



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ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- Item #2: Rezone request of Y.M.Y., LLC for property at 17915 West Elm Street
- Item #5: Minor Plat Approval request of Brothers Hospitality Group for Town Place Suites

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from EST (Estate Residential and Agricultural District) to B-2 (General Business District): **WITHDRAWN BY APPLICANT OCTOBER 10, 2023**~~

- **Resolution.**

Preliminary Plat (1)

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



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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 #: 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). **WITHDRAWN BY APPLICANT OCTOBER 17, 2023**~~

➤ **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 #: 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 #: 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).



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➤ **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.