



**City of Athens Planning Commission- Regular Meeting Agenda  
March 16, 2021**

**Work Session at 5:00PM and Regular Meeting at 5:45PM**

**Location: City of Athens City Hall Council Chambers**

**Address: 200 Hobbs Street W, Athens Alabama**

The meeting will be open to the public and will be livestreamed so any participants unable to attend in person (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 (<https://www.athensalabama.us/263/Planning-Commission>), and contact mcochran@athensal.us with any additional questions for how to do so.

**CALL TO ORDER.**

1) **MINUTES.**

- a. Meeting of Minutes from November 17, 2020, December 15, 2020, January 19, 2021 and February 16, 2021 for approval

**OLD BUSINESS**

**2 a). Public Hearing.** Request of Brenda Daniel for preliminary and final approval for B. Hanna D. Subdivision, a minor subdivision of 1.91 acres into 3 Lots, located at the northwest corner of Pryor Street and Beaty Street, zoned TN-2 Traditional Neighborhood 2 District.

b) **Resolution.**

**NEW BUSINESS**

**APPEAL OF DESIGN STANDARDS**

**3 a) Resolution.** Request to appeal the design standards for Guardian Self-Storage at 1500 US Highway 72 West for building material requirements which prohibit metal on vertical surfaces in most districts (ZO para. 6.1.12.F). Guardian Self-Storage will comply with building material requirements along the facades with US Highway 72 and Brownsferry Street, zoned in the B-2 General Business District.

b) **Resolution.**

**LOCATION CHARACTER & EXTENT**

**4 a) Resolution.** The request of Athens City Schools for Location, Character, and Extent for Athens Elementary School at 515 Madison Street North, zoned TN-1 Traditional Neighborhood 1 District.

b) **Resolution.**

## **MAJOR SUBDIVISION**

**5 a) Resolution.** Request of Pepper Road Estates, LLC. for **Layout approval** of Founders Pointe, Phase 2, a major subdivision of +/- 13.78 acres into 31 lots, located 13.78 acres located on the North side of Pepper Road Approximately 3,000 feet east of Lindsay Lane, zoned in an R-1-3 High Density Single Family Residential District.

b) **Resolution.**

**6) a) Public Hearing.** Request of Pepper Road Estates, LLC. for **Preliminary approval** of Founders Pointe, Phase 2, a major subdivision of +/- 13.78 acres into 31 lots, located 13.78 acres located on the North side of Pepper Road Approximately 3,000 feet east of Lindsay Lane, zoned in an R-1-3 High Density Single Family Residential District.

b) **Resolution.**

**7 a) Public Hearing.** Request of Newby Chapel, LLC. for Preliminary approval of Newby Chapel Subdivision Phase 4, a major subdivision of +/- 21.24 acres into 73 lots, located South side of Newby road approximately 1,900 feet east of Cambridge Lane, 1,600 feet south of Newby Road, zoned in an R-1-3 High Density Single Family Residential District.

b) **Resolution.**

**8 a) Resolution.** Request of Forestar Group for Final approval of The Links at Canebrake Phase 2, a major subdivision of +/- 19.7 acres into 55 lots, located north and south of The Links Ph. 1B. Ties to Westminster Dr. and Lannister Drive, zoned in a C-PUD Conventional Planned Unit Development District.

b) **Resolution.**

## **REZONE**

**9 a) Public Hearing.** Consider for recommendation to the City Council the request of SR Land, LLC to rezone +/-133.5 acres of property located on the West side of Lindsay Lane, approximately 0.5 miles north of its intersection with Huntsville Brownsferry Road (Parcel Num. 44-10-08-34-0-000-001.000) from the EST to the C-PUD district, AND ALSO to adopt the Lindsay Lane Master Plan with 315 residential lots, which is a community with multiple residential options, park space, and commercial.

b) **Resolution.**

**10a) Public Hearing.** Consider for recommendation to the City Council for the request of Lindsay Lane Self Storage Partners LLC to rezone +/- 5.50 acres, Lot 5A of a Resubdivision of Lots 4 and 5 of a resubdivision of Lots 4 and 5 of East Side Junction, located on the east side of Lindsay Lane where it intersects with Summit Lakes Drive from B-2 General Business District to R-1-3 Medium Density Single Family Residential District.

b) **Resolution.**

**11a) Resolution.** Request of Gateway Development Corporation to revise the Peyton Ridge Village Master Plan #3 for property located on the north side of US Highway 72 where it intersects with Peyton Drive and east of Piney Creek, zoned C-PUD Conventional Planned Unit Development District.

b) **Resolution.**