



**Planning Commission Agenda
Tuesday, November 16, 2021**

5PM Work Session and 5:45 Regular Meeting

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

Please adhere to COVID safety guidelines and social distancing.

CALL TO ORDER

1.) Roll Call

2.) APPROVAL OF MINUTES

- Regular Meeting Minutes – August 17, 2021
- Regular Meeting Minutes – September 21, 2021
- Regular Meeting Minutes – October 19, 2021

OLD BUSINESS

3.) Resolution. Request of Coffman Land Surveying & Mapping Company for **Preliminary and Final Approval of Lindsay Lane Christian Academy**, a minor subdivision of +/- **36.23 acres**, into 3 tracts located at 2388 Hine ST. S., zoned EST – Estate Residential & Agricultural District & R-1-1 - Low Density Single Family Residential district. **(Note: this item is a minor AMENDMENT and was approved at the 09/21/2021 PC meeting).**

4.) Resolution. Request of James M Newby (by John M Newby Executor), Jerry A Newby and Susan Ming for **Layout approval of Liberty Subdivision**, a major subdivision of +/- 233 acres into 705 lots, located on Cambridge Lane (directly south of Cambridge Methodist Church), zoned R-1-3 (High Density Single Family Residential District) (Tabled at last month's Planning Commission Meeting).

NEW BUSINESS

Subdivision (Minor & Major)

5.) Resolution. Request of Allen Shaw c/o Don Beck for **Layout approval for Shaw Johnson Farm Subdivision (Phase I)**, a minor subdivision of +/- 79.63 acres into 1 lot, located at 403 Cloverleaf Dr., zoned R-1-2 (Medium Density Single Family Residential) & M-1 (Light Industrial District).

6.) Resolution. Request of Diltina Development Corp. for **Layout Approval of The Villas at Swan Creek**, a major subdivision of +/- 52.44 acres, including 150 lots, & 6 common areas located on W Strain RD, zoned R-1-3 High Density Single Family Residential Zoning District.

7.) Public Hearing. Request of the City of Athens and Limestone County Commission for **Preliminary and Final Approval** of Thirty-One Commercial Park Addition No. 3, +/- 3.0 acres into a 1 lot subdivision, located on the south side of Clyde Mabry Drive (West of Limestone County Health Department) approximately 1,000 ft west of the intersection of Clyde Mabry Dr. and US HWY 31 South, zoned M-1 – Light Industrial District.



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Resolution.

8.) Resolution. Request of Maund Family Farm, LLC for ~~Final Approval~~ of ~~Wauchula Farms Subdivision Addition~~, a major subdivision of +/- 39.95 acres into 10 lots, situated along Wauchula Private Drive off of US HWY 31, zoned EST— Estate Residential Agricultural Zoning District. **WITHDRAWN BY APPLICANT ON 11/10/2021**

Rezones (2) & Location, Character & Extent

9.) Public Hearing. Consider for recommendation to the City Council the request of Robert Harold Caneer and Rosanna Black Caneer to **rezone** +/- 10.51 acres of property located at 200 Trade Street from B-2 (General Business District) to R-2 (Multi-Family Residential District) and to adopt the Master Development Plan of Autumn Falls.

10.) Location Character & Extent (Resolution). Request of the City of Athens for Location, Character and Extent of the property located at the NW corner of Pryor Street & Boardwalk Main Street, known as Pryor Park which will consist of a mixed-use development to promote open space, commercial development, housing and community engagement.

11.) Public Hearing. Consider for recommendation to the City Council the request of the City of Athens to **rezone** +/- 31.7 acres of property located at the NW corner of Pryor Street & Boardwalk Main Street, from TI (Traditional Institutional) & TN-3 (Traditional Neighborhood 3 District) to T-PUD (Traditional Planned Unit Development) and to adopt the Master Development Plan of Pryor Park. Item 10 & 11 are related)

Adjournment

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. . . .)



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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.



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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.