



Planning Commission Agenda - DRAFT April 19, 2022

US5PM 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 – March 15, 2022

NEW BUSINESS

Conditional Use (1)

3.) **Public Hearing.** Request of Milton A. George II for a **Conditional Use**, located North of 15181 Line RD., Athens, AL. The property is zoned EST (Estate Residential & Agricultural Zoning District).

Resolution.

Certificates to Subdivide/Consolidate (2)

4.) **Public Hearing.** Request of Trinity Congregational Church for approval of a **Certificate to Subdivide +/- 0.63 acres** located at 722 Browns Ferry ST, Athens AL (NW corner of the intersection of Brownsferry ST & Allen ST, zoned: TI (Traditional Institutional District). (Items 4 & 5 are related).

Resolution.

5.) **Resolution.** Request of Athens Limestone Community Association, Inc. for approval of a **Certificate to Consolidate +/- 0.41 acres** located at 722 Browns Ferry ST, Athens AL. (NW corner of the intersection of Brownsferry ST & Allen ST, zoned TI (Traditional Institutional District). (Items 4 & 5 are related).

Resolution.

Subdivisions (Minor Plat, Layout, Preliminary, Final) (12)

6.) **Resolution.** Request of Swanners at Tanner, Inc. (Jimmy Swanner) for **Final Approval** of **Houston Place S/D Ad. No. 6** a subdivision of +/- 6.84 acres into 8 lots, located off of Nuclear Plant Rd. near US HWY 31 (Parcel #:16-02-04-0-001-



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032.073), zoned: R-1-1 (Low Density Single Family Residential District).

Resolution.

7.) **Resolution.** Request of Four Girls, LLC. for **Layout Approval** of **Water's Edge Subdivision**, a major subdivision of +/- 79.63 acres into 83 lots, 2 common areas located on the southern terminus of Edison St, along the west side of Swan Creek, zoned: R-1-2 (Medium Density Single Family Residential District) & M-1 (Light Industrial District).

Resolution.

8.) **Public Hearing.** Request of Leeland Ventures, LLC the request for **Preliminary & Final Approval** of Slim Chickens Athens, a subdivision of +/- 4.65 acres into 3 lots, located on the southwest corner of the intersection of Lindsay Lane & US HWY 72, zoned: B2 (General Business District).

Resolution.

9.) **Public Hearing.** Request of TLD Properties, LLC the request for **Minor Plat Approval** of **Town Creek Corner Estates**, a subdivision of +/- 1.95 acres into 3 lots, located at 1110 West Pryor St Athens (Parcel #: 10-03-05-3-005-012.000), zoned TN-1 (Traditional Neighborhood 1).

Resolution.

10.) **Public Hearing.** Request of JCM LLC the request for **Minor Plat Approval** of **McGuire Subdivision**, a subdivision of +/- 0.92 acres into 2 lots, located at 784 N-Jefferson St Athens 35611 (Parcel #: 1003054002019.000), zoned: TN-3 (Traditional Neighborhood 3). **WITHDRAWN BY APPLICANT on 04/13/2022**

Resolution.

11.) **Public Hearing.** Request of Keith Rowe and Jerald Ray Douthit for **Minor Plat approval** of **Douthit Estate Subdivision**, +/- 4.0 acres located, at 14477 Cambridge Lane, zoned EST (Estate Residential Agricultural Zoning District) & B2 (General Business District). (Note: contingent on the rezone, items 11 & 19 are related).

WITHDRAWN BY APPLICANT on 04/13/2022

Resolution.

12.) **Public Hearing.** Request of Sherry Sampson for Minor Subdivision **Minor Plat Approval** for a re-subdivision of Lots 6-10 a subdivision of +/- 0.39 acres into 2 lots,



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located at 807 E Pryor, St. Athens, AL (Parcel #: 10-02-04-30-00-091.000), zoned: HN (Historic Neighborhood). **WITHDRAWN BY APPLICANT on 04/13/2022**

Resolution.

13.) **Public Hearing.** Request of Sherry Sampson for **Minor Plat Approval** for a resubdivision of Lot 9, a subdivision of +/- 0.42 acres into 3 lots, located at 806 E Pryor, St. Athens, AL (Parcel #: 10-02-04-30-00-113.000) zoned: HN (Historic Neighborhood). **WITHDRAWN BY APPLICANT on 04/13/2022**

Resolution.

14.) **Resolution.** Request of Lynn Persell, Lynn Persell Home Builders, Inc. the request for **Final Approval** of **Cloverleaf Village** a major subdivision of +/- 21.59 acres into 49 lots and 1 common area, located at French Farm East, near Cloverleaf Drive (Parcel #: 10-05-16-4-002-003.000), zoned: R-1-3 (High Density Single Family Residential District). **WITHDRAWN BY APPLICANT on 04/13/2022**

Resolution.

15.) **Public Hearing.** Request of Athens Holdings LLC, for **Minor Plat Approval** of **Autumn Falls Subdivision** of +/- 13.68 acres into 1 lot, located at 200 Trade Street (Parcel #'s: 10-04-17-2-000-001.000 & 10-04-17-1-000-011.002). Zoned: R2 (Multiple Family Residential District).

Resolution.

16.) **Public Hearing.** Request of MING Enterprises, LLC, for **Preliminary Approval** of **Bedingfield Subdivision** of +/- 9.0 acres into 4 lots, located on US 72 near Bab-Daly RD, zoned: B2 (General Business District).

Resolution.

17.) **Public Hearing.** Request of Valor Communities, LLC, for **Preliminary Approval** of **Liberty Subdivision (Phase I)** of +/- 29.0 acres into 112 lots located on the eastside of Cambridge Lane mostly south of French Mill Creek, known as a portion of Lot 12 of Athens-East Subdivision, zoned: R-1-3 (High Density Single Family Residential District).

Resolution.

Rezones (3)

18.) **Public Hearing.** Consider for recommendation to the City Council the request of



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Ankur Jindal & Lakshamikanth to ~~rezone~~ +/- 27.5 acres from R-1-3 (High Density Single Family Residential District) to R-1-5 (Single Family TownHouse Attached Residential District) located at 715 E Sanderfer RD. **WITHDRAWN BY APPLICANT ON 04/14/2022**

Resolution.

19.) **Public Hearing.** Consider for recommendation to the City Council the request of Keith Rowe, Jerald Ray Douthit, Ruthann Douthit Barksdale & Tammie Douthit Gafford to ~~rezone~~ +/- 1.89 acres from EST (Estate Residential & Agricultural Zoning District) to B2 (General Business District) located at 14477 Cambridge Lane. (Items 11 & 19 are related). **WITHDRAWN BY APPLICANT ON 04/13/2022**

Resolution.

20.) **Public Hearing.** Consider for recommendation to the City Council the request of K&G Holdings, LLC to ~~rezone~~ +/- 45 acres from R-1-1 (Low Density Single Family Residential District) to M-1 (Light Industrial Zoning District) located on HWY 31 between Nuclear Plant RD and Rosie RD (parcel #'s: 16-02-09-0-001-053.000 & 16-02-09-0-001-054.001).

Resolution.

Annexations (2)

21.) **Public Hearing.** Consider for recommendation to the City Council the request of Gary Downs to ~~annex~~ +/- 163.9 acres of property into the City and zone the property B2 (General Business District) located at 20923 & 21129 Huntsville Brownsferry RD.

Resolution.

22.) **Public Hearing.** Consider for recommendation to the City Council the request of NOLABA Land Holdings, LLC & Greenbrier Holdings LLC (Sowell) to ~~annex~~ +/- 102 acres of property into the City and zone the property into a C-PUD (Conventional Planned Unit Development) and to adopt the Master Development Plan (MDP) located at 20830 Huntsville Brownsferry RD.

Resolution.

CITY OF ATHENS PLANNING COMMISSION



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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.



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- 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.