



City of Athens Planning Commission

October 16, 2018

Work Session at 5:00 p.m. and Regular Meeting at 5:45 p.m.
Location – City Council Chambers, City Hall, 200 Hobbs St. West

CALL TO ORDER.

I. **MINUTES.**

- a. Regular meeting of September 18, 2018 for approval

OLD BUSINESS

NEW BUSINESS

SUBDIVISIONS

- II. **Public Hearing** Request of Kenny Winter for a Preliminary Plat of Cherry Hills Subdivision, a subdivision of 21 lots on +/- 8.44 acres, located to the south of Piney Creek Drive off of the Plainfield Drive street stub in a CPUD, Conventional Planned Unit Development District.
- III. **Resolution** Consider the request of Kenny Winter for a Preliminary Plat of Cherry Hills Subdivision, a subdivision of 21 lots on +/- 8.44 acres, located to the south of Piney Creek Drive off of the Plainfield Drive street stub in a CPUD, Conventional Planned Unit Development District.
- IV. **Public Hearing** Request of Benjamin C. and Mary Kate Anderson for a Final Plat of Hutton Place Subdivision, a subdivision of +/- 3.93 acres into two lots, located at 15450 AL HWY 251 in an R-1-1 Single Family Low Density Residential District.
- V. **Resolution** Consider the request of Benjamin C. and Mary Kate Anderson for a Final Plat of Hutton Place Subdivision, a subdivision of +/- 3.93 acres into two lots, located at 15450 AL HWY 251 in an R-1-1 Single Family Low Density Residential District.
- VI. **Resolution** Consider the request of Benjamin W. Hutton and Mary Shannon Hutton for Hutton Certificate to Consolidate, a consolidation of +/- 2.91 acres with a tract sized +/- 10 acres, located at 15450 AL HWY 251 in an R-1-1 Single Family Low Density Residential District.
- VII. **Resolution** Consider the request of the City of Athens for a Final Plat of Pryor Park Subdivision, a consolidation of +/- 32.8 acres into a single lot, located at the northwest corner of Pryor Street and Boardwalk Main Street (Sussex Drive) in a TI-Traditional Institutional District.
- VIII. **Public Hearing** Request of Nick Hamlin and Sam Gates for a minor revision to the Meres Phase III Masterplan, located on the east side of Linton Road between AL HWY 251 and Forrest Street, in a C-PUD, Conventional Planned Unit Development.
- IX. **Resolution** Consider the request of Nick Hamlin and Sam Gates for a minor revision to the Meres Phase III Masterplan, located on the east side of Linton Road between AL HWY 251 and Forrest Street, in a C-PUD, Conventional Planned Unit Development.

REZONINGS

- X. **Public Hearing** Request of Athens City Board of Education to rezone property on the Southwest corner of Pryor Street and US Highway 31 North, from the B-2 General Business District to a TB Traditional Business District.

- XI. **Resolution** Consider the request of Athens City Board of Education to rezone property on the Southwest corner of Pryor Street and US Highway 31 North, from the B-2 General Business District to a TB Traditional Business District.
- XII. **Public Hearing** Request of HBC Family LLC to rezone property on the northeast corner of Jefferson Street and Elm Street at 210 West Elm Street, from the B-1 Neighborhood Business District to a TB Traditional Business District.
- XIII. **Resolution** Consider the request of HBC Family LLC to rezone property on the northeast corner of Jefferson Street and Elm Street at 210 West Elm Street, from the B-1 Neighborhood Business District to a TB Traditional Business District.
- XIV. **Public Hearing** Request of John D. Furline & Teresa Dawn Furline to rezone +/- 19 acres of property on the east side of Lindsay Lane South immediately north of Indian Trace Subdivision from the R-1-1 Single Family Residential District to a C-PUD, Conventional Planned Unit Development District.
- XV. **Resolution** Consider the request of John D. Furline & Teresa Dawn Furline to rezone +/- 19 acres of property on the east side of Lindsay Lane South immediately north of Indian Trace Subdivision from the R-1-1 Single Family Residential District to a C-PUD, Conventional Planned Unit Development District.
- XVI. **Public Hearing** Request of Athens Land Company to rezone +/- 23.50 acres of property on the west side of Lindsay Lane South immediately north of Whitfield Colony Subdivision from the B-2 General Business District to an R-2 Multifamily District.
- XVII. **Resolution** Consider the request of Athens Land Company to rezone +/- 23.50 acres of property on the west side of Lindsay Lane South immediately north of Whitfield Colony Subdivision from the B-2 General Business District to an R-2 Multifamily District.

CITY OF ATHENS PLANNING COMMISSION

Public Hearing Procedure

- 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:

- o Staff will provide an explanation of the case and a recommendation.
- o Applicant will be given an opportunity to address the commission and should limit their comments to **less than ten (10) minutes**.
- o When a public hearing is slated, the Chair will open the hearing for public input.
- o Members of the public, having been recognized, **will be allowed three (3) minutes** each to address the Commission (unless the Chairman 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.
 - Persons wishing to speak should raise their hand to be recognized by the Chairman. Once recognized, please stand and state your name and address.
 - Comments should be concise and limited to issues related to the request.
- o When the Chairman believes that the Commission has received sufficient citizen input to make a determination 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.
- o Chairman will then allow Commission members to make comments or ask questions of anyone present to clarify issues or provide additional information.
- o 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.
- o 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.
- o 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 is not limited and/or constrained by this procedure and, under certain circumstances, may deem it necessary to deviate from this guideline.