

**City of Athens Planning Commission- Regular Meeting Agenda (DRAFT)  
June 15, 2021**

Work Session at 5:00 p.m. and Regular Meeting at 5:45 p.m.  
Location – Council Chamber at City Hall, 200 Hobbs Street West, Athens, Alabama

*Social distancing of 6+ ft and mask wearing are preferred.*

**CALL TO ORDER.**

**1) MINUTES.**

- a) Meeting of May 15, 2021 for approval.

**OLD BUSINESS**

**NEW BUSINESS**

- 2.) Presentation by Mr. Jimmy Junkin (Water & Sewer Manager) - POSTPONED

**SITE PLAN**

- 3. **Resolution.** Request of Buc-ee's Ltd for approval of the Site Plan for Buc-ee's Athens located at the Southeast corner of Huntsville Brownsferry Road and Interstate 65, zoned B-2 General Business District.

**REZONES**

- 4.) **Public Hearing.** Consider recommendation to the Council for the request of Dry Creek Capital Investments LLC to rezone +/- 64.9 acres of property at 2075 US Hwy 31 S from EST Estate Residential and Agricultural District to R-2 Multiple Family Residential District, AND ALSO to adopt the Master Development Plan of Strain Property Multi-Family.

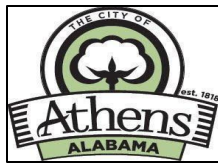
**Resolution.**

- 5.) **Public Hearing.** Consider recommending to the Council the Request of the Estate of John W. Johnson and Allen Shaw to rezone approximately 12.23 acres located off of Eidson Street from M-1 Light Industrial to R-1-2 Medium Density Single-Family Residential.

**Resolution.**

- 6. **Public Hearing.** Consider recommendation to the Council the request of James M. Newby, Jerry A. Newby, and Susan Ming to rezone +/- 234.42 acres of property on the eastside of Cambridge Lane mostly south of French Mill Creek, known as a portion of Lot 12 of Athens-East Subdivision, from EST Estate Residential and Agricultural District to R-1-3 High Density Residential District.

**Resolution.**



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7. **Public Hearing.** Recommend to Council the Request of Mark Gamble and Gerald Gamble to rezone +/- 80.4 acres of property from EST Estate Residential and Agricultural District to C-PUD Conventional Planned Unit Development District, AND ALSO the adoption of the Master Plan for Summerfields at the Gamble House.

**Resolution.**

**MINOR SUBDIVISION**

8. **Public Hearing.** Request of Canebrake Club LLC for Preliminary and Final approval of A Minor Plat of Shadow Creek Property, a minor subdivision of +/- 16.9 acres into 1 lot, located 175' Southeast of the Intersection of Shadow Creek Drive and Piney Creek Drive, zoned in a C-PUD Conventional Planned Unit Development District.

**Resolution.**

9. **Resolution.** Request of Patrick Servat and Kevin L. Parker to approve a Re-subdivision of Lots 30 and 31 of Springs at Watercress located at 17523 & 17509 Windermere Drive, zoned R-1-2 Medium-Density Single-Family Residential. **ITEM WITHDRAWN BY APPLICANT**

10. **Public Hearing.** Request of Nash Reddy for Preliminary and Final approval of a plat for Fuel City renamed Tanner Crossing Subdivision located at the southwest corner of Huntsville Brownsferry Road, Tanner, AL, zoned B-2 General Business District.

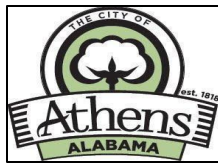
**Resolution.**

11. **Resolution.** Request of Johnson and Shaw, LLC for Preliminary and Final Approval of the Minor Plat for Swan Creek Phase 1 Revision 1, consolidating 2 lots into a single +/- 2.8 acres lot, located on the west side of Braly Blvd, south of US Highway 72, zoned B-2 General Business District.

**MAJOR SUBDIVISION CONT.**

12. **Resolution.** Request of Dry Creek Capital Investments, LLC for Layout approval of Strain Property North Layout, a major subdivision of +/- 31.0 acres into 95 lots, located Northeast Corner of Strain Road and US Highway 31, zoned in an R-1-3 High Density Single Family Residential District.

13. **Resolution** Consider the request of Breland Homes, LLC. for a Final Plat of Browns Crossing West Subdivision Phase 1, a subdivision of 58 lots on +/- 58.2 acres, located west of Norfleet Drive, in an R-1-3 High Density Single Family Residential District.



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14. **Resolution.** Request of Elite Properties and Development for Final approval of Sycamore Square, Phase 2, a major subdivision of +/- 20.5 acres into 57 lots, located at the end of Belman Drive and Delilah Circle, zoned in an R-1-3 High Density Single Family Residential District.

15. **Public Hearing.** Request of Winter Homes Investment Properties for Layout approval of **Cedar Ridge Estates (advertised as Highway 31 Athens, Alabama)**, a major subdivision of +/- 36.6 acres into 25 lots, located 13426 US Highway 31, directly south of Country Club Subdivision, zoned in an R-1-1 Low Density Single Family Residential District.

**Resolution**

16. **Public Hearing.** Request of Canebrake Club, LLC for Preliminary and Final approval of Canebrake Club at Piney Creek, a major subdivision of +/- 2.55 acres into 6 lots, located 23995 Piney Creek Dr. Athens, AL 35613, zoned in a C-PUD Conventional Planned Unit Development District.

**Resolution.**

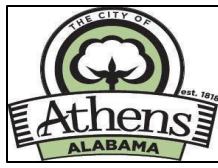
17. **Resolution.** Request of Forestar (USA) Real Estate Group Inc for Preliminary Approval of the Links Phase 3A, a major subdivision of +/- 18.81 acres into 54 lots and 3 common areas, located on the east side of Lindsay Lane across from Strain Road East, zoned C-PUD Conventional Planned Unit Development District.

18. **Public Hearing.** Request of Maund Family Farm, LLC. for Preliminary approval of Wauchula Farms Subdivision Addition, a major subdivision of +/- 33.18 acres into 10 lots, located along Wauchula Private Drive west of US Highway 31, zoned in an EST Estate Residential and Agricultural District.

**Resolution**

19. **Re-Public Hearing.** Request of Concord Land Development, LLC. For Re-Preliminary approval of Boardwalk Subdivision Phase II, a major subdivision of +/- 58.35 acres into 156 lots, located along the North side of Five Oaks Ave. Zoned TN2 – Traditional Neighborhood.

**Resolution.**



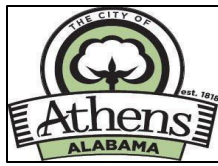
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**CITY OF ATHENS PLANNING COMMISSION**

**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.



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- 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.