



Planning Commission Agenda November 15, 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 – October 18, 2022

OLD BUSINESS

- Cedar Ridge Tree Planting Plan.

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.

NEW BUSINESS

Preliminary Plats (3)

3.) Request of **Lennar Homes of Alabama, LLC** and **Mullins, LLC** for **Preliminary Plat Approval of Browns Crossing West**, a major subdivision of +/- 18.85 acres into 38 lots. The property is located on the north side of US HWY 72, approximately 1,080.31366' west of Norfleet DR (Parcel #: 09-04-19-0-000-003.000), zoned: R-1-3 (High Density Single Family Residential District).

4.) Request of **Mullins, LLC** and **Two Oaks Development** for **Preliminary Plat Approval of Laurenwood Phase 2**, a major subdivision of +/- 11.46 acres into 44 lots. The property is located at the eastern terminus of Arrowhead DR (Parcel #: 10-03-06-2-000-001.000), zoned: R-1-3 (High Density Single Family Residential District).

5.) Request of **Lennar Homes of Alabama, LLC** and **Mullins, LLC** for **Preliminary Plat Approval of Natures Cove West**, a major subdivision of +/- 33.18 acres into 85 lots. The property is located at the southern terminus of Willow Rose LN (Parcel #: 10-05-22-0-000-004.002), zoned: R-1-3 (High Density Single Family Residential District).

Minor Plats (2)



Planning Commission Agenda November 15, 2022

6.) Request of **Jack's Family Restaurant** for **Minor Plat Approval** of **Jack's Family Restaurant Lucas Ferry Road**, a major subdivision of +/- 23.65 acres into 2 lots, located on the south side of US HWY 72, approximately 250' west of Lucas Ferry RD (Parcel #: 44-11-06-13-1-000-001.000), zoned: B-2 (General Business).

7.) Request of **Seibert Properties, LLC** for **Minor Plat Approval** of a replat of **Town Creek Corner Estates**, a minor subdivision of +/- 1.95 acres into 2 lots, located at 1110 West Pryor St Athens (Parcel #: 10-03-05-3-005-012.001-3), zoned TN-1 (Traditional Neighborhood 1).

Final Plat (1)

8.) Request of **Park Place Athens, LLC** for **Final Plat Approval** of **Covington Cove**, a major subdivision of +/- 21.1 acres into 65 lots, located on the south side of Quinn Road, directly south of West Gate subdivision (Leatherwood RD) (Parcel #: 11-01-12-0-000-001.003) , zoned: R-1-3 (High Density Single Family Residential District).



Planning Commission Agenda November 15, 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.
 - 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.