

The Planning Commission of the City of Athens, Alabama met in regular session in the City Council Chambers on July 15, 2025 at 5:30 PM, after a short work session. The meeting was called to order by Rick Johnson.

Commission members present at the meeting included Rick Johnson, Rod Herron, Rhonda Weatherford, Dr. Shirley Fletcher, Dana Henry, Chief James Hand, and Mayor Ronnie Marks. Also present were City staff members Erin Tidwell, City Planner, Paige Parker, Senior Planner, Erica Dillard, Planner, and Brandon Camp, Civil Engineer.

Mr. Johnson opened the meeting by introducing the members of the Commission and City staff. Mr. Johnson then stated that the minutes for the June 17, 2025 Planning Commission meeting had been submitted for approval.

Dana Henry offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, that the minutes for the June 17, 2025 meeting be approved.”

Rod Herron seconded the motion, and the vote was unanimous of the voting members present.

Public Hearings:

PH.1. Consider for recommendation to the City Council the request of Ruthann D. Barksdale, Keith Rowe, Tammie Gafford, and Jerald Douthit to Conditional Rezone +/- 122.02 acres located approximately 610' south of U.S. Highway 72 and directly west of Cambridge Lane, from EST (Estate Residential and Agricultural) to R-1-3 (High Density Single Family Residential District).

Mr. Johnson opened the public hearing. Ms. Tidwell described the request, stating that Staff has no issues with this request, but would ask that approval be contingent upon the following:

- 1.) limit development included within the boundaries of the rezoning request to a maximum yield of 255 residential lots and
- 2.) a minimum of 45% of the overall property (+/-122 acres) must be identified as active and/or passive open space, Floodway/Floodplain, and/or Riparian Buffers.

Derek Distenfield (203 Wrangle Dr. Charlotte, NC) spoke in favor of the request as a representative of the project.

With no further questions or comments, Mr. Johnson closed the public hearing.

Resolution. Rod Herron offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on July 15, 2025, that the Commission does hereby recommend to the City Council the applicant's request for Conditional Rezone +/- 122.02 acres located approximately 610' south of U.S. Highway 72

and directly west of Cambridge Lane, from EST (Estate Residential and Agricultural) to R-1-3 (High Density Single Family Residential District) with the following conditions:

- 1.) limit development included within the boundaries of the rezoning request to a maximum yield of 255 residential lots and
- 2.) a minimum of 45% of the overall property (+/-122 acres) must be identified as active and/or passive open space, Floodway/Floodplain, and/or Riparian Buffers.

Dana Henry seconded the motion, and the motion passed unanimously of the voting members present.

PH.2. Request of Rama Velagapudi (Pugh Wright McAnally) for Minor Plat Approval of A Replat of Lots 2&3 Cullwell Place Addition No. 4, a minor subdivision of +/- 3 acres into 1 lot, located directly south of Browns Ferry Street, and approximately 250' west of Nella Drive, zoned R-1-1 (Low Density Single Family Residential District).

Mr. Johnson opened the public hearing. Ms. Tidwell described the request, stating that Staff has no issues with this request.

With no further questions or comments, Mr. Johnson closed the public hearing.

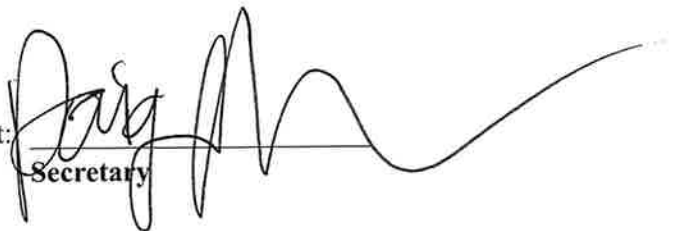
Resolution. Rhonda Weatherford offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on July 17, 2025, that the Commission does hereby grant the applicant's request for Minor Plat Approval of A Replat of Lots 2&3 Cullwell Place Addition No. 4, a minor subdivision of +/- 3 acres into 1 lot, located directly south of Browns Ferry Street, and approximately 250' west of Nella Drive.

Rod Herron seconded the motion, and the motion passed unanimously of the voting members present.

Adjournment. There being no further business to come before the Commission, Mr. Johnson duly and properly adjourned the meeting at 5:43 p.m.


Chairman

Attest: 
Secretary