



Planning Commission Agenda October 18, 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 – September 20, 2022

OLD BUSINESS

- None.

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.

NEW BUSINESS

Zoning (4)

3. Public Hearing. Consider for recommendation to the City Council the request of Justin Davis of RDM3, LLC, on behalf of David Ames to Annex +/- 2.01 acres of property into the City and zone the property B2 (General Business District). The property is located approximately 750' east of the intersection at US HWY 72 and W Washington Street, on the north side of the roadway.

- **Resolution.**

4. Public Hearing. Consider for recommendation to the City Council the request of WEScorp, LLC to Rezone +/- 0.5 acres from R-1-1 (Low Density Single Family Residential District) to B-2 (General Business District). The property is located at 15573 Bab Daly Road (Parcel 44-10-06-14-0-000-049.000).

- **Resolution.**

5. Public Hearing. Consider for recommendation to the City Council the request of Hasting Road, LLC to Rezone +/- 0.5 acres from R-1-1 (Low Density Single Family Residential District) to B-2 (General Business District). The property is located at 15543 Bab Daly Road (Parcel



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44-10-06-14-0-000-048.000).

➤ **Resolution.**

6. Public Hearing. Consider for recommendation to the City Council the request of Jay Dharati, Inc. to Rezone +/- 2 acres of property (existing Chevron Convenience Store) as B-2 (General Business District). The property is located at 24999 US Hwy 72.

➤ **Resolution.**

Preliminary Plat (1)

7. Public Hearing. Request of BC HSV Meadows, LLC for Preliminary Plat Approval of Meadows Subdivision Phase 2, a major subdivision of +/- 31.6 acres into 71 lots. The property is located on 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.**

Minor Plats (2)

8. Public Hearing. Request of William Lawrence for Minor Plat Approval of Wiela Subdivision, a minor subdivision of +/- 20.1 acres into 2 lots. The property is located at 1500 US HWY 72 W and is zoned: B-2 (General Business District).

➤ **Resolution.**

9. Public Hearing. Request of Angela Ruthin Baines, Clarissa Belle Crutcher, and Callie Mae Franklin for Minor Plat Approval of Callie Mae Franklin Subdivision a minor subdivision of +/- 1.34 acres into 2 lots, located 506 McClellan ST E and 427 Hargrove ST, zoned: TN-2 (Traditional Neighborhood 2).

➤ **Resolution.**

Final Plats (3)

10. Public Hearing. Request of WESCorp, 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).

➤ **Resolution.**



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11. Public Hearing. Request of Premium Properties, LLC for Final Plat Approval of Brookhill Landing Phase 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 Phase 2.

➤ **Resolution.**

12. Public Hearing. Request of Cedar Ridge Estates, LLC for Final Plat Approval of Cedar Ridge Estates, a major subdivision of +/- 35.1 acres into 25 lots, located 13426 US Highway 31, directly south of Country Club Subdivision, zoned: R-1-1 (Low Density Single Family Residential District).

➤ **Resolution.**

Certificate (1)

13. Resolution. Request of Ronnie G. Coffman for Certificate to Consolidate Approval of Lindsay Lane Christian Academy, +/- 52.56 acres into one lot, located at 705 West Sanderfer Road, zoned: INST: Institutional District.

➤ **Resolution.**

Notices (4)

14. Adoption of the SPECIFICATIONS FOR TRAFFIC CONTROL SIGNS, STREET MARKER BLADES, SIGN POSTS, MOUNTING BRACKETS, AND INSTALLATION.

15. Nominate and elect a Planning Commission Chair and Vice Chair according to the established bylaws of the Planning Commission.

16. As of October 1, 2022, multiple applications were updated 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.

17. Take notice that the Planning Commission of the City of Athens, Alabama is considering the adoption of a new master plan for the City of Athens. The commission will hold a public hearing on this matter at its special meeting at 5:30 PM on Monday, November 7, 2022, in the City Council Chambers at Athens City Hall, located at 200 W Hobbs Street, Athens, Alabama 35611. Any member of the public is welcome to attend and address the commission concerning the proposed master plan.



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18. Update of multiple applications to reflect policy change that a written “Title Opinion” certified to by a licensed attorney that all names shown on the plat include all owners as of the date of signing and that the owners of the property are one and the same as those signing the plat.



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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.



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- 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.