



City of Athens Planning Commission- Regular Meeting Agenda February 16, 2021

Work Session at 5:00 p.m. and Regular Meeting at 5:45 p.m.
Location – Streaming Online

Important Notice: Per the directive of Chairperson Gina Garth, this meeting will be conducted pursuant to Section 3 of Governor Kay Ivey's March 18, 2020 Proclamation concerning the operation of the Open Meetings Law during the state of emergency related to COVID-19. All deliberations conducted, and actions taken, during the meeting will be limited to matters within the Planning Commission's statutory authority that are (a) necessary to respond to COVID-19, or (b) necessary to perform essential minimum functions of the Planning Commission. As such, some members of the Planning Commission may physically attend the meeting at the above location, and other members of the Planning Commission may participate in this meeting by means of electronic communications. Additionally, the meeting will not be open to physical presence by members of the general public, but the meeting will be livestreamed so that the public (including any applicant or other person interested in any agenda item) may listen, observe, and participate in the meeting without being physically present. Persons interested in doing so should use the ZOOM meeting invitation found on the Planning Commission page of the City of Athens website, and contact mcochran@athensal.us with any additional questions for how to do so. No less than twelve (12) hours after the meeting, the City will post a summary of the meeting on its website at: www.athensal.us.

CALL TO ORDER.

1) **MINUTES.**

- a) Meetings of November 17, 2020, December 15, 2020, and January 19, 2021 for approval.

OLD BUSINESS

- 2) **Resolution.** Request of Pepper Road Estates, LLC for Layout approval of Founders Pointe Subdivision Phase 2, a major subdivision of +/- 14 acres into 30 lots, located North of Pepper Road, directly east of Travertine Drive, zoned in an R-1-3 High Density Single Family Residential District.

NEW BUSINESS

MINOR SUBDIVISION

- 3)
 - a) **Public Hearing.** Request of Brenda Daniel for preliminary and final approval for B. Hanna D. Subdivision, a minor subdivision of 1.91 acres into 2 Lots, located at the northwest corner of Pryor Street and Beaty Street, zoned TN-2 Traditional Neighborhood 2 District.
 - b) **Resolution.**
- 4)
 - a) **Public Hearing.** Request of Lynn Lane and Canebrake Club, LLC for Preliminary and Final approval of A Resubdivision of Lot T97 of Canebrake Club Shinnecock-Baltustrol Subdivision, a minor subdivision of +/- 0.35 acres into 1 lot, located 23176 Shinnecock Hills Drive Athens, AL 35613, zoned in a C-PUD Conventional Planned Unit Development District.
 - b) **Resolution.**

REZONING

- 5)
 - a) **Public Hearing.** Recommendation to the City Council for a request of Pepper Road Estates, LLC, to rezone +/- 31 acres, located north of Pepper Road and immediately east of Cantera Place Subdivision, property is a portion of Lot of

of the Re-Plat of Marbut Estates from EST to R-1-3.

b) **Resolution.**

MAJOR SUBDIVISION

6)

a) **Public Hearing.** Request of Maund Family Farm LLC for preliminary approval of Covington Cove, a major subdivision of +/- 21.1 acres into 65 lots, located on the south side of Quinn Road, directly south of West Gate subdivision, directly west of Whispering Pines Subdivision, zoned in a(n) R-1-3 High Density Single Family Residential District.

b) **Resolution.**

7) **Resolution.** Request of SMB Land LLC for Layout approval of Forrest Street Layout, a major subdivision of +/- 67 acres into 116 lots, located Forrest Street, directly west of Brookwood Drive West and South of Ridgelawn Drive, zoned in a(n) R-1-3 High Density Single Family Residential District.

8)

a) **Public Hearing.** Request of Morell Engineering for preliminary approval of Town Creek Trails, a minor subdivision of +/- 38.7 acres into 91 lots, located on a large open field to the west of Brookhill Drive and the curve to Minuteman Drive, zoned in a(n) R-1(3) High Density Single Family Residential.

b) **Resolution.**

DEVELOPMENTS

9)

a) **Public Hearing.** Request of Limestone County Alabama for Preliminary and Final approval of L & S Subdivision, a minor subdivision of +/- 6.6 acres into 4 tracts, located 1301 North Jefferson Street Athens, AL 35613, zoned in a TN-3 Traditional Neighborhood 3 District.

b) **Resolution.**

10) **Resolution.** The request of Limestone County for Location Character and Extent approval for the Limestone County Engineering Department building for engineering facilities and shops at the northwest corner of Jefferson Street and Ninth Avenue.

11)

a) **Public Hearing.** Request of Davidson Homes, LLC final approval of the Plat of Strain Property North, a minor subdivision of +/- 57.6 acres into 2 lots, located at the Northeast Corner of Strain Road and US Highway 31, zoned in a(n) EST (Estate Residential and Agricultural Districts) - A portion of this property is currently being rezoned to R-1-3 (High Density Single Family Residential).

b) **Resolution.**

12)

a) **Public Hearing.** Request of Davidson Homes, LLC for Layout approval of Strain Property North Layout, a minor subdivision of +/- 31 acres into 96 lots, located at the Northeast Corner of Strain Road and US Highway 31, zoned in a(n) EST, Estate and Agricultural District, - Currently being rezoned to R-1-3.

b) **Resolution.**

13)

a) **Public Hearing.** Request of Davidson Home, LLC for Preliminary and Final approval of Strain Property South Commercial Tract 1, a minor subdivision of +/- 7.3 acres into 1 tract, located South of Strain Road at the corner of the intersection of Strain Road and US HWY 31, zoned in a(n) B-2 General Business District.

b) **Resolution.**

- 14)
- a) **Public Hearing.** Request of Davidson Homes, LLC for Preliminary and Final approval of Strain Property South Residential Tract 1, a minor subdivision of +/- 58.8 acres into 1 tract, located 1100' East of the intersection of Strain Road and US HWY 31, zoned in a(n) R-1-3 High Density Single Family Residential District.
 - b) **Resolution.**
- 15)
- a) **Public Hearing.** Request of Davidson Homes, LLC for preliminary approval of Meadows Subdivision, Phase 1, a minor subdivision of +/- 58.8 acres into 69 lots, located 1100' East of the intersection of Strain Road and US HWY 31, zoned in a R-1-3 High Density Single Family Residential District.
 - b) **Resolution.**

Tally of small lots in subdivisions on this agenda by approval: Layout = 242, Preliminary = 230, Final = 0

AMENDMENTS TO ZONING ORDINANCE

- 16)
- a) **Public Hearing.** (i) Amend § 6.8.19.B to allow Accessory Detached signs of a certain dimensions to be located within 1,300 feet around interchanges with Interstate 65; and (ii) amend § 6.1.10.B a section that requires an increase in lot size when denser single-family residential development is proposed to less dense single-family residential development to change the means of determining that lot size increase.
 - b) **Resolution.**