



Planning Commission Agenda July 19, 2022

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

1.) Roll Call

2.) APPROVAL OF MINUTES

- Regular Meeting Minutes – June 21, 2022

NEW BUSINESS

- Update on replanting plan for Swint Property

Subdivisions (7)

3.) **Public Hearing.** Request of Synthia M. Jones for **Minor Plat Approval** of Synthia M. Jones Subdivision, a minor subdivision of +/- 1.03 acres into 2 lots, located on the east side of Levert Avenue, south of Commercial Drive, zoned: R-1-3: High Density Single Family Residential District.

Resolution.

4.) **Public Hearing.** Request of Madison Land Resources for **Minor Plat Approval** of **Brookhill Cottages Lot 53**, a minor subdivision of +/- 0.43 acres into 1 lot, located on the SW corner of the intersection of Roy Long Rd and Poplar Brook Rd, zoned: R-1-3: High Density Single Family Residential District. The purpose of the replat is to add a sign easement to Lot 53.

Resolution.

5.) **Public Hearing.** Request of Swanners at Tanner for **Preliminary Plat Approval** of **Houston Place Addition#7**, a major subdivision of +/- 22.75 acres into 26 lots, located on the NE corner of the intersection of Nuclear Plant Rd and Stewart Rd, zoned: R-1-1: Low Density Single Family Residential District.

Resolution.



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6.) **Public Hearing.** Request of Four Girls, LLC for **Preliminary Plat Approval** of **Water's Edge Subdivision**, a major subdivision of +/- 79.63 acres into 84 lots, located at the southern terminus of Eidson St, south of US Hwy 72, zoned: R-1-2: Medium Density Single Family Residential District.

Resolution.

7.) ****WITHDRAWN BY APPLICANT**** **Public Hearing.** Request of Canebrake Club, LLC for **Final Plat Approval** of **Canebrake Club at Piney Creek**, a minor subdivision of +/- 2.55 acres into 6 lots, located on the east side of Piney Creek Dr, zoned: C-PUD: Conventional Planned Unit Development District. This Final Plat was approved in June 2021 and must go back to the PC for approval.

Resolution.

8.) ****WITHDRAWN BY APPLICANT**** **Resolution.** Request of Premium Properties, LLC for **Final Plat Approval** of **Brookhill Landing Ph. 2A**, a minor subdivision of +/- 4.2 acres into 14 lots, located on the south side Roy Long Rd, zoned: R-1-3: High Density Residential District. This Final Plat is for the 14 lots on the north side of Ph.2.

Resolution.

9.) ****WITHDRAWN BY APPLICANT**** **Resolution.** Request of Garden Street Communities Southeast, LLC for **Final Plat Approval** of **Town Creek Trails Phase 1** a major subdivision of +/- 28.7 acres into 91 lots, located at the intersection of Minuteman Dr. and Brookhill Dr., zoned: R-1-3: High Density Single Family Residential District.

Resolution.

Rezone (1)

10.) **Public Hearing.** Consider for recommendation to the City Council the request of SB&N Holdings, LLC to **rezone** +/- 1.095 acres from **R-1-1 (Low Density Residential Zoning District)** to **B-2 (General Business Zoning District)** located on the NE corner of US Hwy 72 E and Sweetland Rd.

Resolution.



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Annexation (1)

11.) **Public Hearing.** Consider for recommendation to the City Council the request of Jay Dharati, Inc. to **annex** +/-2 acres of property (existing Chevron Convenience Store) located at 24992 US Hwy 72 E, into the City limits of Athens AL. 35611, and **zone the property: B-2 (General Business 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.



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- 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.