



# Planning Commission Agenda Regular Meeting June 17, 2025

5:00 PM Work Session and 5:30 PM Regular Meeting

Location: Athens City Hall, Council Chambers, 200 Hobbs Street West, Athens, AL

*\* Plats that require the Planning Commission Chair's signature will need to be coordinated with the Planning & Zoning Department. All other departmental signatures must be obtained prior to the Chair.*

## 1. CALL TO ORDER

## 2. ROLL CALL

## 3. APPROVAL OF MINUTES

- Regular Meeting Minutes - May 20, 2025

## 4. OLD BUSINESS

- None.

## 5. PUBLIC HEARINGS

**PH.1.** Request of **Breland Homes LLC** for **Preliminary Plat Approval** of **Henderson Estates, Phase 3**, a major subdivision of +/- 2.41 acres into 3 lots, located directly north of Nick Davis Road, and directly east of Spencer Bess Drive, zoned C-PUD (Conventional Planned Unit Development).

*Parcel #: 44-10-01-11-0-000-005.002*

**PH.2.** Request of **Tim Shelton (Athens Investors, LLC)** for **Minor Plat Approval** of **Athens Investors Subdivision**, a minor subdivision of +/- 21.026 acres into 2 lots, located directly south of U.S. Highway 72 West and directly east of Levert Avenue, zoned B-2 (General Business District).

*Parcel #s: 44-10-04-17-2-000-002.000, 44-10-04-17-2-000-001.002,  
44-10-04-17-2-000-001.001, 44-10-04-17-2-000-001.003, 44-10-04-17-2-000-001.004,  
44-10-04-17-2-000-001.020, 44-10-04-17-1-000-010.000*

## 6. REGULAR BUSINESS

**6.A.** Request of ~~**Reid Hill - Lennar Homes**~~ for ~~**Amendment to Master Development Plan**~~ of ~~**Henderson Estates & Whisper Woods**~~. The development is comprised of +/- 99.5 acres and located directly south of Nick Davis Road and approximately 1,600' west of Oakdale Road, zoned C-PUD (Conventional Planned Unit Development District). **WITHDRAWN JUNE 11,**



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**6.B.** Request of **Henderson Development Group, LLC** for **Final Plat Approval** of **King Estates West Subdivision**, a major subdivision of +/- 30.64 acres into 16 lots, located directly south of Pepper Road, and approximately 1,450' east of Line Road, zoned R-1-1 (Low Density Single Family Residential District).

*Parcel #: 44-10-06-13-0-000-001.001*

**6.C.** Request of **JC Development Company LLC** for **Final Plat Approval** of **Bainbridge Subdivision, Phase 3A (Enclave Subdivision)**, a major subdivision of +/- 53.08 acres into 19 lots, located directly east of Braly Blvd., and approximately 1,200' west of I65, zoned R-1-3 (High Density Single Family Residential District).

*Parcel #: a portion of 44-10-02-10-3-000-014.000*

**6.D.** Request of **Eugene Coleman - Appalachia Design Services, Inc** for **Site Plan Approval** of **Food City** +/- 8.66 acres located directly south of Elm Street West and directly east of Lucas Ferry Road, zoned B-2 (General Business District).

*Parcel #: 44-10-06-2-000-002.000*

**6.E.** Request of **Eugene Coleman - Appalachia Design Services, Inc** for **Location, Character, and Extent** of **New Street (Food City)** located directly south of Elm Street West and directly east of Lucas Ferry Road, zoned B-2 (General Business District).

*Parcel #: 44-10-06-2-000-002.000*



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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.