



Planning Commission Agenda January 17, 2023

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 - December 13, 2022

OLD BUSINESS

None.

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

None.

NEW BUSINESS

Appeal to External Street Connectivity per ZO Section 6.6.5.A(2)(c) (1)

3. Resolution. Appeal of **Maund Family Farm, LLC** for **External Street Connectivity per ZO Section 6.6.5.A(2)(c)** regarding **Wauchula Farms Subdivision Addition #2** located at 2070 US Hwy 31 S (Parcel #s: 10-05-21-0-002-029.000 and 10-05-21-0-002-025.000), zoned: R-1-1 (Low Density Single Family Residential Zoning District) and EST (Estate Residential and Agricultural District).

Resolution.

Preliminary Plat (1)

4. Public Hearing. Request of **Maund Family Farm, LLC** for **Preliminary Plat Approval** of **Wauchula Farms Subdivision Addition #2**, a major subdivision of +/- 7.30 acres into 9 lots, located at 2070 US Hwy 31 S (Parcel #s: 10-05-21-0-002-029.000 and 10-05-21-0-002-025.000), zoned: R-1-1 (Low Density Single Family Residential Zoning District) and EST (Estate Residential and Agricultural District).

Resolution.



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Final Plat (1)

5. Public Hearing. Request of **Gregg Crow** for **Final Plat Approval** of **Athens Preserve Subdivision**, a major subdivision of +/- 13.59 acres into 38 lots. The property is located on the east side of Bullington Road, on the northside of W Washington St, approximately 60' east of Christopher DR (Parcel #:10-03-07-1-002-004.000), zoned: TN-2 (Traditional Neighborhood 2 District).

Resolution.

Rezone (1)

6. Public Hearing. Consider for recommendation to the City Council the request of **Zana Gamble Lake** for **Rezone Approval** of +/- 75 acres from EST (Estate Residential and Agricultural District) to B 2 (General Business District). The property is located northeast of the intersection Huntsville Brownsferry Road and Lindsay Lane (Parcel #:10-07-35-0-000-003.000, 10-07-35-0-000-004.000, and 10-07-35-0-000-003.001)

Resolution.

Notices (2)

7. Update of multiple applications to reflect policy change that a written "Title Opinion" certified to by a licensed attorney that all names shown on the plat include all owners as of the date of signing and that the owners of the property are one and the same as those signing the plat, be required by January 1, 2023.

8. The Planning Commission Chair will now be available to sign documents on the 1st and 3rd Tuesday mornings of the month. Plan to have your signature-ready-documents to the Planning Office on and/or before these dates.



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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.
 - 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.



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- 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.