



**City of Athens Planning Commission- Regular Meeting  
March 17, 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 February 19, 2020 for approval

**OLD BUSINESS**

- II. ~~**Resolution 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. WITHDRAWN BY APPLICANT**~~
- III. ~~**Resolution 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. WITHDRAWN BY APPLICANT**~~

**NEW BUSINESS**  
**SUBDIVISIONS**

- IV. **Public Hearing** Request of Bill Strain for a Final Plat of Helon Estates Subdivision, a minor subdivision creating a single lot sized +/- 3.37 acres from a larger parcel, located between 2041 and 2075 US HWY 31 South, in an EST, Estate Agricultural and Residential District.
- V. **Resolution** Consider the request of Bill Strain for a Final Plat of Helon Estates Subdivision, a minor subdivision creating a single lot sized +/- 3.37 acres from a larger parcel, located between 2041 and 2075 US HWY 31 South, in an EST, Estate Agricultural and Residential District.
- VI. **Resolution** Consider the request of Lucas Ferry Properties, LLC. for Lucas Ferry Farms Layout, a proposed subdivision of 73 lots on +/-24.9 acres, located directly north of 15201 S Lucas Ferry Road, in an R-1-3 Single Family High Density Residential District.
- VII. **Public Hearing** Request of Winter Homes for a Preliminary Plat of Lucas Ferry Townhomes Subdivision, a minor subdivision of a single lot into two lots sized +/-6.8 acres and +/-18.7 acres, located at 16152 Lucas Ferry Road, immediately west of Athens Intermediate School, in an R-1-5 Single Family Townhouse Attached Residential District.
- VIII. **Resolution** Consider the request of Winter Homes for a Preliminary Plat of Lucas Ferry Townhomes Subdivision, a minor subdivision of a single lot into two lots sized +/-6.8 acres and +/-18.7 acres, located at 16152 Lucas Ferry Road, immediately west of Athens Intermediate School, in an R-1-5 Single Family Townhouse Attached Residential District.
- IX. **Public Hearing** Request of Elite Properties and Development for a Preliminary Plat of Sycamore Square Phase 2, a major subdivision creating 54 lots, 1500 feet west of Mooresville Road, directly north of 24686 Newby Road in a R-1-3 High Density Single Family Residential District.
- X. **Resolution** Consider the request of Elite Properties and Development for a Preliminary Plat of Sycamore Square Phase 2, a major subdivision creating 54 lots, 1500 feet west of Mooresville Road, directly north of 24686 Newby Road in a R-1-3 High Density Single Family Residential

District.

- XI. **Public Hearing** Request of Lindsay Lane Self Storage Partners LLC. for a Final Plat of a Resubdivision of Lots 4 and 5 of a Resubdivision of Lots 4 and 5 of East Side Junction, a minor subdivision moving a property line north +/- 20', located on Lindsay Lane South, directly north of 22031 US HWY 72, in a B-2 General Business District.
- XII. **Resolution** Consider the request of Lindsay Lane Self Storage Partners LLC. for a Final Plat of a Resubdivision of Lots 4 and 5 of a Resubdivision of Lots 4 and 5 of East Side Junction, a minor subdivision moving a property line north +/- 20', located on Lindsay Lane South, directly north of 22031 US HWY 72, in a B-2 General Business District.
- XIII. **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 four lots and a future road right-of-way, located between Lindsay Lane and Greenfield Drive, in a B-2 General Business District.
- XIV. **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 four lots and a future road right-of-way, located between Lindsay Lane and Greenfield Drive, in a B-2 General Business District.
- XV. **Public Hearing** Request of Land LD Athens Lindsay Ln, LLC for approval of an amendment to an existing Master Development Plan of Multi-Family Rezoning, located on +/- 23.50 acres of property on the west side of Lindsay Lane South immediately north of Whitfield Colony Subdivision, in an R-2, Multiple-Family Residential District.
- XVI. **Resolution** Consider the request of Land LD Athens Lindsay Ln, LLC for approval of an amendment to an existing Master Development Plan of Multi-Family Rezoning, located on +/- 23.50 acres of property on the west side of Lindsay Lane South immediately north of Whitfield Colony Subdivision, in an R-2, Multiple-Family Residential District.
- XVII. **Resolution** Consider the request of Lindsay Lane Self Storage Partners, LLC for approval of a site plan for conditioned limited access mini-storage units with a combined gross floor area of +/- 76,219 square feet, located directly north of 22031 US HWY 72 off of Lindsay Lane, in a B-2, General Business District.
- XVIII. **Public Hearing** Request of Billy Strain for recommendation to Athens City Council for approval to rezone a total of +/-63.00 acres of property from an EST, Estate Agricultural and Residential District to +/- 56.00 acres for R-1-3, Single Family High Density Residential District and +/- 7.00 acres B-2 General Business District, located at 404 Strain Road, Southeast of the intersection of US HWY 31 and South of Strain Road.
- XIX. **Resolution** Consider the request of Billy Strain for recommendation to Athens City Council for approval to rezone a total of +/-63.00 acres of property from an EST, Estate Agricultural and Residential District to +/- 56.00 acres for R-1-3, Single Family High Density Residential District and +/- 7.00 acres B-2 General Business District, located at 404 Strain Road, Southeast of the intersection of US HWY 31 and South of Strain Road.
- XX. **Public Hearing** Request of Keith Rowe for recommendation to Athens City Council for approval to rezone a total of +/-61.71 acres of property from an EST, Estate Agricultural and Residential District and R-1-1 Single Family Residential District to an R-1-3 Single Family High Density Residential District, located at 2088 Lindsay Lane South.
- XXI. **Resolution** Consider the request of Keith Rowe for recommendation to Athens City Council for approval to rezone a total of +/-61.71 acres of property from an EST, Estate Agricultural and Residential District and R-1-1 Single Family Residential District to an R-1-3 Single Family High Density Residential District, located at 2088 Lindsay Lane South.

## **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.

- 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.