



Planning Commission Agenda July 18, 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 - June 20, 2023

OLD BUSINESS .

- None.

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.

★ **All public hearing agenda items have been moved from the July 2023 Planning Commission meeting to the August 2023 Planning Commission meeting.**

NEW BUSINESS

Limited Amendment to Master Development Plan (1)

~~1. **Public Hearing.** Request of **Forestar (USA) Real Estate Group, Inc** for **Limited Amendment to Master Development Plan** of **Links at Canebrake**, for proposed addition of 2 lots to Phase Four. The development is comprised of +/- 144.67 acres and located on the south side of Westminster DR, approximately 350' east of Regent DR, (Parcel #: 44-10-07-26-0-000-002.003), zoned C-PUD (Conventional Planned Unit Development District).~~

- ~~➤ **Resolution.**~~

Site Plan (1)

2. Resolution. Request of **Morell Engineering** for **Site Plan Approval** of **Athens Children's Clinic**, +/- 3.73 acres located directly north of Elm Street East and approximately 2,200' west of US HWY 31 North (Parcel #: 44-07-08-33-4-000-021.000), zoned R-2 (Multiple-Family Residential District).

- **Resolution.**

Zoning (2)

~~3. **Public Hearing.** Consider for recommendation to the City Council the request of **William Matthew**~~



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~~**Winstead and Amy Winstead** to **Annex** +/- 3.3 acres of property located at 25055 Airport Road, (Parcel #: 44-07-09-29-0-001-018.001), and zone the property into an EST (Estate Residential and Agricultural District):~~

~~➤ **Resolution:**~~

~~**4. Public Hearing.** Consider for recommendation to the City Council the request of **VIP Land Development, LLC** to **Rezone** +/- 15 acres of property located directly north of Strain Road West, approximately 2,500' east of US HWY 31 South (Parcel #s: 44-10-05-21-0-001-010.000 and 44-10-05-21-0-001-011.000), from EST (Estate Residential and Agricultural District) to R-1-5 (Single Family Townhouse Attached Residential District):~~

~~➤ **Resolution:**~~

Layout (1)

5. Resolution. Request of **Jimmy Bryan** for **Layout Approval** of **Steeplechase Subdivision**, a major subdivision of +/- 8.7 acres into 28 lots, located directly west of Steeple Chase and directly south of Mountain Stream Drive, approximately 1,000' west of Lindsay Lane South (Parcel #: 44-10-05-22-0-001-006.000), zoned R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

Preliminary Plat(1)

6. Public Hearing. Request of **Forestar (USA) Real Estate Group, Inc** for **Preliminary Plat Approval** of **Links of Canebrake Phase 4**, a major subdivision of +/- 21 acres into 66 lots, located at the temporary eastern terminus of Westminster DR and the temporary eastern terminus of Lannister LN (Parcel #: 44-10-07-26-0-000-002.000), zoned C-PUD (Conventional Planned Unit Development District):

➤ **Resolution:**

Minor Plat (1)

7. Public Hearing. Request of **Jeffrey and Teresa McKinney** for **Minor Plat Approval** of **JMAC Farms**, a minor subdivision of +/- 2.0 acres into 2 lots, located at 1609 Market Street West (Parcel #: 44-10-03-06-3-000-001.000), zoned R-1-2 (Medium Density Single Family Residential District):

➤ **Resolution:**

Final Plats (2)



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8. Resolution. Request of **2 The Point Incorporated** for **Final Plat Approval** of **Watercress Subdivision Phase 1**, a major subdivision of +/- 105.85 acres into 45 lots, located directly west of Lucas Ferry Road and approximately 1,000' north of Watercress Drive (Parcel #: 44-11-01-01-0-000-015.000), zoned R-1-2 (Medium Density Single Family Residential District).

➤ **Resolution.**

9. Resolution. Request of **RP Enterprises, Inc** for **Final Plat Approval** of **Putman Acres**, a major subdivision of +/- 2.23 acres into 8 lots, located directly north of Washington St West and approximately 1,275' west of Hine Street South (Parcel #: 44-10-03-07-1-001-011.017), zoned TN-2 (Traditional Neighborhood 2 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.