



Planning Commission Agenda August 16, 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 – July 19, 2022

OLD BUSINESS

- Resolution on replanting plan for Swint Townhomes Phase I Riparian Buffer

Subdivisions (8)

3.) Public Hearing. Request of MU, LLC for Layout Approval of Nelson Subdivision Tract 3, a major subdivision of +/- 67.5 acres into 246 lots, located on the West side of Minutemen Drive, North of Sanderfer Road, zoned: R-1-3: High Density Single Family Residential District.

Resolution.

4.) Resolution. Request of Canebrake Club, LLC & Winter Homes Investment Properties, LLC for Final Plat Approval of Canebrake Club at Piney Creek, Lots T112-T117, a major subdivision of +/- 2.55 acres into 6 lot, located on the East side of Piney Creek Dr, within the Canebrake Club Master Development, zoned: C-PUD: Conventional Planned Unit Development.

5.) 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 on the West side of Minuteman Dr, North of Sanderfer Road, zoned: R-1-3: High Density Single Family Residential District.



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6.) **Resolution.** Request of Pepper Road Estates, LLC for **Final Plat Approval of Founders Pointe Subdivision Phases 1 and 2,** a major subdivision of +/- 34 acres into 71 lots, located at the North side of Pepper Road, appx. 3500' East of Lindsay Lane, zoned: R-1-3: High Density Single Family Residential District.

7.) **Resolution.** Request of Forestar (USA) Real Estate Group, Inc. for **Final Plat Approval of Links at Canebrake Phase 3B Final Plat,** a major subdivision of +/- 20.20 acres into 32 lots, located on the West side of Muirfield Dr, zoned: C-PUD: Conventional Planned Unit Development District.

8.) **Public Hearing.** Request of Dilitina Development for **Preliminary Plat Approval of Lakewood Subdivision Phase 2,** a major subdivision of +/- 76.7 acres into 58 lots, located on the East side US-31, North of Country Club Acres, zoned: R-1-2: Medium Density Single Family Residential District.

Resolution.

9.) **Resolution.** Request of James Christopher for **Minor Plat of Kelli Drive Commercial Subdivision** a minor subdivision of +/- 10.69 acres into 2 lots, located at the terminus of Kelli Dr, North of US-72, zoned: B-2: General Business District.

10.) **Public Hearing.** Request of Morell Engineering for **Preliminary Plat Approval of Lucas Ferry Townhomes Phase 2,** a major subdivision of +/- 12.09 acres into 23 lots, located on the East side Lucas Ferry Rd, North of US-72 1000', zoned: R-1-5: Single Family Townhouse Attached Residential District.

Resolution.

Conditional Use (2)

11.) **Public Hearing.** Request of Dhanvi1, Inc. for a **Conditional Use** approval at **16771 Oakdale Rd located at the Northwest corner of Nick Davis Rd and Oakdale Rd.** The applicant is requesting the approval of a gas station with a convenience store.

Resolution.



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12.) **Public Hearing.** Request of Dipikaben S Patel for a **Conditional Use** approval at **23021 Nick Davis Rd located at the Northeast corner of Nick Davis Rd and Oakdale Rd.** The applicant is requesting the approval of a gas station with a convenience store.

Certificates (2)

13.) **Resolution.** Request of William David Johnson Testamentary Trust for approval of a **Certificate to Subdivide** +/- 0.37 acres located at Lot 37 Holland Place Addition No. 2, a subdivision of a portion of 1 lot, zoned: R-1-1 (Low Density Single Family Residential District).

14.) **Resolution.** Request of Laurie C. Cannon for approval of a **Certificate to Consolidate** +/- 0.37 acres located North of 221 Briarwood Circle, a consolidation of a portion of 1 lot into the following parcel (44-10-02-03-3-000-007.002), zoned: R-1-1 (Low Density Single Family Residential District).

Notices (2)

15.) Review and adoption of the **SPECIFICATIONS FOR TRAFFIC CONTROL SIGNS, STREET MARKER BLADES, SIGN POSTS, MOUNTING BRACKETS, AND INSTALLATION**

16.) Update of multiple applications to reflect the latest ordinance updates, and includes policy change of certified letters being mailed by the applicant with a signed affidavit for public hearings at planning commission, to be fully implemented by October 1, 2022.

Mrs. Gina Garth (Chairwoman)

Secretary