



City of Athens Planning Commission - Regular Meeting Agenda

Date: April 20, 2021

Work Session at 5:00PM and Regular Meeting at 5:45PM

Location: City of Athens City Hall Council Chambers

Address: 200 Hobbs Street W, Athens Alabama

The meeting will be open to the public and will adhere to COVID safety guidelines and procedures. Additional information regarding this meeting can be found on the Planning Commission page of the City of Athens website (<https://www.athensalabama.us/263/Planning-Commission>).

CALL TO ORDER

1.) APPROVAL OF MINUTES

- a. March 16, 2021 Planning Commission Meeting

OLD BUSINESS – NO OLD BUSINESS

NEW BUSINESS

MINOR SUBDIVISION

2 a.) Public Hearing. Request of Amanda Coffman for a Resubdivision of Athens East Subdivision Lots 5/6, minor subdivision of +/- 1.97 acres into 4 lots, located on the east side of Cambridge Lane south of US Highway 72 at 14302/14286 Cambridge Lane, and zoned R-1-1 Low Density Single Family Residential District. **WITHDRAWN BY STAFF – NOT MOVING FORWARD AT THIS TIME**

- b) **Resolution.**

3a.) Public Hearing. Request of Horace "Butch" Freeman for Final approval of John's Farm, a minor subdivision of +/- 0.76 into 1 lot, located 18225 Mooresville Road on the west side Mooresville Road, zoned in a(n) EST - Estate Residential and Agricultural. (The 0.76 acres variance request was approved by the Board of Zoning Adjustment on 04/15/2021.)

- b) **Resolution.**

4a.) Public Hearing. Request of The Greene Group, Inc. for **Preliminary and Final approval** of Bryant Bank Development Subdivision, a minor subdivision of +/- 9.5 acres into 5 lots, located NW Corner of U.S. 31 & Forrest Street, zoned B-2 General Business District.

- b) **Resolution.**

5. Public Hearing. Request of Platinum Properties LLC for Spencer Subdivision, a minor subdivision of +/-7.5 acres into 2 tracts, located on the southeast corner of the intersection of US Highway 72 and Lucas Ferry Road, zoned B-2 General Business District.

- b) **Resolution.**

APPEAL OF DESIGN STANDARDS

6. Resolution. Request of Charlie Giovino for an Appeal to the Design requirements of building material requirements prohibiting metal siding on the vertical walls of an existing building located at the SW corner of 6th ST and Levert Ave (1000 Levert Ave). This request is based on the unique design intent for the development which the design modifications are sought and are not applicable generally to other property, in that this building is adjacent to a very large agricultural field and this field makes the aesthetics of this change more appealing. Property is zoned TN-2 Traditional Neighborhood 2 District.

7. Resolution. Request of Jim Thompson for an Appeal to the Design Standards to allow the use of metal siding on a detached garage (prohibited by Zoning Ord. Item 6.1.9.A[8][c] in residential districts) at 22086 Choctaw Lane, zoned R-1-1 Low Density Single Family Residential District.

MAJOR SUBDIVISION

8. Resolution. Request of Linton Road LLC, Bowman Properties LLC, and Gates Services LLC for **final plat approval** for Henderson Estates Subdivision, a major subdivision of +/-14.22 acres of property into 33 lots, located on the north side of Nick Davis Road approximately 800 feet east of Linton Road, zoned C-PUD Conventional Planned Unit Development District.

9. a) Public Hearing. Request of Davidson Homes, LLC for **Preliminary approval** of Meadows Subdivision, Phase 1, a major subdivision of +/- 58.9 acres into 68 lots, located 1100 feet East of the intersection of Strain Road and US HWY 31, zoned R-1-3 High Density Single Family Residential District.

b) **Resolution.**

10. Resolution. Request of Forestar Group for **Final approval** of The Links at Canebrake Phase 2, a major subdivision of +/- 19.7 acres into 55 lots, located north and south of The Links Ph. 1B. Ties to Westminster Dr. and Lannister Drive, zoned in a C-PUD Conventional Planned Unit Development District.

REZONE

11. Public Hearing. Request for recommendation to the City Council for Henderson Development Group, LLC to rezone +/- 114 acres located on the south side of Pepper Road, north and west of Piney Creek from EST Estate Residential and Agricultural District to C-PUD Conventional Planned Unit Development District, AND ALSO request for recommendation to the City Council for adoption of a master plan for King Property Pepper Road.

b) **Resolution.**

12. Public Hearing. Request of Michael & Megan Griffin to rezone +/- 0.433 acres at 407 Christopher Drive from R-1-2 Medium Density Residential District to TN-2 Traditional Neighborhood District.

b) **Resolution.**

13. Public Hearing. Request of James Christopher to rezone +/- 2.68 acres south of Summit Lakes Drive and Summit Lakes Subdivision, west of Lindsay Lane, north of US Highway 72, from a B-2 General Business to an R-1(4) Single Family Duplex Attached Residential District.

b) **Resolution.**

AMENDMENTS TO ZONING ORDINANCE

14. a) **Public Hearing.** (i) Amend § 6.1.10.B a section that requires an increase in lot size when denser single-family residential development is proposed to less dense single-family residential development to change the means of determining that lot size increase.

b) **Resolution.**