



Planning Commission Agenda - DRAFT May 17, 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 – April 19, 2022

NEW BUSINESS

Subdivisions (Minor & Major) (5)

3.) **Resolution.** Request of Lynn Persell, Lynn Persell Home Builders, Inc. the request for **Final Approval of Cloverleaf Village** a major subdivision of +/- 21.59 acres into 49 lots and 1 common area, located at French Farm East, near Cloverleaf Drive (Parcel #: 10-05-16-4-002-003.000), zoned: R-1-3 (High Density Single Family Residential District).

Resolution.

4.) **Public Hearing.** Request of Neal & Kim Johnston & Albert & Wendy Johnston for approval of a **Minor Plat of Johnston Place Subdivision** of +/- 11.1 acres into 2 lots, located off Elkton Road Near Elm St. (Parcels #: 44-07-08-33-1-000-002.002 & 44-07-08-33-1-000-002.003), zoned R-1-1 (Low Density Single Family Residential District).

Resolution.

5.) **Public Hearing.** Request of Forestar (USA) Real Estate Group, INC, for **Minor Plat Approval of Links (Lots 181 -182)**, a subdivision of +/- 0.85 acres into 2 lots, located on Parliament Ct., zoned: C-PUD (Conventional Planned Unit Development).

Resolution.

6.) **Public Hearing.** Request of J.C. Development Company, LLC. for **Preliminary Approval of Swint Townhomes (Phase 1)**, a major subdivision of +/- 27.2 acres into 132 lots, located north of Athens-Limestone Dr, zoned: R-1-5 (Single Family Townhouse Attached Residential District).

Resolution.



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7.) **Public Hearing.** Request of Garden Street Communities Southeast, LLC for **Preliminary Approval of Town Creek Trails (Phase II)**, a major subdivision of +/- 31.3 acres into 104 lots and two common areas located west of Brookhill Drive where Brookhill Drive turns south into Minuteman Drive, immediately east of the CSX Railroad tracks, zoned: R-1-3 (High Density Single Family Residential District).

Resolution.

8 & 9.) **FYI Purposes**

Autumn Falls – Easement & ROW