

Call to Order. The Planning Commission of the City of Athens, Alabama met in regular session in the City Council Chambers on July 18, 2023 at 5:45 PM, after a short work session.

Roll Call. Commission Members Present: Gina Garth, Rick Johnson, Rhonda Weatherford, Venard Hendrix, Brad Mallette, James Hand, and Mayor Marks. Erin Tidwell, City Planner, along with Paige Parker, Planner and Andrea Colburn, Administrative Coordinator, were also present.

Discussion. Ms. Garth opened the meeting by introducing the members of the Commission and City staff. Ms. Garth also explained that due to a technical error in the public notice advertisement, all public hearing items previously on the agenda were moved to August's agenda.

Minutes. James Hand offered the following resolution and moved its adoption:

“BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ATHENS, ALABAMA, that the minutes for the June 20, 2023 meeting be approved.”

Venard Hendrix seconded the motion, and the vote was unanimous of the voting members present.

Old Business: None

New Business:

- I. **Resolution.** Consider the request of Morell Engineering for Site Plan Approval of Athens Children's Clinic, +/- 3.73 acres located directly north of Elm Street East and approximately 2,200' west of US HWY 31 North (Parcel # :44-07-08-33-4-000-021.000), zoned R-2 (Multiple-Family Residential District).

Ms. Tidwell presented the applicant's request, and explained that because the site plan includes multiple primary buildings, approval by the Planning Commission is required. Ms. Tidwell stated that the request meets Staff requirements, therefore Staff sees no issue with its approval.

Ms. Garth asked about the landscaping plans for the site. Ms. Tidwell stated that the landscape plan will be submitted separately. Mr. Higginbotham with Morell Engineering stated that he has the landscape plans if the commission wishes to view them. Ms. Garth asked to see them, and Mr. Higginbotham brought them forward for the Commission's review.

Ms. Garth also took this opportunity to say that since the building was on generator power, the overhead projector that normally projects the presentation was not working. Ms. Garth said that if anyone would like to see the presentation, they're welcome to come forward and view it on an iPad.

Ms. Garth asked if anyone was present on behalf of the request, and Mr. Higginbotham stated that he was. Ms. Garth asked him if he had anything to add; Mr. Higginbotham stated that he did not, but would answer any questions the Commission might have.

Resolution. Rhonda Weatherford offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on July 18, 2023, that the board does hereby grant the applicant's request for site plan approval of Athens Children's Clinic.

Brad Mallette seconded the motion, and the motion passed unanimously of the voting members present.

II. Resolution. Consider the request of Jimmy Bryan for Layout Approval of Steeplechase Subdivision, a major subdivision of +/- 8.7 acres into 28 lots, located directly west of Steeple Chase and directly south of Mountain Stream Drive, approximately 1,000' west of Lindsay Lane South (Parcel #: 44-10-05-22-0-001-006.000), zoned R-1-3 (High Density Single Family Residential District).

Ms. Tidwell presented the applicant's request. She explained that the subdivision will stub into Mountain Stream Drive to the north, and will stub to the south and to the cul-de-sac east of Tract One. Ms. Tidwell explained that Tract 1 will be separate from the residential portion of the development. She stated that this request meets all Staff requirements.

Mr. Johnson asked about the existing building at the southeast corner of the property, as shown on the property map in the presentation. Ms. Tidwell answered that this layout would create a separate parcel. Mr. Johnson asked if the existing building shown on the map was part of Tract One. Cady Stewart, from Morell Engineering, responded and stated that the building is on a separate parcel, and is not part of this layout request.

Ms. Garth asked Ms. Stewart if the trees on the property will be preserved. Ms. Stewart responded that she wasn't sure. Ms. Garth asked if there was water running on this property; Ms. Stewart answered that there was not a stream on this property.

Mr. Mallette asked if there would be access to the subdivision from the north. Ms. Stewart answered that yes, for the time being accessibility to the subdivision will be through Nature's Cove, and went on to explain that the eastern cul-de-sac will be stubbed out for future development.

Ms. Garth asked if Staff had any issues with this request. Ms. Tidwell stated there were no issues, and that a preliminary plat approval request for this property would be made at a later date.

Resolution. Mayor Marks offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on July 18, 2023, that the board does hereby grant the applicant's request for layout approval of Steeplechase Subdivision.

James Hand seconded the motion, and the motion passed unanimously of the voting members present.

- III. Resolution.** Consider the request of 2 The Point Incorporated for Final Plat Approval of Watercress Subdivision Phase 1, a major subdivision of +/- 105.85 acres into 45 lots, located directly west of Lucas Ferry Road and approximately 1,000' north of Watercress Drive (Parcel #: 44-11-01-01-0-000-015.000), zoned R-1-2 (Medium Density Single Family Residential District).

Ms. Tidwell presented the applicant's request, and stated that Staff has no issues with the final plat itself, but asks that approval be contingent upon receipt of performance bonds and approval of as-built drawings by the water department.

Ms. Garth asked if anyone was present on behalf of the item. David Enfinger stated that he was. Ms Garth asked if he had anything to add, and he said he did not.

Resolution. Venard Hendrix offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on July 18, 2023, that the board does hereby grant the applicant's request for final plat approval of Watercress Subdivision, Phase One, contingent upon receipt of performances bond and approval of as-built drawings by the Water Department.

Brad Mallette seconded the motion, and the motion passed unanimously of the voting members present, contingent upon receipt of performance bonds and approval of as-built drawings by the Water Department.

- IV. Resolution.** Consider the request of RP Enterprises, Inc for Final Plat Approval of Putman Acres, a major subdivision of +/- 2.23 acres into 8 lots, located directly north of Washington St West and approximately 1,275' west of Hine Street South (Parcel #: 44-10-03-07-1-001-011.017), zoned TN-2 (Traditional Neighborhood 2 District).

Ms. Tidwell presented the applicant's request, and stated that this request meets Staff requirements for a duplex development in a TN-2 district in accordance with the Zoning Ordinance. Therefore, Staff sees no issue with the approval of this request, but asks that approval be contingent upon receipt of performance bonds.

Ms. Garth asked if the lot dimensions are similar to those of an R-1-3 district. Ms. Tidwell answered that the minimum lot measurement for a duplex is 1,000 square feet, and an R-1-3 is 6,000 feet.

Ms. Garth asked about parking locations within the development. Ms. Tidwell stated that per duplex requirements within the Zoning Ordinance, parking must be located to the rear or side of each duplex. If that could not be achieved, the developer would have to seek a variance from the Board of Zoning Adjustments.

Ms. Garth asked if sidewalks will be located all around the development. Ms. Tidwell answered that there should be sidewalks on at least one side of the development, as required by the Zoning Ordinance. City Engineer Michael Griffin stated that the sidewalk will terminate at the back end of the cul-de-sac, and the developer will be required to construct sidewalk along Washington Street. Ms. Garth asked if there were existing sidewalks on that side of Washington Street, to which Michael answered that there is not.


Ms. Weatherford asked for more information pertaining to the parking location. Ms. Tidwell explained that parking for a duplex in the TN-2 district, according to the Zoning Ordinance, must be located on the rear or side of the structure. Should the developer want to deviate from that, they would need to seek approval from the Board of Zoning Adjustments.

Resolution. Rick Johnson offered the following resolution and moved its adoption:

BE IT RESOLVED that the Planning Commission for the City of Athens, Alabama, at its regular meeting on July 18, 2023, that the board does hereby grant the applicant's request for final plat approval of Putman Acres, contingent upon receipt of performance bonds.

Mayor Marks seconded the motion, and the motion passed unanimously of the voting members present, contingent upon receipt of performance bonds.

Adjournment. There being no further business to come before the Commission, Chairwoman Garth duly and properly adjourned the meeting at 6:06 p.m.


Chairman

Attest: 
Secretary