located at 15526 Dara St, Athens, AL 35611, a subdivision of a portion of 1 lot, zoned: R-1-1 (Low Density Single Family Residential District), the applicant is located at 15575 Arlington Rd. Items 6 & 7 are related.

Resolution.

7.) Resolution. Request of Melvin & Carolyn Miller for approval of a **Certificate to Consolidate** +/- 0.65 acres located at 15575 Arlington RD, Athens, AL 35611, a subdivision of a portion of 1 lot, zoned: R-1-1 (Low Density Single Family Residential District). Items 6 & 7 are related.

Subdivisions (Amendments/Minor/Major/Layout/Final) (6)



Planning Commission Agenda - AMENDED
March 15, 2022

8.) Public Hearing. Request of Mr. George Hill for **Minor Plat** approval of George Hill Subdivision, a minor subdivision of +/- 5.74 acres into 2 lots, located at the intersection of Wilkinson ST and Elm St, zoned: M1 (Light Industrial District).

Resolution.

9.) Public Hearing. Request of Lindsay Properties, LLC & Diltina Development Corporation for **Final Approval** of Lakewood subdivision (Phase I), a major subdivision of ****+/- 118.67 acres**** into 43 lots located at US HWY 31 South and Hatfield Lake RD. into 43 lots, zoned: current R-1-1: (Low Density Single Family Residential District. Note: Contingent upon the R-1-2 (Medium Density Single Family Residential). Approved by the City Council on 03/14/2022.

Resolution.

10.) Resolution. Request of Athens Land Holdings, LLC, a **Minor Amendment** to the Autumn Falls Master Development Plan (MDP) to increase the density by adding an additional unit (1 unit) and relocate the office and storm shelter on-site, proposed locations have been updated on the MDP located at 200 Trade ST., zoned: R-2 (Multi-Family Residential District). Note: The rezoning request and the Master Development Plan was approved by City Council on 12/13/2021.

11.) Resolution. Request of Ming Enterprises for **Layout Approval** of Bedingfield Subdivision, a minor subdivision of +/- 9 acres into 4 lots located on US 72 near Bab-Daly RD, zoned: B2 (General Business District).

12.) Resolution. Request of JC Development Company, LLC for **Layout Approval** of Swint Townhomes, a major subdivision of +/- 29 acres into 132 lots located north of Athens-Limestone Dr, zoned: R-1-5 (Single Family Townhouse Attached Residential District).

13.) Public Hearing. Request of Neal & Kim Johnston & Albert & Wendy Johnston for approval of a **Minor Plat** of Johnston Subdivision of +/- 11.1 acres into 2 lots, located off Elkton Road Near Elm St. (Parcels #: 44-07-08-33-1-000-002.002 & 44-07-08-33-1-000-002.003), zoned R-1-1 (Low-Density Single Family Residential District). **WITHDRAWN BY APPLICANT ON 03/08/2022**

Resolution.

Rezones (1)

14.) Public Hearing. Consider for recommendation to the City Council the request of OF&C Enterprises, Inc. to rezone +/- 61.8 acres, located at 2088 Lindsay Lane, on the west side of Lindsay Lane S, east of Interstate 65 (across for the Links at Canebroke) from C-PUD (Conventional Planned Unit Development) to R-1-3 (High-Density Single-Family District) WITHIN THE CORPORATE LIMITS OF THE CITY OF ATHENS. (Johnson Property) Note: The previous C-PUD rezoning request was approved by the City Council on October 11, 2021.

Resolution.

15.) Public Hearing. Consider for recommendation to the City Council the request of J.C Development Company, LLC to **rezone** +/- 11.6 acres, a portion of the property, north of Athens-Limestone Dr from R-1-



Planning Commission Agenda - AMENDED
March 15, 2022

3 (High Density Single Family Residential District) to R-1-5 (Single Family Townhouse Attached Residential District). (**Swint Townhomes**)

Resolution.

Annexation (1)

16.) Public Hearing. Consider for recommendation to the City Council the request of Matt Haney & Keith Haney to **Annex** +/1 ³/₄ acres of property located at 18025 Nuclear Plant RD, into the City limits of Athens AL. 35611, and zone the property: B2 (General Business District). (GK Enterprises Inc.)