



**City of Athens Planning Commission- Regular Meeting
April 21, 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
& Streaming Online due to COVID-19 Protocols put in place by Proclamation of the Governor

Important Notice: Per the directive of Chairperson Gina Garth, this meeting will be conducted pursuant to Section 3 of Governor Kay Ivey’s March 18, 2020 Proclamation concerning the operation of the Open Meetings Law during the state of emergency related to COVID-19. All deliberations conducted, and actions taken, during the meeting will be limited to matters within the Planning Commission’s statutory authority that are (a) necessary to respond to COVID-19, or (b) necessary to perform essential minimum functions of the Planning Commission. As such, some members of the Planning Commission may physically attend the meeting at the above location, and other members of the Planning Commission may participate in this meeting by means of electronic communications. Additionally, **the meeting will not be open to physical presence by members of the general public, but the meeting will be livestreamed so that the public (including any applicant or other person interested in any agenda item) may listen, observe, and participate in the meeting without being physically present. Persons interested in doing so should use the ZOOM meeting invitation and/or meeting phone number found on the Planning Commission page of the City of Athens website, and contact etidwell@athensal.us with any additional questions for how to do so. No less than twelve (12) hours after the meeting, the City will post a summary of the meeting on its website at: www.athensal.us.**

CALL TO ORDER.

I. **MINUTES.**

A. Meeting of April 21, 2020 for approval.

II. **APPROVAL OF AGENDA AND MANNER FOR CONDUCTING MEETING.**

A motion to (a) approve this April 21, 2020 agenda; (b) find that all items on this agenda (and all deliberations related thereto) are matters within the Planning Commission’s statutory authority that are (i) necessary to respond to COVID-19, or (ii) necessary to perform essential minimum functions of the Planning Commission; (c) to approve the conduct of this meeting pursuant to the Section 3 of Governor Kay Ivey’s March 18, 2020 Proclamation concerning the operation of the Open Meetings Law during the state of emergency related to COVID-19; and (d) to suspend, for this meeting, any by-law or other rule of the Planning Commission that would conflict with the conduct of the meeting as stated in this motion and the April 21, 2020 agenda.

OLD BUSINESS

NEW BUSINESS
SUBDIVISIONS

- III. **Resolution** Consider the request of Shawn and Tessa Baerlocher for Baerlocher Certificate to Consolidate, the consolidation of two parcels into a single tract, located at 2498 South Hines Street, in an R-1-1 Single Family Low Density Residential District and an EST, Estate Agricultural and Residential District.
- IV. **Public Hearing** Request of Athens West, LLC. for Athens West Subdivision Replat, a minor subdivision located on the southeast corner of the intersection of Lucas Ferry Road and West Washington Street, in an INST, Institutional District.
- V. **Resolution** Consider the request of Athens West, LLC. for Athens West Subdivision Replat, a minor subdivision located on the southeast corner of the intersection of Lucas Ferry Road and West Washington Street, in an INST, Institutional District.

- VI. **Public Hearing** Request of Bill and Richard Keyes for a Final Plat of Keyes Estate Subdivision, a minor subdivision of a single lot into two lots sized +/-4.57 acres and +/-0.71 acres, located at 803 Forrest Street, in a TN-2, Traditional Neighborhood 2 District.
- VII. **Resolution** Consider the request of Bill and Richard Keyes for a Final Plat of Keyes Estate Subdivision, a minor subdivision of a single lot into two lots sized +/-4.57 acres and +/-0.71 acres, located at 803 Forrest Street, in a TN-2, Traditional Neighborhood 2 District.
- VIII. **Public Hearing** Request of the Health Care Authority of ALC for a Resubdivision of Lot 3 of a Resubdivision of Tract "C" of A Certificate to Subdivide of Lot 1 of the Athens-Limestone Medical Village, a minor subdivision creating two lots and a new right-of-way for construction of a street, located directly south of the intersection of Medical Village Drive and Greenfield Drive, 390' east of Lindsay Lane, in an INST, Institutional District.
- IX. **Resolution** Consider the request of the Health Care Authority of ALC for a Resubdivision of Lot 3 of a Resubdivision of Tract "C" of A Certificate to Subdivide of Lot 1 of the Athens-Limestone Medical Village, a minor subdivision creating two lots and a new right-of-way for construction of a street, located directly south of the intersection of Medical Village Drive and Greenfield Drive, 390' east of Lindsay Lane, in an INST, Institutional District.
- X. **Resolution** Consider the request of John Plunk for a Layout of Wauchula Farms Phase 2, a major subdivision of a single tract into 10 lots, located on the north and south sides of Wauchula Private Drive, on the west side of US HWY 31, in an EST, Estate Agricultural and Residential District.
- XI. **Resolution** Consider the request of Elite Properties and Development for a Final Plat of Sycamore Square Phase 1, located on the northern side of Newby Road, 1500 feet west of Mooresville Road, directly north of 24686 Newby Road, in a R-1-3 Single Family High Density Residential 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.