



Planning Commission Agenda September 19, 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 - August 15, 2023

OLD BUSINESS .

- None.

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- Item #1: Amendment to Master Development Plan

NEW BUSINESS

Amendment to Master Development Plan (1)

1.) Public Hearing. Request of SR Land, LLC for an Amendment to a 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 **WITHDRAWN BY APPLICANT SEPTEMBER 12, 2023**

Preliminary Plat (6)

2.) Public Hearing. Request of Jerry South for Preliminary Plat Approval of JHR Athens Property, LP, a major subdivision of +/- 7.44 acres into 2 lots, located directly south of U.S. Highway 72 East and approximately 850 feet west of Lindsay Lane South (Parcel #: 44-10-05-15-4-000-002.002), zoned B-2 (General Business District).

- **Resolution.**

3.) Public Hearing. Request of Jimmy Bryan for Preliminary Plat Approval of Steeplechase Subdivision, a major subdivision of +/- 8.7 acres into 26 lots, located between Beech Street and Steeplechase Drive, approximately 1,000 feet north of Strain Road East (Parcel #:



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44-10-05-22-0-001-006.000), zoned R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

4.) Public Hearing. Request of **Forestar (USA) Real Estate Group, Inc.** for **Preliminary Plat Approval** of **The Links at Canebrake, Phase 5**, a major subdivision of +/- 11.12 acres into 15 lots, located at the temporary eastern terminus of Westminster Drive and the temporary eastern terminus of Lannister Lane (Parcel #: 44-10-07-26-0-000-002.003), zoned C-PUD (Conventional Planned Unit Development District).

➤ **Resolution.**

5.) Public Hearing. Request of **GP Development, LLC** for **Preliminary Plat Approval** of **Brookhill Landing, Phase 3**, a major subdivision of +/- 15.1 acres into 52 lots, located directly south of Roy Long Road East and approximately 1,800 feet west of U.S. Highway 31 South (Parcel #: 44-10-08-28-0-000-008.004), zoned R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

6.) Public Hearing. Request of **2 The Point, Inc.** for **Preliminary Plat Approval** of **Watercress Subdivision, Phase 2**, a major subdivision of +/- 86.45 acres into 55 lots, 2 common areas, and 2 tracts, located directly west of Lucas Ferry Road and approximately 500 feet north of Watercress Drive (Parcel #: 44-11-01-01-0-000-015.001), zoned R-1-2 (Medium Density Single Family Residential District).

➤ **Resolution.**

7.) Public Hearing. Request of **Henderson Development Group, LLC** for **Preliminary Plat Approval** with reduced connectivity, 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 #s: 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.**

Layout (1)

8.) Resolution. Request of **Henderson Development Group, LLC** for **Layout Approval** of **West King Estates Subdivision**, a major subdivision of +/- 30.64 acres into 16 lots, located directly south of Pepper Road and approximately 1,500 feet east of Line Road (Parcel#:



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44-10-06-13-0-000-001.001), zoned R-1-1 (Low Density Single Family Residential District).

➤ **Resolution.**

Minor Plat (2)

9.) Public Hearing. Request of **BC HSV Meadows, LLC** for **Minor Plat Approval** of **A Replat of Common Area “B” Meadows Subdivision, Ph. 1**, a minor subdivision of +/- 7.12 acres into 1 lot, located directly south of Strain Road West and approximately 850 feet east of U.S. Highway 31 South (Parcel #: 44-10-05-21-0-001-012.000), zoned R-1-3 (High Density Single Family Residential District).

➤ **Resolution.**

10.) Public Hearing. Request of **Brian Evans** for **Minor Plat Approval** of **Patty Acres**, a minor subdivision of +/- 7.44 acres into 2 lots, located directly south of Airport Road and approximately 2,000 feet west of North Jefferson Street (Parcel #: 44-07-09-32-2-000-005.000 and 44-07-09-32-2-000-005.001), zoned EST (Estate Residential and Agricultural District).

➤ **Resolution.**

Final Plat (1)

11.) 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).

➤ **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.