



**City of Athens Planning Commission- Regular Meeting
February 18, 2020**

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. Meeting of January 21, 2020 for approval

OLD BUSINESS

NEW BUSINESS

SUBDIVISIONS

- II. **Public Hearing** Request of Carden Home Builders for a Preliminary Plat of Whispering Pines Subdivision, a major subdivision consisting of 54 lots on +/-16.24 acres, located directly south of 17755 Quinn Road, in an R-1-3 Single Family High Density Residential District.
- III. **Resolution** Consider the request of Carden Home Builders for a Preliminary Plat of Whispering Pines Subdivision, a major subdivision consisting of 54 lots on +/-16.24 acres, located directly south of 17755 Quinn Road, in an R-1-3 Single Family High Density Residential District.
- IV. **Public Hearing** Request of Doublehead Properties, LLC. for Old Stone Phase 2 Preliminary Plat, the subdivision of 47 lots and two common area lots on +/- 14.69 acres, located at the dead end of Beacon Circle, in an R-1-3 Single Family High Density Residential District.
- V. **Resolution** Consider the request of Doublehead Properties, LLC. for Old Stone Phase 2 Preliminary Plat, the subdivision of 47 lots and two common area lots on +/- 14.69 acres, located at the dead end of Beacon Circle, in an R-1-3 Single Family High Density Residential District.
- VI. **Public Hearing** Request of City of Athens Board of Education for a Final Plat of Cowart Elementary Subdivision, a minor subdivision of a single lot into two lots sized +/-6.82 acres and +/-6.32 acres, located south of cowart elementary school at 1701 Hobbs St. West, to the southwest of the intersection of Montclair St. and Bullington Dr., in an R-1-1 Single Family Low Density Residential District.
- VII. **Resolution** Consider the request of City of Athens Board of Education for a Final Plat of Cowart Elementary Subdivision, a minor subdivision of a single lot into two lots sized +/-6.82 acres and +/-6.32 acres, located south of cowart elementary school at 1701 Hobbs St. West, to the southwest of the intersection of Montclair St. and Bullington Dr., in an R-1-1 Single Family Low Density Residential District.
- VIII. **Public Hearing** Request of John D. Maund 2011 Irrevocable Trust and Maund Family Limited Partnership for a Final Plat of Traditions of Athens Phase 3, a subdivision creating six lots and a future road right-of-way, located between Lindsay Lane and Greenfield Drive, in a B-2 General Business District.
- IX. **Resolution** Consider the request of John D. Maund 2011 Irrevocable Trust and Maund Family Limited Partnership for a Final Plat of Traditions of Athens Phase 3, a subdivision creating six lots and a future road right-of-way, located between Lindsay Lane and Greenfield Drive, in a B-2 General Business District.

- X. **Public Hearing** Request of Breland Homes, LLC. for a Preliminary Plat of Natures Cove West Phase 1, a major subdivision creating 104 lots, 3 tracts, & 2 common areas on +/-74.93 acres of property, located directly north of 1918 Lindsay Lane South, in an R-1-3 Single Family High Density Residential District.
- XI. **Resolution** Consider the request of Breland Homes, LLC. for a Preliminary Plat of Natures Cove West Phase 1, a major subdivision creating 104 lots, 3 tracts, & 2 common areas on +/-74.93 acres of property, located directly north of 1918 Lindsay Lane South, in an R-1-3 Single Family High Density Residential District.
- XII. **Public Hearing** Request of Cambridge Ventures , LLC. for a limited amendment to a Master Development Plan for Lindsay Lane Townhomes due to substantial changes in circulation or access within the site located on +/-19 acres on the east side of Lindsay Lane South immediately north of Indian Trace Subdivision , in a CPUD Conventional Planned Unit Development District.
- XIII. **Resolution** Consider the request of Cambridge Ventures , LLC. for a limited amendment to a Master Development Plan for Lindsay Lane Townhomes due to substantial changes in circulation or access within the site located on +/-19 acres on the east side of Lindsay Lane South immediately north of Indian Trace Subdivision , in a CPUD Conventional Planned Unit Development District.
- XIV. **Public Hearing** Request of Nick Hamlin & Sam Gates for a limited amendment to a Master Development Plan for Henderson Estates located on +/-49.52 acres directly east of 22345 Nick Davis Road, in a CPUD Conventional Planned Unit Development District.
- XV. **Resolution** Consider the request of Nick Hamlin & Sam Gates for a limited amendment to a Master Development Plan for Henderson Estates located on +/-49.52 acres directly east of 22345 Nick Davis Road, in a CPUD Conventional Planned Unit Development District.
- XVI. **Public Hearing** Request of Nick Hamlin & Sam Gates for a limited amendment to a Master Development Plan for Henderson Estates located on +/-49.52 acres directly east of 22345 Nick Davis Road, in a CPUD Conventional Planned Unit Development District.
- XVII. **Resolution** Consider the request of Nick Hamlin & Sam Gates for a limited amendment to a Master Development Plan for Henderson Estates located on +/-49.52 acres directly east of 22345 Nick Davis Road, in a CPUD Conventional Planned Unit Development District.
- XVIII. **Public Hearing** Request of Nick Hamlin & Sam Gates for a Preliminary Plat of Henderson Estates, a major subdivision creating 33 lots on areas on +/-14.22 acres of property, located directly east of 22345 Nick Davis Road, in a CPUD Conventional Planned Unit Development District.
- XIX. **Resolution** Consider the request of Nick Hamlin & Sam Gates for a Preliminary Plat of Henderson Estates, a major subdivision creating 33 lots on areas on +/-14.22 acres of property, located directly east of 22345 Nick Davis Road, in a CPUD Conventional Planned Unit Development District.
- XX. **Resolution** Consider the request of Diltina Development,Inc. for a Layout Plat of Lakewood Subdivision, a major subdivision creating 170 lots & 3 common areas on +/-88.29 acres of property, located directly east of 2410 US HWY 31 S, in an R-1-1 Single Family Low Density Residential District.
- XXI. **Public Hearing** Request of Diltina Development,Inc. for a Preliminary Plat of Lakewood Subdivision, a major subdivision creating 44 lots on +/-88.29 acres of property, located directly east of 2410 US HWY 31 S, in an R-1-1 Single Family Low Density Residential District.
- XXII. **Resolution** Consider the request of Diltina Development,Inc. for a Preliminary Plat of Lakewood Subdivision, a major subdivision creating 44 lots on +/-88.29 acres of property, located directly east of 2410 US HWY 31 S, in an R-1-1 Single Family Low Density Residential District.

Approval of Location, Character, & Extent

- XXIII. **Public Hearing** Request of City of Athens Cemetery, Parks, and Recreation for approval of location, character, and extent for Plans for Proposed Project 17-RT-54-01 Swan Creek Greenway Trailhead, located to the southeast of the deadend of Eidson Street, directly behind 1207 Eidson Street, in a B-2 General Business District and R-1-2 Single Family Medium Density District.
- XXIV. **Resolution** Consider the request of City of Athens Cemetery, Parks, and Recreation for approval of location, character, and extent for Plans for Proposed Project 17-RT-54-01 Swan Creek Greenway Trailhead, located to the southeast of the deadend of Eidson Street, directly behind 1207 Eidson Street, in a B-2 General Business District and R-1-2 Single Family Medium Density 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:
 - Staff will provide an explanation of the case and a recommendation.
 - 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 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.
 - 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.
 - 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 is not limited and/or constrained by this procedure and, under certain circumstances, may deem it necessary to deviate from this guideline.