



Planning Commission Agenda August 15, 2023

5PM Work Session and 5:45 Regular Meeting

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

** The Planning Commission Chair will now be available to sign documents on the 1st and 3rd Tuesday mornings of the month. Plan to have your signature-ready-documents to the Planning Office on and/or before these dates.*

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- Regular Meeting Minutes - July 18, 2023

OLD BUSINESS .

- None.

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- Item #2: Major Amendment to Master Development Plan
- Item #13: Final Plat Approval of Lucas Ferry Townhomes, Phase 2

NEW BUSINESS

Limited Amendment to Master Development Plan (1)

1.) Public Hearing. Request of **Forestar (USA) Real Estate Group, Inc** for **Limited Amendment to Master Development Plan** of **Links at Canebrake**, for proposed addition of 2 lots to Phase Four. The development is comprised of +/- 144.67 acres and located on the south side of Westminster Drive, approximately 350 feet east of Regent Drive, (Parcel #: 44-10-07-26-0-000-002.003), zoned C-PUD (Conventional Planned Unit Development District).

- **Resolution.**

Amendment to Master Development Plan (1)

~~**2.) Public Hearing.** Request of **SR Land, LLC** for **Amendment to Master Development Plan** of **Anderson Farms** to incorporate a change in products and lot sizes. The development is comprised of +/- 133.5 acres and located directly west of Lindsay Lane South and directly east of I-65 (Parcel #: 44-10-08-34-0-000-001.000), zoned C-PUD (Conventional Planned Unit Development District).~~

WITHDRAWN BY APPLICANT AUGUST 3, 2023

Zoning (6)

3.) Public Hearing. Consider for recommendation to the City Council the request of **William Matthew Winstead and Amy Winstead** to **Annex** +/- 3.3 acres of property located at 25055 Airport Road, (Parcel



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44-07-09-29-0-001-018.001), and zone the property as an EST (Estate Residential and Agricultural District).

➤ **Resolution.**

4.) Public Hearing. Consider for recommendation to the City Council the request of **VIP Land Development, LLC** to **Rezone** +/- 15 acres of property located directly north of Strain Road West, approximately 2,500 feet east of US HWY 31 South (Parcel #: 44-10-05-21-0-001-010.000 and 44-10-05-21-0-001-011.000), from EST (Estate Residential and Agricultural District) to R-1-5 (Single Family Townhouse Attached Residential District).

➤ **Resolution.**

5.) Public Hearing. Consider for recommendation to the City Council the request of **Athens Utilities** to **Rezone** +/- 2.6 acres of property located at the terminus of Cloverleaf Drive and north of Sanderfer Road East from M-1 (Light Industrial District) to R-1-2 (Medium Density Single Family Residential District).

➤ **Resolution.**

6.) Public Hearing. Consider for recommendation to the City Council the request of **Four Girls, LLC** to **Rezone** +/- 2.2 acres of property located at the terminus of Edison Street and east of Cloverleaf Drive from R-1-2 (Medium Density Single Family Residential District) to M-1 (Light Industrial District).

➤ **Resolution.**

7.) Public Hearing. Consider for recommendation to the City Council the request of **Maund Family Farm, LLC** to **Rezone** +/- 1.2 acres of property located directly south of Market Street West and directly east of Strange Street (Parcel #: 44-10-03-08-2-001-038.000 and 44-10-03-08-2-001-033.000 and 44-10-03-08-2-001-032.000), from DWTN (Downtown District) to TI (Traditional Institutional District).

➤ **Resolution.**

8.) Public Hearing. Consider for recommendation to the City Council the request of **Johnnie Wilson, Mary Petty, and Fred Wilson** to **Rezone** a total of +/- 2.06 acres of property located at 408 West Elm Street (Parcel #: 44-07-09-32-3-000-005.000), 318 West Elm Street (parcel #: 44-07-09-32-3-000-009.000 and 44-07-09-32-4-000-009.000), and 330 West Elm Street (parcel #: 44-07-09-32-3-000-010.000) from B-1 (Neighborhood Business District) and B-2 (General Business District) to R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

Layout (1)

9.) Resolution. Request of **Cannon Family, LLC and Grant Street, LLC** for **Layout Approval** of



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Maund Cannon Subdivision, Tract 2, a major subdivision of +/- 38.62 acres into 128 lots, located directly south of Roy Long Road East and approximately 1,900 feet west of U.S. Highway 31 (Parcel #: 44-10-08-28-0-000-008.004), zoned R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

Preliminary Plat (2)

10.) Public Hearing. Request of **Forestar (USA) Real Estate Group, Inc** for **Preliminary Plat Approval** of **Links of Canebrake, Phase 4**, a major subdivision of +/- 21 acres into 66 lots, located at the temporary eastern terminus of Westminster Drive and the temporary eastern terminus of Lannister Lane (Parcel #: 44-10-07-26-0-000-002.000), zoned C-PUD (Conventional Planned Unit Development District).

➤ **Resolution.**

11.) Public Hearing. Request of **Henderson Development Group, LLC** for **Preliminary Plat Approval** of **King Estates Subdivision**, a major subdivision of +/- 114.2 acres into 22 lots, located directly south of Pepper Road and approximately 2,550 feet east of Line Road (Parcel #: 44-10-06-13-0-000-001.007 and 44-10-06-13-0-000-001.001), zoned R-1-1 (Low Density Single Family Residential District).

➤ **Resolution.**

Minor Plat (1)

12.) Public Hearing. Request of **Jeffrey and Teresa McKinney** for **Minor Plat Approval** of **JMAC Farms**, a minor subdivision of +/- 2.0 acres into 2 lots, located at 1609 Market Street West (Parcel #: 44-10-03-06-3-000-001.000), zoned R-1-2 (Medium Density Single Family Residential District).

➤ **Resolution.**

Final Plat (1)

~~13.) Resolution.~~ Request of **~~Winter Homes Investment Properties, LLC~~** for **~~Final Plat Approval~~** of **~~Lucas Ferry Townhomes, Phase 2~~**, a major subdivision of +/- 12.1 acres into 23 lots, located directly north of U.S. Highway 72 West and approximately 250 feet east of Lucas Ferry Road (Parcel #: 44-10-03-07-3-000-106.000 and 44-10-03-07-3-000-106.001), zoned R-1-5 (Single Family Townhouse Attached Residential District). **WITHDRAWN BY APPLICANT AUGUST 7, 2023**

14.) Resolution. Request of **JC Development Company, LLC** for **Final Plat Approval** of **Bainbridge Subdivision, Ph. 1 (Swint Townhomes)**, a major subdivision of +/- 64.6 acres into 52 lots, located



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directly west of I-65 and approximately 2,000 feet north of U.S. Highway 72 East (Parcel #: 44-10-02-10-3-000-014.000), zoned R-1-5 (Single Family Townhouse Attached Residential District) and R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**



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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.