

**City of Athens Planning Commission- Regular Meeting Agenda (DRAFT)
July 20, 2021**

Work Session at 5:00 p.m. and Regular Meeting at 5:45 p.m.

Location – Council Chamber at City Hall, 200 Hobbs Street West, Athens, Alabama

Social distancing of 6+ ft and mask wearing are preferred.

CALL TO ORDER.

1) MINUTES.

- a) Regular Meeting Minutes for approval - June 15, 2021
- b) Special Called Meeting Minutes for approval – July 6, 2021

OLD BUSINESS - NONE

NEW BUSINESS

CERTIFICATE

2.) Public Hearing. Request of Deborah Schaus for a certificate to subdivide 0.04 acres of property at 612 Pryor Street East zoned HN Historic Neighborhood District, AND ALSO the request of Daniel Coblentz and Joana Coblentz for a certificate to consolidate that 0.04 acres of property into the property with 700 Pryor Street East, zoned HN Historic Neighborhood District.

Resolution.

MINOR SUBDIVISIONS

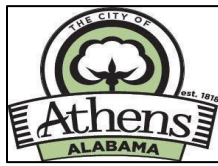
3.) Public Hearing. Request of Nicholas Williams and Kathy A. Seaton Williams for Preliminary and Final approval of a North Jefferson Subdivision, a minor subdivision of 8.52 acres into 3 tracts, located on the west side of Alabama Highway 127 at 18491 Jefferson Street zoned R-1-1-Low-Density-Single-Family-District.

Resolution.

4.) Public Hearing. Request of D. R. Horton for Preliminary and Final approval of Re-subdivision of Lot 117 Links at Canebrake, Phase 2, a minor subdivision of +/- 0.31 acres into 1 lot and 1 common area, located Lot 117 Links at Canebrake Phase 2 (Regent Drive), zoned in a C-PUD Conventional Planned Unit Development District.

Resolution.

5.) Public Hearing. Request of Earl Marbut for approval of a minor subdivision of “Marbut Estates Addition 1” 40-foot wide by 55 - foot piece of property to the City of Athens Water Services Department, a minor plat of +/- 0.05 acres for the purpose of building a sewer lift station to serve the surrounding area. The property adjoins Pepper Road on the southern boundary of the Earl Marbut



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parcel between 40 and 60 feet west of the unnamed stream which crosses the Marbut parcel (44-10-01-11-0-000-023.00) near the southeast corner of the property and near Oakdale Road intersection, zoned in an EST - Estate Residential Agricultural District.

Resolution.

MAJOR SUBDIVISIONS

6.) Public Hearing. Request of James Christopher for Preliminary approval of Summit Lakes Southeast, a major subdivision of +/- 7.98 acres into 20 lots, located South of Summit Lakes Drive and West of Lindsay Lane, zoned in an R-1-4 Single Family Duplex Attached Residential District.

Resolution.

7.) Public Hearing. Request of James Christopher for Preliminary approval of Summit Lakes South, a major subdivision of +/- 2.68 acres into 12 lots, located South of Summit Lakes Drive and West of Lindsay Lane, zoned in an R-1-4 Single Family Duplex Attached Residential District.

Resolution.

8.) Resolution. Request of Newby Chapel, LLC. for Final approval of Newby Chapel Subdivision Phase 3, a major subdivision of +/- 41.12 acres into 76 lots, located South Side of Newby Road Approximately 1,900' east of Cambridge Lane, 1,200' south of Newby Road, zoned in an R-1-3 High Density Single Family Residential District.

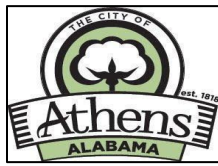
9.) Resolution. Request of Camme Wright Lane, Terry Wayne Lane, James Donald Wright, and Terrie Dean Wright for Preliminary approval of Cedar Ridge, a major subdivision of +/- 35.1 acres into 25 lots, located 13426 US Highway 31, directly south of Country Club, zoned in an R-1-1 Low Density Single Family Residential District.

REZONES

10.) Public Hearing. Consider for recommendation to the Council the request of Mary Thompson Byrd to rezone about 2.5 acres located northwest of the intersection of US Highway 72 and Hine Street at 1406 Hine Street South from B-2 General Business District & TN-2 Traditional Neighborhood District to B-2 General Business District.

Resolution.

11.) Public Hearing. Consider for recommendation to the Council the request of Harry Wakeham, Russell Wakeham, and Cynthia Burson to rezone 52 acres of property at 525 Strain Road West from EST Estate Residential and Agricultural District to R-1-3 High Density Single Family Residential



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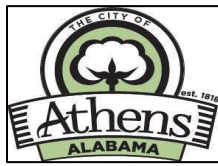
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District.

Resolution.

12.) Public Hearing. Consider for recommendation to the Council the Request of Mark Gamble and Gerald Gamble to rezone +/- 80.4 acres located on Huntsville Brownsferry Road at the Gamble house property from EST Estate Residential and Agricultural District to C-PUD Conventional Planned Unit Development District, AND ALSO the adoption of the Master Plan for Summerfields at the Gamble House

Resolution.



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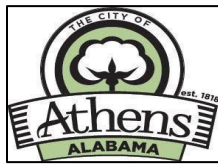
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CITY OF ATHENS PLANNING COMMISSION

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.



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- 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.