



## Planning Commission Agenda Regular Meeting February 18, 2025

5:00 PM Work Session and 5:30 PM Regular Meeting

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

*\* The Planning Commission Chair will be available to sign documents on the 3rd Tuesday morning of the Planning Commission meeting and the 4th Thursday. Plan to have your signature-ready documents to the Planning & Zoning Office on and/or before these dates.*

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF MINUTES

- Regular Meeting Minutes - January 21, 2025

### 4. OLD BUSINESS

- None.

### 5. PUBLIC HEARINGS

**PH.1.** Request of **Davidson Homes LLC** for **Preliminary Plat Approval** of **Meadows Subdivision, Phase 3**, a major subdivision of +/- 38 acres into 79 lots, located directly north of Strain Road West and directly east of U.S. Highway 31 South, zoned R-1-3 (Single Family High Density Residential District).

- Parcel #: 44-10-05-21-0-001-006.000

**5.A.** Resolution relating to the request of **Davidson Homes LLC** for **Preliminary Plat Approval** of **Meadows Subdivision, Phase 3**, a major subdivision of +/- 38 acres into 79 lots, located directly north of Strain Road West and directly east of U.S. Highway 31 South.

**PH.2.** Request of **Garrett Prater - Gonzalez-Strength & Associates** for **Minor Plat Approval** of **French Mill Crossing Plat No. 1**, a minor subdivision of +/- 11.92 acres into 1 lot, located directly south of U.S. Highway 72 and directly east of Mooresville Road, zoned B-2 (General Business District).

- Parcel #s: 44-09-04-20-0-000-040.003, 44-09-04-20-0-000-040.000, 44-09-04-20-0-000-040.002, 44-09-04-20-0-000-040.001

**5.B.** Resolution relating to the request of **Garrett Prater - Gonzalez-Strength & Associates** for **Minor Plat Approval** of **French Mill Crossing Plat No. 1**, a minor subdivision of +/- 11.92 acres into 1 lot, located directly south of U.S. Highway 72 and directly east of Mooresville Road



**Planning Commission Agenda  
Regular Meeting  
February 18, 2025**

**PH.3.** Request of **Christopher & Derinda Gainer** for approval of a **Certificate to Subdivide Canebrake Lot T-60** +/- 0.01 acres out of 0.47 acres (Tract “A”) to create a new lot of +/- 0.46 acres (Tract “F”), located 14524 Long Cove Drive, zoned C-PUD (Conventional Planned Unit Development District).

- Parcel #: 44-10-07-26-0-000-060.000

**5.C.** Resolution relating to the request of **Christopher & Derinda Gainer** for approval of a **Certificate to Subdivide Canebrake Lot T-60** +/- 0.01 acres out of 0.47 acres (Tract “A”) to create a new lot of +/- 0.46 acres (Tract “F”), located 14524 Long Cove Drive.

**PH.4.** Request of **W. Taz & Melissa Morell** for approval of a **Certificate to Subdivide Canebrake Lot T-61** +/- 0.01 acres out of 0.61 acres (Tract “B”) to create a new lot of +/- 0.60 acres (Tract “E”), located at 14524 Long Cove Drive, zoned C-PUD (Conventional Planned Unit Development District).

- Parcel #: 44-10-07-26-0-000-061.000

**5.D.** Resolution relating to the request of **W. Taz & Melissa Morell** for approval of a **Certificate to Subdivide Canebrake Lot T-61** +/- 0.01 acres out of 0.61 acres (Tract “B”) to create a new lot of +/- 0.60 acres (Tract “E”), located at 14524 Long Cove Drive.

**6. CONSENT CALENDAR**

**6.A.** Request of **Christopher & Derinda Gainer** for approval of a **Certificate to Consolidate Canebrake Lot T-60A** for +/- 0.47 acres (Tract “D” + Tract “F”) into 1 lot, located at 23315 Piney Creek Drive, zoned C-PUD (Conventional Planned Unit Development).

- Parcel #: 44-10-07-26-0-000-060.000

**6.B.** Request of **W. Taz & Melissa Morell** for approval of a **Certificate to Consolidate Canebrake Lot T-61A** for +/- 0.61 acres (Tract “C” + Tract “E”) into 1 lot, located at 14524 Long Cove Drive, zoned C-PUD (Conventional Planned Unit Development District).

- Parcel #: 44-10-07-26-0-000-061.000

**6.C.** Consider for recommendation to the City Council the request of **Morell Engineering** for **Major Amendment to Master Development Plan** of **Henderson Estates**, comprised of +/- 62.6 acres and located north of Nick Davis Road and approximately 1,500’ east of Linton Road, zoned C-PUD (Conventional Planned Unit Development District).



**Planning Commission Agenda  
Regular Meeting  
February 18, 2025**

- Parcel #: 44-10-01-11-0-000-005.000

**6.D. Request of Erin Bonds, Ivaldi Engineering for Site Plan Approval of **Athens Athletics Club**, +/- 3 acres located at the terminus of Flinders Lane, zoned B-2 (General Business District).**

- Parcel #:

**6.E. Request of Athens Preserve, LLC for Layout Approval of **Athens Preserve, Phase 2**, a major subdivision of +/- 7.17 acres into 31 lots, located approximately 600' east of Bullington Road and approximately 550' south of Hobbs Street West, zoned TN-2 (Traditional Neighborhood 2).**

- Parcel #: 44-10-03-07-1-001-036.000

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## Planning Commission Agenda Regular Meeting February 18, 2025

### 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.