



Planning Commission Agenda June 21, 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 – May 17, 2022

NEW BUSINESS

Subdivisions (8)

3.) **Public Hearing.** Request of JCM LLC the request for Minor Plat Approval of McGuire Subdivision, a subdivision of +/- 0.92 acres into 2 lots, located at 784 N Jefferson St Athens 35611, zoned: TN-3 (Traditional Neighborhood 3).

Resolution.

4.) **Public Hearing.** Request of Sherry Sampson for Minor Plat Approval for a resubdivision of Lot 9, a subdivision of +/-0.42 acres into 3 lots, located at 806 E Pryor, St. Athens, AL, zoned: HN (Historic Neighborhood).

Resolution.

5.) **Public Hearing.** Request of Athens Investors, LLC for Minor Plat approval of Athens Town Center Subdivision (Scooter's Coffee), a minor subdivision of +/- 0.47 acres into 1 lot, located at 547 US Hwy 72 W, zoned B2 (General Business District).

Resolution.

6.) **Public Hearing.** Request of Keith Rowe and Jerald Ray Douthit for Minor Plat approval of Douthit Estate Subdivision, +/- 4.0 acres located, at 14477 Cambridge Lane, zoned EST (Estate Residential Agricultural Zoning District) & B2 (General Business District).

Resolution.



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7.) **Public Hearing.** Request of Randall Putnam for Preliminary Plat Approval of Putnam Acres, a minor subdivision of +/- 2.23 acres into 8 lots, located on the North side of W. Washington St, zoned: TN-2: Traditional Neighborhood - 2 District..

Resolution.

8.) **Resolution.** Request of Winter Homes Investment Properties, LLC for **Final Plat Approval** of **Lucas Ferry Farms** a major subdivision of +/- 24.2 acres into 73 lots, located on the West side of Lucas Ferry Road & south of Brownsferry RD., zoned: R-1-3: High Density Single Family Residential District.

Resolution.

9.) **Resolution.** Request of Newby Chapel, LLC for **Final Plat Approval** of **Newby Chapel Phase 4** a major subdivision of +/- 21.24 acres into 72 lots, located off Newby Road (Newby Chapel Subdivision) parcel#: 09-09-31-0-000-011.000), zoned: R-1-3: High Density Single Family Residential District.

Resolution.

10.) **Resolution.** Request of Garden Street Communities Southeast, LLC for **Final Plat Approval** of **Town Creek Trails Phase 1** a major subdivision of +/- 28.7 acres into 91 lots, located at the intersection of Minuteman Dr. and Brookhill Dr., zoned: R-1-3: High Density Single Family Residential District.

Resolution.

Rezones (3)

11.) **Public Hearing.** Consider for recommendation to the City Council the request of Keith Rowe, Jerald Ray Douthit, Ruthann Douthit Barksdale & Tammie Douthit Gafford to rezone +/- 1.89 acres from EST (Estate Residential & Agricultural Zoning District) to B2 (General Business District) located at 14477 Cambridge Lane.

Resolution.

12.) **Public Hearing.** Consider for recommendation to the City Council the request of Thomas and Constance Thompson to rezone +/- 7.6 acres from EST (Estate Residential & Agricultural Zoning District) and TN-1 (Traditional Neighborhood - 1) to EST (Estate Residential & Agricultural Zoning District) located at 1200 Elkton Street.



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Resolution.

13.) **Public Hearing.** Consider for recommendation to the City Council the request of Maund Family Farm, LLC to rezone +/- 7.2 acres from EST (Estate Residential & Agricultural Zoning District) to R-1-1 (Low Density Single Family Residential Zoning District) located at 2070 US Hwy 31 S.

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.



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- 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.