



## Planning Commission Agenda April 18, 2023

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

### ROLL CALL

### APPROVAL OF MINUTES

- Regular Meeting Minutes - March 21, 2023

### OLD BUSINESS

#### Design Modification (1)

**1. Public Hearing.** Request of **The Boys and Girls Club** for **Design Modification Approval** to allow for the use of metal building materials, which are otherwise prohibited per Zoning Ordinance Sec. 6.1.12.F.(6)(d), located at 1017 West Washington Street, zoned TN-3 (Traditional Neighborhood 3 District).

- **Resolution.**

### ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.

### NEW BUSINESS

#### Limited Amendment (1)

**2. Resolution.** Request of **Forestar** for **Limited Amendment to Master Development Plan of Links at Canebrake**, for proposed conversion of a single Institutional lot, intended for placement of a school, to fifteen (15) R-1-2 residential lots. The development is comprised of +/- 144.67 acres and located directly east of 22853 Regent Drive, (Parcel #: 10-07-26-0-000-002.003), zoned C-PUD (Conventional Planned Unit Development District).

- **Resolution.**

#### Final Plats (1)

**3. Resolution.** Request of **Diltina Development** for **Final Plat Approval** of **The Villas at Swan Creek Phase 1**, a major subdivision of +/- 20.16 acres, including 61 lots and 5 commons areas,



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located directly north of Strain Road W and approximately 1300' east of US HWY 31 S (Parcel #: 44-10-05-21-0-001-007.000), zoned R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

### **Zoning Ordinance Changes (1)**

**4. Public Hearing.** Consider the request of the Engineering Services and Community Development Department for various proposed amendments to the Zoning Ordinance of the City of Athens.

The following is a summary of the nature and scope of the proposed changes to the Zoning Ordinance (hereafter referred to as “Summary of Zoning Ordinance Changes”). The proposed changes would:

- amend § 2.4.8 of the Zoning Ordinance to modify and clarify the process for providing public notice for items that require a public hearing (including identifying when notice is required, what kind of notice should be provided and in what format, when signage should be posted on property subject to a public hearing, and the deadlines for notice to be provided);
- amend Table 4.8 of the Zoning Ordinance to include “Laundromats/Dry Cleaning” as a permitted Use within the TN-3, Traditional Neighborhood 3 District;
- amend § 6.8.13 of the Zoning Ordinance to include § 6.8.13.R, creating the Athens Public Art Review Committee.

➤ **Resolution.**



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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.
  - 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.