



Planning Commission Regular Meeting Minutes 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 @5:45PM by Chairwoman Mrs. Garth

1.) Roll Call

Mrs. Gina Garth (Chairwoman)
Mr. Rick Johnson - Absent
Mr. Venard Hendrix (Commissioner)
Mr. Robert Malone (Commissioner)
Chief Allen Hogan - Absent

Mrs. Dana Henry (Council)
Mr. Roderick Herron (Commissioner)
Mayor Ronnie Marks - (Mayor)
Mr. Brad Mallett - Absent

The Commissioners, applicants and the public were allowed to participate in-person.

Also present:

Matthew Davidson (City Planner), Michael Griffin (City Engineer), James Rich (PW Director) & Jackson Miller (GIS Administrator)

2.) APPROVAL OF MINUTES

- Regular Meeting Minutes – May 17, 2022
- **Motion: Malone**
- **2nd: Hendrix**
- Minutes for the May 17, 2022 meeting was approved unanimously by all the Commissioners who were present with the clarification added stating that the required replacement trees for the Swint Property project be placed within the Riparian Buffer area.

NEW BUSINESS

-Staff discussed the results of the tree survey for the trees that were removed with the Riparian Buffer area on the Swint Property Townhomes project. The Planning Commission asked that staff reach out to the Auburn University Extension Office for assistance in determining the tree species that should be replanted for required replacement. The Commission would like to see the total tree size that was removed be replaced. The Commission asked that staff bring back a replanting plan for their review.

Subdivisions (Minor & Major) (5)

3.) Public Hearing. ****WITHDRAWN BY APPLICANT**** Request of JCM LLC the request for Minor Plat Approval of McGuire Subdivision, a subdivision of +/- 0.92 acres



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into 2 lots, located at 784 N Jefferson St Athens 35611, zoned: TN-3 (Traditional Neighborhood).

4.) **Public Hearing.** ****WITHDRAWN BY APPLICANT**** Request of Sherry Sampson for Minor Plat Approval for a resubdivision of Lot 9, a subdivision of +/-0.42 acres into 3 lots, located at 806 E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).

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.

-Mrs. Garth, opened a public hearing to hear the 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).

-Mr. Davidson, explained the applicants request and stated that staff recommends approval

Motion: Herron

"Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request 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).

2nd: Mayor Marks

-Items 5 was approved unanimously by all Commissioners present.

6.) **Public Hearing.** ****WITHDRAWN BY APPLICANT**** 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).

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.



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-Mrs. Garth, opened a public hearing to hear the 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.

-Mr. Davidson, explained the applicants request and stated that staff recommends approval with no contingencies.

Motion: Henry

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request

2nd: Herron

-Items 7 was approved unanimously by all Commissioners present.

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.

-Mrs. Garth, stated the 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.

-Mr. Davidson, explained the applicants request and stated that staff recommends approval contingent upon that required performance bonds be submitted as well as a development agreement being executed with the applicant for the required turn lane on Lucas Ferry Rd.

Motion: Malone

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request 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.

2nd: Mayor Marks

-Items 8 was approved unanimously by all Commissioners present.

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



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Road (Newby Chapel Subdivision), zoned: R-1-3: High Density Single Family Residential District.

Resolution.

-Mrs. Garth, stated the 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), zoned: R-1-3: High Density Single Family Residential District.

-Mr. Davidson, explained the applicants request and stated that staff recommends approval contingent upon the required bonds being submitted.

Motion: Hendrix

"Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request 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), zoned: R-1-3: High Density Single Family Residential District.

2nd: Malone

-Items 9 was approved unanimously by all Commissioners present.

10.) **Resolution.** ****WITHDRAWN BY APPLICANT**** 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.

Rezones (3)

11.) **Public Hearing.** ****WITHDRAWN BY APPLICANT**** 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.

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.

-Mrs. Garth, opened a public hearing to hear 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.

-Mr. Davidson, explained the applicants request and stated that staff recommends approval since the issue of split zoning was created when the City rezoned a portion of the property back in 2017.

-Thomas and Constance Thompson 17301 Brooklawwn St, spoke in favor of the request. They stated that they recently purchased the property and have since demolished the home that was located there. They plan to construct a new home that faces Elkton St and would like to have the entire property zoned EST.

Motion: Herron

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request 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.

2nd: Malone

-Items 12 was approved unanimously by all Commissioners present.

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.

-Mrs. Garth, opened a public hearing to hear 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.

-Mr. Davidson, explained the applicant's request and stated that staff recommends approval. The applicant is requesting the rezoning in order to develop the property for a small subdivision that will only have access from US 31.



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- John Plunk spoke in favor of the request and provided the history of the property.

Motion: Henry

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request 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.

2nd: Mayor Marks

-Items 13 was approved unanimously by all Commissioners present.

The Planning Commission Meeting adjourned at 6:07PM.



Mrs. Gina Garth (Chairwoman)



Secretary Jackson Miller