



## Planning Commission Agenda May 16, 2023

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 now be available to sign documents on the 1st and 3rd Tuesday mornings of the month. Plan to have your signature-ready-documents to the Planning Office on and/or before these dates.*

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

- Regular Meeting Minutes - April 18, 2023

### OLD BUSINESS .

- None.

### ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.

### NEW BUSINESS

#### Zoning (6)

**1. Public Hearing.** Consider for recommendation to the City Council the request of **Goodwyn Mills and Cawood, LLC** the **Rezone Approval** of +/- 7.5 acres located on the east side of US HWY 31 N, approximately 1,350' north of the intersection of U.S. HWY 31 and East Pryor Street (Parcel# 44-10-02-03-3-000-004.001), to be rezoned from INST (Institutional District) to B-2 (General Business District).

- **Resolution.**

**2. Public Hearing.** Consider for recommendation to the City Council the request of **Henderson Development Group, LLC** the **Rezone Approval** of +/- 114.2 acres located on the south side of Pepper RD, approximately 2,600' east of Line RD (tracts 1 and 2 of King Estate Subdivision), to be rezoned from C-PUD (Conventional Planned Unit Development) to R-1-1 (Low Density Single Family Residential District).

- **Resolution.**

**3. Public Hearing.** Consider for recommendation to the City Council the request of **Timothy A. Miller** for the **Zoning Approval** of +/- 30.04 acres recently annexed into the city limits located on the south side of Huntsville Brownsferry RD, approximately 3,400' west of I-65 (44-16-02-03-0-000-004.001 and 44-16-02-03-0-000-004.000), to be zoned EST (Estate Residential and Agricultural).



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➤ **Resolution.**

**4. Public Hearing.** Consider for recommendation to the City Council the request of **Karen Ann Burchfield** the **Zoning Approval** of +/- 1.86 acres recently annexed into the city limits located on the south side of Huntsville Brownsferry RD, approximately 2,950' west of I-65 (44-16-02-03-0-000-004.007 and 44-16-02-03-0-000-004.008), to be zoned EST (Estate Residential and Agricultural).

➤ **Resolution.**

**5. Public Hearing.** Consider for recommendation to the City Council the request of **William J. Burchfield and Karen Ann Burchfield** the **Zoning Approval** of +/- 27.36 acres recently annexed into the city limits located on the south side of Huntsville Brownsferry RD, approximately 2,700' west of I-65 (44-16-02-03-0-000-004.006), to be zoned EST (Estate Residential and Agricultural).

➤ **Resolution.**

**6. Public Hearing.** Consider for recommendation to the City Council the request of **Roger Wayne Miller** for the **Zoning Approval** of +/- 27.36 acres recently annexed into the city limits located on the south side of Huntsville Brownsferry RD, approximately 2,400' west of I-65 (44-16-02-03-0-000-004.005), to be zoned EST (Estate Residential and Agricultural).

➤ **Resolution.**

### **Minor Plat (1)**

**7. Public Hearing.** Request of **City of Athens and Limestone County Commission** for **Minor Plat Approval** of **Thirty-One Commercial Park Addition No. 3**, a minor subdivision of +/- 3.42 acres out of a larger tract into 1 lot, located west of U.S. HWY 31 S. and directly south of Clyde Mabry Dr. (Parcel #: 44-10-08-28-0-000-071.001), zoned M-1 (Light Industrial District).

➤ **Resolution.**

### **Final Plats (5)**

**8. Public Hearing.** Request of **Maund Family Farm, LLC** for **Final Plat Approval** of **Wauchula Farms Subdivision, Addition #2**, a major subdivision of +/- 19.6 acres into 6 lots, located west of U.S. HWY 31 and east of Wauchula Private Drive (Parcel #: 44-10-05-21-0-002-028.000, 44-10-05-21-0-002-025.000, 44-10-05-21-0-002-029.000), zoned R-1-1 (Low Density Single Family Residential District) and EST (Estate Residential and Agricultural District).

➤ **Resolution.**

**9. Resolution.** Request of **James Christopher** for **Final Plat Approval** of **Summit Lakes Southeast**, a major subdivision of +/- 7.98 acres into 20 residential lots and one common area, located south of Summit



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Lakes Drive and approximately 750' west of Lindsay Lane (Parcel #: 44-10-05-15-1-000-001.000), zoned R-1-4 (Single Family Duplex Attached Residential District).

➤ **Resolution.**

**10. Resolution.** Request of Winter Homes Investment Properties, LLC for Final Plat Approval of **Shadow Creek Subdivision**, a major subdivision of +/- 15.26 acres, including 40 lots, located northeast of Shadow Creek Road and approximately 300' east of Piney Creek Drive (Parcel #: 44-10-07-25-0-000-005.001), zoned C-PUD (Conventional Planned Unit Development District).

➤ **Resolution.**

**11. Resolution.** Request of Linton Road, LLC for Final Plat Approval of **Henderson Estates Phase 2**, a major subdivision of +/- 23.99 acres, including 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).

➤ **Resolution.**

**12. Resolution.** Request of SR Land, LLC for Final Plat Approval of **Anderson Farm Phase 1**, a major subdivision of +/- 26.25 acres, including 75 lots, located to the west of Lindsay Lane, east of I-65 (Parcel #: 44-10-08-34-0-000-001.000), zoned C-PUD (Conventional Planned Unit Development District).

➤ **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.