



# Planning Commission Agenda Annual Meeting October 17, 2023

Annual Agenda 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 1st and 3rd Tuesday mornings of the month. Plan to have your signature-ready-documents to the Planning Office on and/or before these dates.*

## CALL TO ORDER

## ROLL CALL

## APPROVAL OF MINUTES

- Regular Meeting Minutes - September 19, 2023

## OLD BUSINESS .

- None.

## ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.

## NEW BUSINESS

### Zoning (2)

1.) **Public Hearing.** Consider for recommendation to the City Council the request of **The City of Athens** to **Rezone** +/- 8.00 acres of property located on the east side of Jefferson Street South, approximately 1,200 feet north of South Monroe Street, (Parcel # 44-10-04-17-1-000-016.000), from R-1-4 (Single Family Duplex Attached Residential District) to B-2 (General Business District).

- **Resolution.**

2.) **Public Hearing.** Consider for recommendation to the City Council the request of **Y.M.Y. LLC** to **Rezone** +/- 2.4 acres of property located at 17915 West Elm Street (Parcel # 44-06-07-36-0-001-002.002), from EST (Estate Residential and Agricultural District) to B-2 (General Business District).

- **Resolution.**

### Preliminary Plat (1)



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**3.) Public Hearing.** Request of **Lennar Homes of Alabama, LLC** for **Preliminary Plat Approval** of **Whisper Woods** (Previously known as Quail Landing), **Phase 1**, a major subdivision of +/- 37.54 acres into 81 lots, located to the south of Nick Davis Road, directly across from Colton Lane (Parcel #: 44-10-01-11-0-000-018.001), zoned R-1-1 (Low Density Single Family Residential District).

➤ **Resolution.**

**Minor Plat (4)**

**4.) Public Hearing.** Request of **Nuclear Land Holdings, LLC** for **Minor Plat Approval** of **A Replat of Lots 22-46, 49 Tanner Estates**, a minor subdivision of +/- 58.64 acres into 3 lots, located on the west side of U.S. Highway 31 South, between Nuclear Plant Road and Rosie Road (Parcel #s: 44-16-02-09-0-001-054.000, 44-16-02-09-0-001-054.001, 44-16-02-09-0-001-053.000, 44-16-02-09-0-001-045.000), zoned B-2 (General Business District) and M-1 (Light Industrial District).

➤ **Resolution.**

**5.) Public Hearing.** Request of **Brothers Hospitality Group** for **Minor Plat Approval** of **Town Place Suites - Athens**, a minor subdivision of +/- 1.891 acres into 1 lots, located on the north side of Cool Springs Drive, approximately 250' west of Audubon Lane (Parcel #: 44-10-05-15-2-000-002.011), zoned B-2 (General Business District).

➤ **Resolution.**

**6.) Public Hearing.** 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 (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), zoned: R-1-1 (Low Density Single Family Residential District) and EST (Estate Residential and Agricultural District).

➤ **Resolution.**

**7.) Public Hearing.** Request of **Athens Utilities and Four Girls, LLC** for **Minor Plat Approval** of **A Replat of a Portion of Lot 1 of Shaw Johnson Farm Subdivision, Phase 1 and Other Lands**, a minor subdivision of +/- 18.34 acres into 2 lots, located at the southern terminus of Cloverleaf Drive and north of Sanderfer Road East (Parcel #s:



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44-10-05-16-4-002-002.000 and 44-10-05-16-4-002-001.000), zoned M-1 (Light Industrial District) and R-1-2 (Medium Density Single Family Residential District).

➤ **Resolution.**

**8.) Public Hearing.** Request of Canebrake Club, LLC for Minor Plat Approval of Replat of lots T38-T41 of Canebrake Club Patio and Traditional Lots, a minor subdivision of +/- 2.94 acres into 4 lots, located north of Piney Creek Drive (Parcel #s: 10-06-24-0-000-003.038, 10-06-24-0-000-003.039, 10-06-24-0-000-003.040, 10-06-24-0-000-003.041), zoned C-PUD (Conventional Planned Unit Development).

**Zoning Ordinance Amendment (1)**

**9.) Public Hearing.** Consider the request of the Engineering Services and Community Development Department for the proposed amendments to the Zoning Ordinance of the City of Athens.

The following is a summary of the nature and scope of the proposed changes to the Zoning Ordinance (hereafter referred to as “Summary of Zoning Ordinance Changes”). The proposed changes would:

- amend *Table 6-9: Sign Position, Density, Area, and Height by District* of the Zoning Ordinance to modify business center signs to have 1 sign per frontage road, not to exceed 3 signs;
- amend the “Business center sign.” definition within §9.2. Definition of Specific Terms and Words of the Zoning Ordinance to update the following terminology to be, “An on-premise detached sign which identifies a complex of two (2) or more occupants or tenants on the same lot, tract of land, or within the same named development.”

➤ **Resolution.**

**Annual Business (1)**

**10.) Annual Business:**

- Election of Officers
- Approval of 2024 Planning Commission Calendar



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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.