



City of Athens Planning Commission- Regular Meeting Agenda (Revised 3)

Tuesday, November 17, 2020

Work Session at 5:00 p.m. and Regular Meeting at 5:45 p.m.

Location – City Council Chambers, City Hall, 200 Hobbs St. West

And streamed via Zoom

The meeting will be open to physical presence by members of the general public. Due to COVID-19 procedures, chairs will be spaced 6+ feet apart, and it is requested that the attendees wear masks or other facial coverings.

The meeting will also be livestreamed so that the public (including any applicant or other person interested in any agenda item) may listen, observe, and participate in the meeting without being physically present. Persons interested in doing so should use the ZOOM meeting invitation and/or meeting phone number found on the Planning Commission page of the City of Athens website, and contact mcochran@athensal.us with any additional questions for how to do so.

CALL TO ORDER.

PC BUSINESS

- 1) **Election of Officers**
- 2) **2021 Meeting Calendar**
- 3) **Minutes**
 - a) Meeting of September 15, 2020 ~~and October 20, 2020~~ for approval.

OLD BUSINESS None

NEW BUSINESS

CERTIFICATES

- 4)
 - a) **Public Hearing.** Consider the request of Julyn LLC for a Certificate to Subdivide to create a tract of 5.29 acres, located on the north side of US Highway 72 and the west side of Swan Creek, zoned in an B-2 General Business District.
 - b) **Resolution.** Consider the request of Julyn LLC for a Certificate to Subdivide to create a tract of 5.29 acres, located on the north side of US Highway 72 and the west side of Swan Creek, zoned in an B-2 General Business District.
 - c) **Resolution.** Consider the request of City of Athens for a Certificate to Consolidate to create a tract of +/- 8 acres, located on the north side of US Highway 72 and the west side of Swan Creek, zoned in an B-2 General Business District.
- 5)
 - a) **Public Hearing.** Consider the request of DSLD Homes (Gulf Coast) LLC for a Certificate to Subdivide +/- 170 square feet from Lot 35 of Park Place Addition #1, located at 907 Box Street, zoned in an TN-2 Traditional Neighborhood 2 District.
 - b) **Resolution.** Consider the request of DSLD Homes (Gulf Coast) LLC for a Certificate to Subdivide +/- 170 square feet from Lot 35 of Park Place Addition #1, located at 907 Box Street, zoned in an TN-2 Traditional Neighborhood 2 District.
 - c) **Resolution.** Consider the request of Theresa Speakman for a Certificate to Consolidate, +/- 170 square feet with Lot 36, located at 907 Box Street, zoned in an TN-2 Traditional Neighborhood 2 District.

SUBDIVISIONS

- 6)
 - a) **Public Hearing.** Consider the request of Maund Family Farm LLC and HBC Investment LLC for Preliminary and

Final Approval of Brooks Subdivision, a minor subdivision of 107.4 acres into 2 tracts located on Washington Street West between Lucas Ferry Road and Sutton Drive, and zoned R-1-3 High Density Single Family Residential District.

- b) **Resolution** Consider the request of Maund Family Farm LLC and HBC Investment LLC for Preliminary and Final Approval of Brooks Subdivision, a minor subdivision of 107.4 acres into 2 tracts located on Washington Street West between Lucas Ferry Road and Sutton Drive, and zoned R-1-3 High Density Single Family Residential District.
- 7) **Resolution** Consider the request of Park Place LLC for Layout Approval of Park Place Quinn Road Property Layout, a major subdivision of +/- 21 acres into 65 lots, located on the south side of Quinn Road, south of its intersection of Leatherwood Drive, west of the developing Whispering Pines Subdivision, zoned in an R-1-3 High Density Single Family Residential District.
- a) Note: Layout plat was originally submitted and advertised as Quinn Road Layout.
- 8) **Resolution** Consider the request of Lynn Persell HomeBuilders for Layout Approval of Persell Layout Washington Street, a major subdivision of +/- 86 acres in 285 lots, located on the north side of Washington Street between Lucas Ferry Road and Sutton Drive, zoned in an R-1-3 High Density Single Family Residential District.
- 9)
- a) **Public Hearing** Consider the request of Premium Properties LLC for Preliminary Approval of Brookhill Landing Subdivision, a major subdivision of +/- 15.27 acres into 40 lots, located south side of Roy Long Road, west of US Highway 31, zoned in an R-1-3 High Density Single Family Residential District.
- i) Note: Subdivision was originally submitted and advertised as Roy Long East Subdivision.
- b) **Resolution** Consider the request of Premium Properties LLC for Preliminary Approval of Brookhill Landing Subdivision, a major subdivision of +/- 15.27 acres into 40 lots, located south side of Roy Long Road, west of US Highway 31, zoned in an R-1-3 High Density Single Family Residential District.
- 10)
- a) **Public Hearing** Consider the request of Madison Land Resources Inc. for Preliminary Approval of Brookhill Cottages Subdivision, a major subdivision of +/- 18.48 acres into 62 lots, located on the south side of Roy Long Road, east of the CSX Transport Railroad, in an R-1-3 High Density Single Family Residential District.
- i) Note: Subdivision was originally submitted and advertised as Roy Long West Subdivision.
- b) **Resolution** Consider the request of Madison Land Resources Inc. for Preliminary Approval of Brookhill Cottages Subdivision, a major subdivision of +/- 18.48 acres into 62 lots, located on the south side of Roy Long Road, east of the CSX Transport Railroad, in an R-1-3 High Density Single Family Residential District.
- 11)
- a) **Public Hearing** Consider the request of Swanners at Tanner for Preliminary Approval of Houston Place Addition 6, a major subdivision of +/- 6.73 acres into 8 lots, located at the southern stub of John Pugh Road, on the north side of Nuclear Plant Road and south of Mary Ella Drive in an R-1-1 Low Density Single Family Residential District.
- b) **Resolution** Consider the request of Swanners at Tanner for Preliminary Approval of Houston Place Addition 6, a major subdivision of +/- 6.73 acres into 8 lots, located at the southern stub of John Pugh Road, on the north side of Nuclear Plant Road and south of Mary Ella Drive in an R-1-1 Low Density Single Family Residential District.

Tally of small lot subdivisions on this agenda by approval Layout = 345 , Preliminary = 110, Final = 0

REZONINGS

- 12)
- a) **Public Hearing** Consider the request of Red Stick Partners to (1) zone +/- 23.35 acres of previously annexed property into the B-2 General Business District, (2) confirm the zoning of +/- 72.6 acres, and (3) rezone +/- 33.78 acres property from R-1-1 Low Density Single Family Residential District to B-2 General Business District, located south of Huntsville-Brownsferry Road, east of Interstate 65, and west of Dogwood Flat Road.
- b) **Resolution** Consider the request of Red Stick Partners to (1) zone +/- 23.35 acres of previously annexed property into the B-2 General Business District, (2) confirm the zoning of +/- 68.8 acres, and (3) rezone +/- 33.78 acres

property from R-1-1 Low Density Single Family Residential District to B-2 General Business District, located south of Huntsville-Brownsferry Road, east of Interstate 65, and west of Dogwood Flat Road.

SITE PLAN

13)

- a) **Resolution** Consider the request of Park Supply Co. for approval of a Site Plan at 17616 US Highway 72 in a B-2 General Business District.
- b) **Resolution**. Consider the request of Park Supply Co. for an appeal to the design standards located at 17616 US Highway 72 zoned in a B-2 General Business District, (1) to keep existing corrugated metal, a material prohibited in this district, on all building walls except the building walls facing US Highway 72 and Stanley Street and (2) also appeal the requirement that building facades along arterial streets, US Highway 72, must include 75 percent of the net façade area shall be composed of brick, stone (real or faux), marble, or scored precast concrete (ZO 6.1.12.F[6][d] and 6.1.12.F[1][a]).

CITY OF ATHENS PLANNING COMMISSION

Public Hearing Procedure

- 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.
 - 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 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. 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 believes that the Commission has received sufficient citizen input to make a determination 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 is not limited and/or constrained by this procedure and, under certain circumstances, may deem it necessary to deviate from this guideline.