



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ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA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. Public Hearing. 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.