



## Planning Commission Agenda March 21, 2023

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**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

- Regular Meeting Minutes - February 21, 2023

### **OLD BUSINESS**

- None.

### **ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA**

- Limited Amendment to Master Development Plan of Links at Canebrake
- Final Plat of Henderson Estates

### **NEW BUSINESS**

#### **Design Modification (1)**

**1. Public Hearing.** Request of **The Boys and Girls Club** for **Design Modification Approval** to allow for the use of metal building materials, which are otherwise prohibited per Zoning Ordinance Section Sec. 6.1.12.F.(6)(d), located at 1017 West Washington Street, zoned TN-3 (Traditional Neighborhood 3 District).

- **Resolution.**

#### **Minor Plats (3)**

**2. Public Hearing.** Request of **Canebrake Club, LLC** for **Minor Plat Approval** of **Replat of lots T38-T41 of Canebrake Club Patio and Traditional Lots**, a minor subdivision of +/- 2.94 acres into 4 lots, located north of Piney Creek Drive (Parcel #s: 10-06-24-0-000-003.038, 10-06-24-0-000-003.039, 10-06-24-0-000-003.040, 10-06-24-0-000-003.041), zoned C-PUD (Conventional Planned Unit Development).

- **Resolution.**



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**3. Public Hearing.** Request of Sherry Sampson for Minor Plat Approval of **A Resubdivision of Part of Lot 9 of Block 73**, a minor subdivision of +/- 0.42 acres into 3 lots, located on the southwestern corner of the intersection of Pryor Street and Thomas Street North (Parcel #: 10-02-043-000-113-000), zoned: HN (Historic Neighborhood).

➤ **Resolution.**

**4. Public Hearing.** Request of City of Athens for Minor Plat Approval of **North Elm Industrial Park Phase 3**, a minor subdivision of +/- 24.72 acres into 2 lots, located on the west side of Wilkinson Street, approximately 1,800 feet north of Elm Street (parcel #: 44-07-09-32-4-000-001.000), zoned M-2 (General Industrial District).

➤ **Resolution.**

**Preliminary Plat (1)**

**5. Public Hearing.** Request of Mullins, LLC/Ginhouse Landing, LLC for Preliminary Plat Approval of **Laurenwood Phase 3**, a major subdivision of +/- 10.33 acres into 24 lots, located to the east and west of Arrowhead DR, approximately 350' north of W Market ST, (Parcel # 44-10-03-06-2-000-001.000), zoned R-1-3 (High Density Single Family Residential).

➤ **Resolution.**

**Zoning (2)**

**6. Public Hearing.** Consider for recommendation to the City Council the request of Dirt For Sale, LLC for the Rezoning and Master Development Plan Approval of property located on the south side of US Highway 72, approximately 280' west of McCulley Mill Road (Parcel # 44-09-04-20-0-001-013.004), to be rezoned from R-1-3 (High Density Single Family Residential) to R-2 (Multiple-Family Residential).

➤ **Resolution.**

**7. Public Hearing.** Consider for recommendation to the City Council the request of George L. Braly, Celia B. Williamson, and Carol B. Carter for the Rezoning and Zoning Approval of property located near Huntsville-Brownsferry Road and Interstate-65, for the previously zoned portions of the property to be rezoned from B-2 (General Business District) to EST (Estate Residential and Agriculture District), and for the previously unincorporated portions of the property to be zoned EST (Estate Residential and Agriculture District).

➤ **Resolution.**



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### Limited Amendment (1)

**8. Resolution.** Request of Forestar for Limited Amendment to Master Development Plan of Links at Canebrake, for proposed conversion of a single Institutional lot, intended for placement of a school, to seventeen (17) R-1-3 residential lots. The development is comprised of +/- 144.67 acres and located directly east of 22853 Regent Drive, (Parcel #: 10-07-26-0-000-002.003), zoned C-PUD (Conventional Planned Unit Development District). **WITHDRAWN on March 15, 2023 at 8:52am**

➤ **Resolution.**

### Site Plans (2)

**9. Resolution.** Request of Ryan Slattery from Irish Development for Site Plan Approval of Athens Marketplace, +/- 10.7 acres located at the corner of Kelli Drive, North of U.S. HWY 72, and approximately 1,400 ft west of Lindsay Lane South (Parcel #: 44-10-05-15-1-000-0001.000), zoned B-2 (General Business District).

➤ **Resolution.**

**10. Resolution.** Request of Mike McGinnis, Fite Construction for Site Plan Approval of Gregory Industries, +/- 81 acres located directly north of the terminus of Wilkinson St. and Airport Rd, (Parcel #: 44-07-08-28-0-000-051.000), zoned M-2 (General Industrial District).

➤ **Resolution.**

### Final Plats (2)

**11. Resolution.** Request of Linton Road, LLC for Final Plat Approval of Henderson Estates Phase 2, a major subdivision of +/- 23.99 acres into 46 lots, located directly north of Nick Davis Road approximately 1,400 feet east of Linton Road (Parcel# 44-10-01-11-0-000-005.000), zoned C-PUD (Conventional Planned Unit Development). **WITHDRAWN on March 21, 2023 at 8:45am**

➤ **Resolution.**

**12. Resolution.** Request of Mullins, LLC/Ginhouse Landing, LLC for Final Plat Approval of Laurenwood Phase 1, a major subdivision of +/- 33.19 acres into 61 lots, located to the south of Elm Street West and approximately 200 feet east of Arrowhead Circle, (Parcel # 44-10-03-06-2-000-001.000), zoned R-1-3 (High Density Single Family Residential).

➤ **Resolution.**



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**Location, Character, and Extent (1)**

**13. Resolution.** Request of Athens Main Street for Approval of Location, Character, and Extent for the project regarding **Athens Farmers Market at Doug Gates Park.**

➤ **Resolution.**



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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.