

REQUIRED COVID-19 MEETING SUMMARY
THESE ARE NOT APPROVED MEETING MINUTES
THESE ARE NOT INTENDED TO REPLACE OFFICIAL MEETING MINUTES

Athens Planning Commission 2020 August 18

Per the directive of Chairperson Gina Garth, this meeting was conducted pursuant to Section 3 of Governor Kay Ivey's March 18, 2020 Proclamation concerning the operation of the Open Meetings Law during the state of emergency related to COVID-19. All deliberations conducted, and actions taken, during the meeting were limited to matters within the Planning Commission's statutory authority that are (a) necessary to respond to COVID-19, or (b) necessary to perform essential minimum functions of the Planning Commission. As such, some members of the Planning Commission may have physically attended the meeting at the Council Chambers at City Hall at 200 W. Hobbs Street, and other members of the Planning Commission may have participated in this meeting by means of electronic communications. Additionally, the meeting was not open to physical presence by members of the general public, but the meeting was live streamed so that the public (including any applicant or other person interested in any agenda item) was able to listen, observe, and participate in the meeting without being physically present. Persons interested in doing so were able to utilize the ZOOM meeting invitation and/or meeting phone number found on the Planning Commission page of the City of Athens website, and contact mcochran@athensal.us with any additional questions for how to do so. No less than twelve (12) hours after the meeting, the City is to post a summary of the meeting on its website.

Call to Order:

The Planning Commission of the City of Athens, Alabama was called to order by Chairperson Gina Garth, at 5:45 p.m. on August 18, 2020. This meeting was held online via Zoom.

Roll Call.

Members present:

Gina Garth, Chairman
Rick Johnson, Vice Chairman
Venard Hendrix
Roderick Herron
Robert Malone
Jerold Blaxton
Interim Chief James Hand

Members absent:

Mayor Ronnie Marks

Also present:

James Rich, Public Works Director
Michael Griffin, City Engineer
Micah Cochran, GIS Coordinator

Athens Planning Commission 2020 August 18

OLD BUSINESS

NEW BUSINESS

- II. Public Hearing** Consider the request of William B. Harbin, Katherine A. Harbin, Jarod Lane Tanksley, and Emily Joy Tanksley, for a Preliminary & Final Plat of a Resubdivision of Lots 1 and 2 of Harbin Subdivision approval of a minor subdivision of +/-0.64 acres into 2 lots, located at 207 Jefferson Street North in an HN Historic Neighborhood District.

Mr. Griffin advised that the western area was an alleyway and the configuration of the lot was being altered. Staff recommend this for approval.

No one spoke for or against the request, therefore the public hearing was closed.

- III. Resolution** Mr. Malone offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, to approve the request of William B. Harbin, Katherine A. Harbin, Jarod Lane Tanksley, and Emily Joy Tanksley, for a Preliminary & Final Plat of a Resubdivision of Lots 1 and 2 of Harbin Subdivision approval of a minor subdivision of +/-0.64 acres into 2 lots, located at 207 Jefferson Street North in an HN Historic Neighborhood District.”

Mr. Johnson seconded the motion and the vote was unanimous of the voting members present.

- IV. Public Hearing** Request of Newby Chapel, LLC. for a Preliminary Plat of Newby Chapel Subdivision Phase 2 a major subdivision of +/-6.70 acres into 27 lots, located south of Mahalo Circle, west of Wakea Drive in an R-1-3 Single Family High Density Residential District.

Mr. Griffin advised we have seen the first phase before off of Newby Chapel Road. First phase has already been constructed. This phase extends the subdivision southward. Staff recommends the request.

Athens Planning Commission 2020 August 18

No spoke for or against the request, therefore the public hearing was closed.

- V. **Resolution** Mr. Blaxton offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, to approve the request of Newby Chapel, LLC. for a Preliminary Plat of Newby Chapel Subdivision Phase 2 a major subdivision of +/-6.70 acres into 27 lots, located south of Mahalo Circle, west of Wakea Drive in an R-1-3 Single Family High Density Residential District.”

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

- VI. **Resolution**

Mr. Griffin advised next phase of Watercress Subdivision, located off of Lucas Ferry Road. Does not meet traffic connectivity standard, but the Engineer has provided a letter that it is difficult to meet due to environmental constraints. Even with those stubs were provided to the north, west, and around the lake. Staff recommends approval.

Mr. Malone offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, to approve the request of North Alabama Communities, LLC for a Layout Plat of Watercress Subdivision a major subdivision of +/-105.85 acres into 171 lots, located on the west side of Lucas Ferry Road, north of Watercress Drive in an R-1-2 Single Family Medium Density Residential District.”

Mr. Blaxton seconded the motion and the vote was unanimous of the voting members present.

- VII. **Public Hearing** Request of North Alabama Communities, LLC for a Preliminary Plat of Watercress Subdivision Phase 1 a major subdivision of +/-25.453 acres into 50 lots,

Athens Planning Commission 2020 August 18

located on the west side of Lucas Ferry Road, north of Watercress Drive in an R-1-2 Single Family Medium Density Residential District.

Mr. Griffin advises adjacent to Lucas Ferry Road. Will cross a stream. Will connect with prior phases of Watercress. Mr. Griffin state that staff has not received traffic impact study or a drainage study, and that its be approved contingent upon these being submitted.

Mike Shamsie, Engineer, thanked staff for working closely with him. Ms. Garth complimented his drafting work of the plat drawing.

No one else spoke for or against the request, therefore the public hearing was closed.

VIII. Resolution Mr. Hendrix offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, to approve the request North Alabama Communities, LLC for a Preliminary Plat of Watercress Subdivision Phase 1 a major subdivision of +/-25.453 acres into 50 lots, located on the west side of Lucas Ferry Road, north of Watercress Drive in an R-1-2 Single Family Medium Density Residential District contingent upon receiving a traffic impact study and a drainage study.”

Mr. Blaxton seconded the motion and the vote was unanimous of the voting members present.

IX. Public Hearing Request of Coulter & Rachel Broadway for recommendation to the City Council of the City of Athens to rezone +/-0.985 Acres of property located at 14302 Cambridge Lane from the B-2 General Business District to the R-1-1 Single Family Low Density Residential District.

Mr. Griffin advises located south of US Highway 72. Staff recommends approval.

No one spoke for or against the request, therefore the public hearing was closed.

X. Resolution Mr. Johnson offered the following resolution and moved its adoption:

Athens Planning Commission 2020 August 18

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, to approve the request of Coulter & Rachel Broadway for recommendation to the City Council of the City of Athens to rezone +/-0.985 Acres of property located at 14302 Cambridge Lane from the B-2 General Business District to the R-1-1 Single Family Low Density Residential District.”

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

- XI. Public Hearing** Request of Andrew & Taylor Uselton for recommendation to the City Council of the City of Athens to rezone +/-0.985 Acres of property located at 14286 Cambridge Lane from the EST Estate Residential and Agricultural to the R-1-1 Single Family Low Density Residential District.

Mr. Griffin advises. Similar to the last item boarding the Broadway property.

No one spoke for or against the request, therefore the public hearing was closed.

- XII. Resolution** Mr. Malone offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, to approve the request Andrew & Taylor Uselton for recommendation to the City Council of the City of Athens to rezone +/-0.985 Acres of property located at 14286 Cambridge Lane from the EST Estate Residential and Agricultural to the R-1-1 Single Family Low Density Residential District.”

Mr. Johnson seconded the motion and the vote was unanimous of the voting members present.

- XIII. Resolution**

Ms. Garth stated that the public hearing for the various amendments to the zoning ordinance past at the June 16, 2020 meeting were not advertised correctly.

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Athens Planning Commission 2020 August 18

Mr. Hendrix offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, to rescind the Resolution 2020-1? of various amends the Zoning Ordinance made on June 16, 2020.”

Mr. Malone seconded the motion and the vote was unanimous of the voting members present.

- XIV. Public Hearing** Considering the request of Engineering Services and Community Development Department for various proposed amendments to the Zoning Ordinance of the City of Athens.

Ms. Garth stated that the resolution has available on the website for months.

No one spoke for or against the request, therefore the public hearing was closed.

- XV. Resolution** Mr. Herron offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, to pass a resolution to amend the Zoning Ordinance.”

Mr. Malone seconded the motion and the vote was unanimous of the voting members present.

- XVI. Adjourn** There being no further business, the meeting was adjourned.

Chairperson

ATTEST: Secretary