



Planning Commission Agenda - DRAFT

Tuesday, September 21, 2021

5PM Work Session and 5:45 Regular Meeting

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

Please adhere to COVID safety guidelines and social distancing.

CALL TO ORDER

1.) Roll Call

2.) APPROVAL OF MINUTES

- a. Meeting Minutes – August 17, 2021

NEW BUSINESS

Certificate to Subdivide or Consolidate

3.) **Public Hearing.** Request of TR Electrical, LLC. for approval of a ***Certificate to Subdivide*** +/- 6.01 acres, 2 lots located at 1631 L Gray Blvd., a subdivision of 2 lots, zoned B2 – General Business District (Note: Item 1 & 2 are related).

Resolution.

4.) **Resolution.** Request of Inline Properties, LLC. for approval of a ***Certificate to Consolidate*** +/- 4.10 acres located at 813 US HWY 72 W, a subdivision of 2 lots, zoned B2 – General Business District (Item 1 & 2 are related).

Subdivisions

5.) **Public Hearing.** Request of Lindsay Properties, LLC. for approval of a ***Minor Subdivision*** on +/-12 acres located at 214 Sanderfer Rd., a subdivision of 1 lot, zoned EST – Estate Residential & Agricultural District (Note Item 3 & Item 15 are related).

Resolution.

6.) **Public Hearing.** Request of Coffman Land Surveying & Mapping Company for ***Preliminary and Final Approval of Lindsay Lane Christian Academy***, a minor subdivision of +/-36.23 acres, into 3 tracts located at 2388 Hine ST. S., zoned EST – Estate Residential & Agricultural District.

Resolution.

7.) **Resolution.** Request of Breland Homes, LLC. for ***Final approval of Natures Cove West***,



Planning Commission Agenda - DRAFT

Phase 2, a major subdivision of +/-7.82 acres into 22 lots, 1 common area situated on the West side of Lindsay Lane, ¾ mile south of HWY 72, zoned R-1-3 – High Density Single Family Residential District.

8.) **Public Hearing**. Request of Winter Homes, LLC. for **Preliminary approval of Lucas Ferry Townhomes Phase 2**, a major subdivision of +/-12.1 acres into 18 lots, 2 common area situated on the East side of Lucas Ferry Road 1000' north of HWY 72, zoned R-1-5 – Single Family Townhouse Attached Residential District.

Resolution.

9.) **Resolution**. Request of Premium Properties, LLC. for **Final approval of Brookhill Landing Subdivision**, a major subdivision of +/-15.27 acres into 40 lots, a portion of Tract 3 Maund-Cannon Subdivision, Roy Long West of HWY 31, Zoned R-1-3 - High Density Single Family Residential District.

10.) **Public Hearing**. Request of Maund Family Farm, LLC. for **Preliminary approval of Wauchula Farms Subdivision Addition**, a major subdivision of +/-39.95 acres into 10 lots, situated along Wauchula Private Drive off of HWY 31, zoned EST – Estate Residential Agricultural Residential Zoning District).

Resolution.

11.) **Public Hearing**. Request of Ozark Properties for **Preliminary approval of Laurenwood**, a major subdivision of +/- 123 acres into 123 lots, 3 common areas situated between West Elm Street and West Market Street and lying approximately 1700 feet east of Lucas Ferry Road, zoned R-1-1 Low Density Single Family Residential District.

Resolution.

12.) **Public Hearing**. Request of SR Land, LLC. for **Preliminary approval of Anderson Farm formerly known as Lindsay Lane C-PUD Conventional Planned Unit Development District (Phase 1)**, a major subdivision of +/- ____ acres into ____ lots, 5 common areas situated on Lindsay Lane.

Resolution.

13.) **Public Hearing**. Request of North Alabama Communities, LLC. for **Preliminary approval of Watercress Subdivision (Phase 1)**, a major subdivision of +/-25.453 acres into 50 Lots” located off Lucas Ferry Rd. Zoned: R-1-2 – Medium Density Single Family Residential District.

Resolution.

14.) Request of Mark & Gerald Gamble for **Preliminary approval of the Summerfields at the Gamble House C-PUD Conventional Planned Unit Development District**, a major-



Planning Commission Agenda - DRAFT

subdivision of +/- 80.4 acres into 171 lots located on Huntsville Brownsferry Road. Zoned: EST— Estate Residential Agricultural Residential Zoning District), (contingent upon approval of the rezoning by the City Council). **WITHDRAWN BY APPLICANT ON 09/07/2021**

Rezoning

15.) **Public Hearing.** Consider for recommendation to the City Council the request of Dhanvi 1, Inc. to **rezone** +/-3.217 acres located at 16771 Oakdale RD. from R-1-1 (Low Density Single Family Residential) to B-1 (Neighborhood Business District).

Resolution

16.) **Public Hearing.** Consider for recommendation to the City Council the request of Gordon A. Swint & Linda K. Swint et al. to **rezone** +/-29.8 acres located on the (North, West), Interstate 65 (East), B-2 (South) from R-1-3 (High Density Single Family Residential) to R-1-5 (Single Family Town House Attached Residential district).

Resolution

17.) **Public Hearing.** Consider for recommendation to the City Council the request of Lindsay Properties I LLC. to **rezone** +/-12 acres located at 214 Sanderfer RD. from R-1-3 (High Density Single Family Residential) to R-2 (Multiple Family Residential District) Note: This is related to the Lindsay Properties Minor Subdivision (#Item 3).

Resolution.

Annexations

18.) **Public Hearing.** Consider for recommendation to the City Council the request of KAAT, LLC. to **annex** +/- 17 acres of property located at 17746 New Cut Road, and zone property into an R-1-3 (High Density Single Family Residential) District.

Resolution.

19.) **Public Hearing.** Consider for recommendation to the City Council the request of Kenneth J. Jr. and Shana C. Winter to **annex** +/- 4.6 acres of property located at 16487 Oakdale Road, and zone property into an EST (Estate Residential and Agricultural District).

Resolution.

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. . . .)



Planning Commission Agenda - DRAFT

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



Planning Commission Agenda - DRAFT

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.