



Planning Commission Agenda September 20, 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
- Regular Meeting Minutes – August 16, 2022

OLD BUSINESS

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

2 Items withdrawn from this month's PC Agenda

- Item 10: Public Hearing. Minor Plat Approval of Frazier Street Subdivision
- Item 11: Public Hearing. Final Plat Approval of Bedingfield Subdivision

NEW BUSINESS

Deannexations (1)

3.) **Public Hearing.** Request of Betty Messer and Angie Wilson to **Deannex** +/- 3.26 acres of property out of the City, located on the south side of Moyers Road, approximately 1,550' west of US HWY 31 (parcel 44-10-08-33-0-000-007.003).

Resolution.

Site Plans (1)

4.) **Resolution.** Request of Lindsay Lane Christian Academy for **Site Plan Approval** of **Gym/Classroom Building**, located at 705 West Sanderfer Road, zoned: INST: Institutional District.

Resolution.

Certificates (1)

5.) **Resolution.** Request of Odilio F. and Nicole A. Juarez for approval of a **Certificate**



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to Consolidate +/- 0.52 acres located at 910 Brahma Street, a consolidation of Lot 4 (Tract "A") and Lot 5 (Tract "B") (parcels 44-10-02-09-3-001-042.000 and 44-10-02-09-3-001-041.000), zoned: TN-1 (Traditional Neighborhood 1)

Resolution.

Preliminary Plats (1)

6.) **Public Hearing.** Request of BC HSV Meadows, LLC for **Preliminary Plat Approval of Meadows Subdivision Phases 2**, a major subdivision of +/- 31.6 acres into 68 lots, located at the south side of Strain Rd, approximately 2,034 feet east of US Hwy 31, zoned: R-1-3: High Density Single Family Residential District.

Resolution.

Layout Plans (1)

7.) **Resolution.** Request of **SR Land, LLC** for **Layout Approval of Woodland Creek**, a major subdivision of +/- 33.78 acres into 100 lots, located on the south side of W Market Street, approximately 215 feet west of Woodridge Dr, zoned: R-1-3: High Density Single Family Residential District.

Resolution.

Minor Plats (3)

8.) **Public Hearing.** Request of Halston Carter for **Minor Plat of Hobbs Street Subdivision** a minor subdivision of +/- 14.19 acres into 3 lots, located north of W Hobbs Street, approximately 580 feet west of Bullington Rd, zoned: R-1-2: Medium Density Single Family Residential District.

Resolution.

9.) **Public Hearing.** Request of Journey Church, Limestone County for a **Minor Plat to Re-Plat of Lots 5 and 6 of Athens-East Subdivision** a minor subdivision of +/- 2.00 acres into 1 lots, located east of Cambridge Ln, approximately 1,400 feet south of US HWY 72, zoned: INST: Institutional District.

Resolution.

10.) **Public Hearing.** Request of Joel Hamm for a **Minor Plat to Resubdivide a Part of Lot 16-A, Block 70 of the 1914 Map of Athens, Ward Map No. 1** a



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~~minor subdivision of +/- 1.57 acres into 4 lots, located west of Frazier St, approximately 250 feet west of Elkton St, zoned: TN-2: Traditional Neighborhood 2. **WITHDRAWN BY APPLICANT on 09/15/2022**~~

Resolution.

Final Plats (4)

~~11.) **Public Hearing.** Request of WEScorp, LLC & PRC Enterprises, LLC for **Final Plat Approval** of **Bedingfield Subdivision**, a major subdivision of +/- 9.60 acres into 5 lots, located on the north side of US HWY 72 E, directly across from Greenfield Dr, zoned: B-2: General Business Development. **WITHDRAWN BY APPLICANT on 09/13/2022**~~

Resolution.

12.) **Public Hearing.** Request of Cambridge Ventures I, LLC for **Final Plat Approval** of **Cambridge Place Townhomes**, a minor subdivision of +/- 31.7 acres into 2 lots, located on the north side of Indian Trace Road, approximately 1,340 feet east of Lindsey Ln S, zoned: R-2: Multiple-Family Residential District.

Resolution.

13.) **Public Hearing.** Request of BC HSV Meadows, LLC for **Final Plat Approval** of **Meadows Subdivision Phase 1**, a major subdivision of +/- 58.9 acres into 68 lots, located at the south side of Strain Rd, approximately 2,034 feet east of US Hwy 31, zoned: R-1-3: High Density Single Family Residential District.

Resolution.

14.) **Public Hearing.** Request of Concord Land Development for **Final Plat Approval** of **Boardwalk Phase 2**, a major subdivision of +/- 25.75 acres into 81 lots, located at the eastern terminus of Five Oaks Ave, zoned: TN-2: Traditional Neighborhood 2.

Resolution.

Notices (2)

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



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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.

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.



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- 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.