



**City of Athens Planning Commission- Regular Meeting Agenda (Revised)  
May 18, 2021**

Work Session at 5:00 p.m. and Regular Meeting at 5:45 p.m.  
Location – Council Chamber at City Hall, 200 Hobbs Street West, Athens, Alabama

Social distancing of 6+ ft and mask wearing are preferred.

**CALL TO ORDER.**

- 1) **MINUTES.**
  - a) Meeting of April 20, 2021 for approval.

**OLD BUSINESS**

- 2)
  - a) **Public Hearing.** Consider the request for recommendation to the City Council for Henderson Development Group, LLC to rezone +/- 114 acres located on the south side of Pepper Road, north and west of Piney Creek from EST Estate Residential and Agricultural District to C-PUD Conventional Planned Unit Development District, AND ALSO request for recommendation to the City Council for adoption a master plan for King Property Pepper Road.
  - b) **Resolution.**

**NEW BUSINESS**

**MAJOR SUBDIVISION**

- 3) ~~**Resolution.** Consider the request of Breland Homes, LLC. for a Final Plat of Browns Crossing West Subdivision Phase 1, a subdivision of 58 lots on +/- 58.2 acres, located west of Norfleet Drive, in an R-1-3 High Density Single Family Residential District.~~ **WITHDRAWN BY APPLICANT**
- 4) **Resolution.** Request of Pepper Road Estates, LLC. for Layout approval of Founders Pointe Subdivision Phase 3, a major subdivision of +/- 31.5 acres into 64 lots, located 31.5 acres located on the North side of Pepper Road Approximately 3,000 feet east of Lindsay Lane, zoned in an R-1-3 High Density Single Family Residential District.
- 5)
  - a) **Public Hearing.** Request of Bucee's II Alabama LLC for Preliminary and Final approval of Bucee's Addition to Athens, a major subdivision of +/- 32 acres into 3 lots, located south Huntsville Brownsferry Road and East of Interstate 65, zoned B-2 General Business District.
  - b) **Resolution.**

**MINOR SUBDIVISION**

- 6) **Resolution.** Request of TMJ Properties, LLC for Final approval of Final Plat for Peyton Ridge Addition No. 2, a minor subdivision of +/- 10.00 acres into 1 lots, located Located North of Hwy 72 and East of Piney Creek, zoned in a C-PUD Conventional Planned Unit Development District.

## **REZONE**

- 7)
- a) **Public Hearing**. Consider recommendation to the Council for the request of Ozark Properties LLC to rezone +/- 33.03 acres of property located south of Elm Street, north of Market Street, at Arrowhead Drive from an R-1-1 Low Density Single Family District to an R-1-3 High Density Single Family Residential District.
  - b) **Resolution**.
- 8)
- a) **Public Hearing**. Recommendation to the City Council on the request of Betty Strain Gilbert and Nelson Gilbert to rezone approximately 1 acre of property at 1993 US Highway 31 South from an EST Estate Residential and Agricultural District to a B-2 General Business District.
  - b) **Resolution**.

## **DEANNEX**

- 9)
- a) **Public Hearing**. Recommendation to the City Council for a request of Dirt For Sale LLC to deannex +/- 19.85 acres, on the south side of US Highway 72, southwest of its intersection with McCulley Mill Road, property is zoned R-1-3 High Density Single Family Residential District.
  - b) **Resolution**.

## **SITE PLAN**

- 10) **Resolution**. Request by Guardian Storage of Alabama LLC to approve the site plan for Guardian Self-Storage of Alabama Athens at 1500 US Highway 72 West, zoned in the B-2 General Business District.