



**City of Athens Planning Commission- Regular Meeting Agenda (Revised)  
September 15, 2020**

Work Session at 5:00 p.m. and Regular Meeting at 5:45 p.m.  
Location – City Council Chambers, City Hall, 200 Hobbs St. West  
& Streaming Online due to COVID-19 Protocols put in place by Proclamation of the Governor

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 and/or meeting phone number 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](http://www.athensal.us)**

**CALL TO ORDER.**

- 1) **MINUTES.**
  - a) Meeting of July 21, 2020 and August 18, 2020 for approval.

**OLD BUSINESS**

**NEW BUSINESS**

**CERTIFICATES**

- 2) **Resolution.** Consider the request of Valleywide Properties, LLC for a Certificate to Consolidate lots 20 & 21 Block B of the Maplewood Subdivision into a combined tract of 0.16 acres, located on the west side of Irvine Street, south of 803 Irvin Street, in a TN-2 Traditional Neighborhood 2 District.

**SUBDIVISIONS**

- 3)
  - a) **Public Hearing** Consider the request of Henderson Development Group LLC for a Preliminary & Final Plat of King Estate Subdivision a minor subdivision of +/- 114.3 acres into 2 tracts, located on the south side of Pepper Road, about 1/4 mile east of Line Road in an EST Estate Residential and Agricultural District.
  - b) **Resolution** Consider the request of Henderson Development Group LLC for a Preliminary & Final Plat of King Estate Subdivision a minor subdivision of +/- 114.3 acres into 2 tracts, located on the south side of Pepper Road, about 1/4 mile east of Line Road in an EST Estate Residential and Agricultural District.
- 4)
  - a) **Public Hearing** Consider the request of Pepper Road Estates, LLC for a Preliminary Plat of Founders Pointe a major subdivision of +/-34 acres into 50 lots, located on the North side of Pepper Road, about 3,000 feet east of Lindsay Lane, immediately east of Cantera Place Subdivision in an R-1-3 High Density Single Family Residential District.

- b) **Resolution** Consider the request of Pepper Road Estates, LLC for a Preliminary Plat of Founders Pointe a major subdivision of +/-34 acres into 50 lots, located on the North side of Pepper Road, about 3,000 feet east of Lindsay Lane, immediately east of Cantera Place Subdivision in an R-1-3 High Density Single Family Residential District.

5)

- a) **Public Hearing** Consider the request of Lynn Persell Home Builders for a Preliminary Plat of Cloverleaf Village Subdivision a major subdivision of +/-21.59 acres into 49 lots, located on the west side of Cloverleaf Drive in an R-1-3 Single Family High Density Residential District.
- b) **Resolution** Consider the request of Lynn Persell Home Builders for a Preliminary Plat of Cloverleaf Village Subdivision a major subdivision of +/-21.59 acres into 49 lots, located on the west side of Cloverleaf Drive in an R-1-3 Single Family High Density Residential District.

6)

- a) **Public Hearing** Consider the request of North Alabama Communities, LLC for a Preliminary Plat of Natures Cove West Subdivision a major subdivision of +/-74.93 acres into 211 lots, located on the west side of Lindsay Lane, east of Interstate 65, north of Steeple Chase in an R-1-3 Single Family High Density Residential District.
- b) **Resolution** Consider the request of North Alabama Communities, LLC for a Preliminary Plat of Natures Cove West Subdivision a major subdivision of +/-74.93 acres into 211 lots, located on the west side of Lindsay Lane, east of Interstate 65, north of Steeple Chase in an R-1-3 Single Family High Density Residential District.

## **REZONINGS**

7)

- a) **Public Hearing** Consider the request of James and Cheryl Smith for recommendation to the City Council of the City of Athens to rezone +/-14 Acres of property located on the north side of West Hobbs Street, immediately east of Theresa Private Drive, parcel no. 44-10-03-06-3-000-015.000, from the R-1-2 Medium Density Single Family Residential District to the R-2 Multiple Family Residential District; AND ALSO a request to approve the Hobbs Street Townhomes Master Plan.
- b) **Resolution** Consider the request of James and Cheryl Smith for recommendation to the City Council of the City of Athens to rezone +/-14 Acres of property located on the north side of West Hobbs Street, immediately east of Theresa Private Drive, parcel no. 44-10-03-06-3-000-015.000, from the R-1-2 Medium Density Single Family Residential District to the R-2 Multiple Family Residential District; AND ALSO a request to approve the Hobbs Street Townhomes Master Plan.

8)

- a) **Public Hearing** Consider the request of Tanner Park LLC, Narender Reddy Edulakanti, and Suneetha Madisetty for recommendation to the City Council of the City of Athens to rezone +/-1.45 Acres of property located at 11915 US Highway 31, south of Huntsville Brownsferry Road, parcel nos. 44-16-02-04-0-001-003.000 and 44-16-02-04-0-001-008.004), from the R-1-1 Low Density Single Family Residential District and the B-2 General Business District to the B-2 General Business District.
- b) **Resolution** Consider the request of Tanner Park LLC, Narender Reddy Edulakanti, and Suneetha Madisetty for recommendation to the City Council of the City of Athens to rezone +/-1.45 Acres of property located at 11915 US Highway 31, south of Huntsville Brownsferry Road, parcel nos. 44-16-02-04-0-001-003.000 and 44-16-02-04-0-001-008.004), from the R-1-1 Low Density Single Family Residential District and the B-2 General Business District to the B-2 General Business District.

# CITY OF ATHENS PLANNING COMMISSION

## Public Hearing Procedure

- 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.
  - 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 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. 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 believes that the Commission has received sufficient citizen input to make a determination 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 is not limited and/or constrained by this procedure and, under certain circumstances, may deem it necessary to deviate from this guideline.