



**Planning Commission Agenda
Regular Meeting
June 18, 2024**

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 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 - May 21, 2024

4. OLD BUSINESS .

- None.

5. PUBLIC HEARINGS

PH.1. Consider for recommendation to the City Council the request of **Shana C. Winter** to **Annex** +/- 31.21 acres of property located at 16415 Oakdale Road, and zone the property EST (Estate Residential and Agricultural District).

- Parcel #: 44-10-01-11-0-000-025.000

5.A. Resolution relating to the request of **Shana C. Winter** to **Annex** +/- 31.21 acres of property located at 16415 Oakdale Road.

PH.2. Request of **Schoel Engineering** for **Layout & Preliminary Plat Approval** of **West Hobbs Subdivision**, a major subdivision of +/- 14.2 acres into 31 lots, located directly north of West Hobbs Street and approximately 1,850 feet east of Lucas Ferry Road, zoned R-1-2 (Medium Density Single Family Residential District).

- Parcel #: 44-10-03-06-3-000-015.000

5.B. Resolution relating to the request of **Schoel Engineering** for **Layout & Preliminary Plat Approval** of **West Hobbs Subdivision**, a major subdivision of +/- 14.2 acres into 31 lots, located directly north of West Hobbs Street and approximately 1,850 feet east of Lucas Ferry Road.

PH.3. Request of **Charles M. & Theresa C. Butler** for **Minor Plat Approval** of **A Replat of Lots 17 & 18 of Block 1 of W.H. Roberts Farm**, a minor subdivision of +/- 0.45 acres into 1 lots, located



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directly south of 1421 Jefferson Street North, zoned TN-3 (Traditional Neighborhood 3).

- Parcel #: 44-10-03-05-1-004-019.000

5.C. Resolution relating to the request of **Charles M. & Theresa C. Butler** for **Minor Plat Approval** of **A Replat of Lots 17 & 18 of Block 1 of W.H. Roberts Farm**, a minor subdivision of +/- 0.45 acres into 1 lots, located directly south of 1421 Jefferson Street North.

PH.4. Request of **Alex Maxwell - Diltina Development Corporation, Inc.** for **Minor Plat Approval** of **The Villas at Swan Creek, Phase 1, Part 2**, a minor subdivision of +/- 0.601 acres into 1 lot, located directly north of Strain Road West and approximately 200 feet east of Hidden Pearl Drive, zoned R-1-3 (High Density Single Family Residential District).

- Parcel #s: 44-10-05-21-0-004-040.000 and 44-10-05-21-0-001-007.003

5.D. Resolution relating to the request of **Alex Maxwell - Diltina Development Corporation, Inc.** for **Minor Plat Approval** of **The Villas at Swan Creek, Phase 1, Part 2**, a minor subdivision of +/- 0.601 acres into 1 lot, located directly north of Strain Road West and approximately 200 feet east of Hidden Pearl Drive.

PH.5. Request of **Alex T. Coleman - Johnson & Associates, Inc.** for **Minor Plat Approval** of **Nashman Subdivision**, a minor subdivision of +/- 25.51 acres into 2 lots, located directly south of Huntsville Brownsferry Road and directly west of Dogwood Flats Road, zoned B-2 (General Business District): **WITHDRAWN JUNE 11, 2024**

- ~~Parcel #: 44-16-01-02-0-000-005.000~~

PH.6. Request of **Maund Family Farm, LLC** for **Minor Plat Approval** of **Wauchula Farms Subdivision, Addition #2**, a minor subdivision of +/- 19.6 acres into 6 lots, located west of U.S. Highway 31 and south of Wauchula Private Drive, zoned: R-1-1 (Low Density Single Family Residential District) and EST (Estate Residential and Agricultural District).

- Parcel #s: 44-10-05-21-0-002-028.000, 44-10-05-21-0-002-025.000, 44-10-05-21-0-002-029.000

5.F. Resolution relating to the request of **Maund Family Farm, LLC** for **Minor Plat Approval** of **Wauchula Farms Subdivision, Addition #2**, a minor subdivision of +/- 19.6 acres into 6 lots, located west of U.S. Highway 31 and south of Wauchula Private Drive.

PH.7. Request of **SMB Land, LLC and Mary P. Stephenson Life Estate** for approval of a



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Certificate to Subdivide for Swan Woods and Stephenson +/- 1.61 acres into 1 lot, located at 260 Brookwood Road, zoned R-1-3 (High Density Single Family Residential District).

- Parcel #: 44-10-02-10-3-000-013.001

5.G. Resolution relating to the request of **SMB Land, LLC and Mary P. Stephenson Life Estate** for approval of a **Certificate to Subdivide for Swan Woods and Stephenson** +/- 1.61 acres into 1 lot, located at 260 Brookwood Road.

PH.8. Request of **Al Bush** for approval of a **Certificate to Subdivide for Bush** +/- 0.02 acres out of 0.21 acres to create 2 lots, located at 116 Shannon Street and 1310 West Hobbs Street, zoned TN-2 (Traditional Neighborhood 2 District). **WITHDRAWN JUNE 7, 2024**

- Parcel #s: 44-10-03-06-4-008-027.000 and 44-10-03-06-4-008-025.000

6. CONSENT CALENDAR

6.A. Request of **SMB Land, LLC and Mary P. Stephenson Life Estate** for approval of a **Certificate to Consolidate for Swan Woods and Stephenson** +/- 1.61 acres into 1 lot, located at 260 Brookwood Road, zoned R-1-3 (High Density Single Family Residential District).

- Parcel #: 44-10-02-10-3-000-013.001

6.B. Request of **Al Bush** for approval of a **Certificate to Consolidate for Bush** +/- 0.02 acres into 1 lot, located at 116 Shannon Street and 1310 West Hobbs Street, zoned TN-2 (Traditional Neighborhood 2 District). **WITHDRAWN JUNE 7, 2024**

- Parcel #s: 44-10-03-06-4-008-027.000 and 44-10-03-06-4-008-025.000

6.C. Request of **Four Girls, LLC** for **Final Plat Approval** of **Water's Edge, Phase 2 & 3**, a major subdivision of +/- 77.38 acres into 43 lots, located at the southern terminus of Edison Street and north of Sanderfer Road East, zoned R-1-2 (Medium Density Single Family Residential District). **WITHDRAWN JUNE 11, 2024**

- Parcel #s: 44-10-05-16-1-001-025.000 and 44-10-05-16-4-002-001.000



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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.