



Planning Commission Agenda February 21, 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

ROLL CALL

APPROVAL OF MINUTES

- Regular Meeting Minutes - January 17, 2023

OLD BUSINESS

Appeal to External Street Connectivity per ZO Section 6.6.5.B. (1)

1. Public Hearing. Appeal of **Maund Family Farm, LLC** for **External Street Connectivity per ZO Section 6.6.5.B.** regarding **Wauchula Farms Subdivision Addition #2** located at 2070 US Hwy 31 S (Parcel #: 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)

2. 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 #: 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).

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.

NEW BUSINESS

Location, Character, and Extent (1)

3. Resolution. Request of the **City of Athens** for **Approval of Location, Character, and Extent** for project LR-CM-CP-21-012, **Vine Street Neighborhood Improvements**, public



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improvements funded by CDBG Funding.

➤ **Resolution.**

Minor Plats (5)

4. Public Hearing. Request of **James Christopher** for **Minor Plat Approval** of **Kelli Drive Commercial Subdivision**, a minor subdivision of +/- 10.7 acres into 2 lots, located at the terminus of Kelli Drive, North of U.S. HWY 72, and +/- 1,400 ft west of Lindsay Lane South (Parcel #: 44-10-05-15-1-000-0001.000), zoned: B-2: General Business District.

➤ **Resolution.**

5. Public Hearing. Request of **Dream Key Real Estate, LLC** for **Minor Plat Approval** of **Warten House**, a minor subdivision of +/- 0.71 acres into 2 lots, located directly southwest of the intersection at Hobbs St and Jefferson Street (parcel #: 10-03-081-003-001-000), zoned: DWNT (Downtown District).

➤ **Resolution.**

6. Public Hearing. Request of **Sherry Sampson** for **Minor Plat Approval** of **A Resubdivision of Part of Lot 9 of Block 73**, a minor subdivision of +/- 0.42 acres into 3 lots, located on the southwestern corner of the intersection of Pryor Street and Thomas Street North (Parcel #: 10-02-043-000-113-000), zoned: HN (Historic Neighborhood).

➤ **Resolution.**

7. Public Hearing. Request of **Chris Wood** for **Minor Plat Approval** of **Nella Farms**, a minor subdivision of +/- 6.32 acres into 2 lots, located directly southeast of the intersection at Brownsferry Road and Nella Drive (Parcel #: 10-04-182-002-001-000), zoned: R-1-1 (Low Density Single Family Residential).

➤ **Resolution.**

Site Plan (1)

8. Resolution. Request of **William Lawrence from WICLA Terra Equities, LLC** for **Site Plan Approval** of +/- 16.7 acres located directly northwest of U.S. HWY 72 and Brownsferry Road (Parcel #: 44-10-03-07-4-007-031.001), zoned B-2 (General Business District).

➤ **Resolution.**



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Final Plat (1)

9. Resolution. Request of **BC HSV Meadows, LLC** for **Final Plat Approval** of **Meadows Subdivision Phase 1**, a major subdivision of +/- 58.9 acres into 68 lots, located at the south side of Strain Rd, approximately 2,034 feet east of US Hwy 31 (Parcel #s: 10-05-21-0-001-012.000 and 10-05-22-0-000-008.000) , zoned: R-1-3: (High Density Single Family Residential District).

➤ **Resolution.**

Zoning (1)

10. Resolution. Consider for recommendation to the City Council the request of **George L. Braly, Celia B. Williamson, and Carol B. Carter** the **Zoning Approval** of property located near Huntsville Brownsferry Road and Interstate-65, to be zoned EST (Estate Residential and Agriculture District).

➤ **Resolution.**

Notice (1)

11. 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.
 - 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.