



Planning Commission Minutes January 17, 2023

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

Mrs. Gina Garth (Chairwoman) Mrs. Dana Henry (Council)
Mr. Rick Johnson (Vice Chairman) Mr. Roderick Herron (Commissioner)
Mr. Venard Hendrix (Commissioner) Mayor Ronnie Marks (Mayor)
Mr. Robert Malone (Commissioner) Mr. Brad Mallett (Commissioner)
Mr. James Hand (City Administration Representative) - **ABSENT**

The Commissioners, applicants, and the public were allowed to participate in-person.

Also present:

Erin Tidwell (City Planner), Paige Parker (Planner), Michael Griffin (City Engineer), Brandon Camp (Civil Engineer) & Jackson Miller (GIS Administrator)

2. APPROVAL OF MINUTES

- Regular Meeting Minutes - December 13, 2022
- **Motion: Robert Malone**
- **2nd: Dana Henry**
- Minutes from the December 13, 2022 meeting were approved unanimously by all the Commissioners that were present.

OLD BUSINESS

- None.

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- None.
- Mrs. Gina Garth opened the meeting by stating items number 3 and 4 were tabled due to the request of the applicant. Mrs. Garth called a motion to approve to table the items for February 21, 2023.



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- **Motion: Roderick Herron**
- **2nd: Rick Johnson**
- Motion to table items 3 and 4 were approved unanimously by all the Commissioners that were present.

Appeal to External Street Connectivity per ZO Section 6.6.5.A(2)(c) (1)

3. Resolution. Appeal of Maund Family Farm, LLC for External Street Connectivity per ZO Section 6.6.5.A(2)(c) regarding Wauchula Farms Subdivision Addition #2 located at 2070 US Hwy 31 S (Parcel #s: 10-05-21-0-002-029.000 and 10-05-21-0-002-025.000), zoned: R-1-1 (Low Density Single Family Residential Zoning District) and EST (Estate Residential and Agricultural District). **TABLED BY APPLICANT AS OF 4:36 PM 01/17/2023**

- **Resolution.**

Preliminary Plat (1)

4. Public Hearing. Request of Maund Family Farm, LLC for Preliminary Plat Approval of Wauchula Farms Subdivision Addition #2, a major subdivision of +/- 7.30 acres into 9 lots, located at 2070 US Hwy 31 S (Parcel #s: 10-05-21-0-002-029.000 and 10-05-21-0-002-025.000), zoned: R-1-1 (Low Density Single Family Residential Zoning District) and EST (Estate Residential and Agricultural District). **TABLED BY APPLICANT AS OF 4:36 PM 01/17/2023**

- **Resolution.**

Final Plat (1)

5. Public Hearing. Request of Gregg Crow for Final Plat Approval of Athens Preserve Subdivision, a major subdivision of +/- 13.59 acres into 38 lots. The property is located on the east side of Bullington Road, on the northside of W Washington St, approximately 60' east of Christopher DR (Parcel #:10-03-07-1-002-004.000), zoned: TN-2 (Traditional Neighborhood 2 District).

- **Resolution.**
- Mrs. Garth opened the public hearing to hear the request of Gregg Crow for Final Plat Approval of Athens Preserve Subdivision, a major subdivision of +/- 13.59 acres into 38 lots.
- Erin Tidwell, City Planner, explained the agenda item and declared that staff has no



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- issues and recommends approval contingent on the property passing all final inspections and staff receiving all appropriate bonds.
- Frank Dill, 401 Bullington Road, requested that the city give notice when a survey is being conducted because there were stakes placed on his property without his knowledge. He also requested that the city provide copies of the surveys to the adjoining property owners if requested.
 - Gina Garth asked staff what the city stance was on the request.
 - Michael Griffin, City Engineer, explained that boundary disputes are a civil matter. The city is able to provide a copy of the survey conducted by the applicant to an adjoining property owner per their request.
 - Gregg Crow, the applicant present, was able to address Mr. Dill's concerns.
 - **Motion: Robert Malone**

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request, contingent on the property passing all final inspections and staff receiving all appropriate bonds, of Gregg Crow for Final Plat Approval of Athens Preserve Subdivision, a major subdivision of +/- 13.59 acres into 38 lots. The property is located on the east side of Bullington Road, on the northside of W Washington St, approximately 60’ east of Christopher DR (Parcel #:10-03-07-1-002-004.000), zoned: TN-2 (Traditional Neighborhood 2 District).”

- **2nd: Roderick Herron**
- Item 5 was approved unanimously by all Commissioners present contingent on the property passing all final inspections and staff receiving all appropriate bonds.

Rezone (1)

6. Public Hearing. Consider for recommendation to the City Council the request of **Zana Gamble Lake** for **Rezone Approval** of +/- 75 acres from EST (Estate Residential and Agricultural District) to B-2 (General Business District). The property is located northeast of the intersection Huntsville Brownsferry Road and Lindsay Lane (Parcel #s:10-07-35-0-000-003.000, 10-07-35-0-000-004.000, and 10-07-35-0-000-003.001).

- **Resolution.**
- Mrs. Garth opened the public hearing to hear the request for recommendation of Zana Gamble Lake for Rezone Approval of +/- 75 acres from EST (Estate Residential and Agricultural District) to B-2 (General Business District).



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- Erin Tidwell, City Planner, explained the agenda item and declared that staff has no issues and recommends approval.
- Cady Stewart from Morrell Engineering was present and spoke in favor of the request to recommend.
- **Motion: Mayor Marks**

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to recommend to the City Council the request of Zana Gamble Lake for Rezone Approval of +/- 75 acres from EST (Estate Residential and Agricultural District) to B-2 (General Business District). The property is located northeast of the intersection Huntsville Brownsferry Road and Lindsay Lane (Parcel #s: 10-07-35-0-000-003.000, 10-07-35-0-000-004.000, and 10-07-35-0-000-003.001)”

- **2nd: Robert Malone**
- Item 6 was approved unanimously by all Commissioners present.

Notices (2)

6. Update of multiple applications to reflect policy change that a written “Title Opinion” certified to by a licensed attorney that all names shown on the plat include all owners as of the date of signing and that the owners of the property are one and the same as those signing the plat, be required by January 1, 2023.
7. 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.

THE PLANNING COMMISSION MEETING ADJOURNED AT 6:00 PM.

Mrs. Gina Garth (Chairwoman)

Erin Tidwell (City Planner)