



Planning Commission Agenda Regular Meeting January 23, 2024

5PM Work Session and 5:45 Regular Meeting

Location: Athens City Hall, Council Chambers, 200 Hobbs Street West, Athens, AL

** The Planning Commission Chair will now be available to sign documents on the 3rd Tuesday morning of the Planning Commission meeting and the 4th Thursday. Plan to have your signature-ready documents to the Planning & Zoning Office on and/or before these dates.*

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

- Regular Meeting Minutes - December 19, 2023

4. OLD BUSINESS .

- None.

5. ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- Item 7.B. Final Plat Approval of Emma at Arabella Village, Phase 1

6. PUBLIC HEARINGS

PH.1. Request of **Henderson Development Group, LLC** for **Preliminary Plat Approval** of **King Estates West Subdivision**, a major subdivision of +/- 30.64 acres into 16 lots, located directly south of Pepper Road and approximately 1,650' east of Line Road (Parcel #: 44-10-06-13-0-000-001.001), zoned R-1-1 (Low Density Single Family Residential District).

6.A. Resolution relating to the request of **Henderson Development Group, LLC** for **Preliminary Plat Approval** of **King Estates West Subdivision**, a major subdivision of +/- 30.64 acres into 16 lots, located directly south of Pepper Road and approximately 1,650' east of Line Road (Parcel #: 44-10-06-13-0-000-001.001), zoned R-1-1 (Low Density Single Family Residential District).

PH.2. Request of **Marty Gaston and Todd Burchell** for **Minor Plat Approval** of **2nd Street and Grace Avenue Subdivision**, a minor subdivision of +/- 0.35 acres into 2 lots, located at 601 Grace Avenue (Parcel#: 44-10-03-08-2-003-061.000), zoned HN (Historic Neighborhood District).

6.B. Resolution relating to the request of **Marty Gaston and Todd Burchell** for **Minor Plat**



**Planning Commission Agenda
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Approval of 2nd Street and Grace Avenue Subdivision, a minor subdivision of +/- 0.35 acres into 2 lots, located at 601 Grace Avenue (Parcel#: 44-10-03-08-2-003-061.000), zoned HN (Historic Neighborhood District).

PH.3. Request of **White, Carter, and Root** for approval of a **Certificate to Subdivide for White-Carter & Root** +/- 0.35 acres into 1 lot, located at 900 Sanderfer Road West (Parcel #: 44-10-04-18-3-000-078.000), zoned R-1-1 (Low Density Single Family Residential District).

6.C. Resolution relating to the request of **White, Carter, and Root** for approval of a **Certificate to Subdivide for White-Carter & Root** +/- 0.35 acres into 1 lot, located at 900 Sanderfer Road West (Parcel #: 44-10-04-18-3-000-078.000), zoned R-1-1 (Low Density Single Family Residential District).

7. CONSENT CALENDAR

A. Request of **SMB Land, LLC** for **Final Plat Approval** of **Swan Woods**, a major subdivision of +/- 67 acres into 95 lots, located directly south of Forrest Street and approximately 3,000' east of U.S. Highway 31 South (Parcel #: 44-10-02-10-3-000-013.000), zoned R-1-3 (High Density Single Family Residential District).

B. Request of **DFO Athens Investment, LLC** for **Final Plat Approval** of **Emma at Arabella Village, Phase 1**, a major subdivision of +/- 107 acres into 66 lots, located directly south of Huntsville Brownsferry Road and approximately 2,200' east of U.S. Highway 31 South (Parcel #: 44-16-02-04-0-001-001.000), zoned C-PUD (Conventional Planned Unit Development District). **Removed by applicant on January 18, 2024**

C. Request of **Linton Road, LLC** for **Final Plat Approval** of **Henderson Estates, Phase 2A**, a major subdivision of +/- 23.99 acres, including 46 lots, located directly north of Nick Davis Road approximately 1,400 feet east of Linton Road (Parcel# 44-10-01-11-0-000-005.000), zoned C-PUD (Conventional Planned Unit Development).

D. Request of **White, Carter, and Root** for approval of a **Certificate to Consolidate for White-Carter & Root** +/- 0.35 acres into 1 lot, located at 898 Sanderfer Road West (Parcel #: 44-10-04-18-3-000-078.003), zoned R-1-1 (Low Density Single Family Residential District).

E. Request of **Dawan Gilbert** for approval of a **Certificate to Consolidate: Pinnacle Research & Development Company, LLC** +/- 0.27 acres into 1 lot, located at 1801 West 14th Street (Parcel #: 44-10-04-18-1-002-031.000), zoned R-1-3 (High Density Single Family Residential District).



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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.
 - 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.