



Planning Commission Regular Meeting Minutes July 19, 2022

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 @5:45PM by Chairwoman Mrs. Garth

1.) Roll Call

Mrs. Gina Garth (Chairwoman)	Mrs. Dana Henry (Council) Absent
Mr. Rick Johnson - (Vice-Chair)	Mr. Roderick Herron (Commissioner)
Mr. Venard Hendrix (Commissioner)	Mayor Ronnie Marks - (Mayor) Absent
Mr. Robert Malone (Commissioner) Absent	Mr. Brad Mallett (Commissioner)

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

Also present: Matt Davidson (City Planner), Michael Griffin (City Engineer), James Rich (PW Director) & Jackson Miller (GIS Administrator)

2.) APPROVAL OF MINUTES

- Regular Meeting Minutes – (6/21/2022)
- **Motion: (Herron)**
- **2nd: (Hendrix)**
- Minutes for the (6/21/2022) meeting were approved unanimously by all the Commissioners who were present.

OLD BUSINESS

Staff informed the commissioners that they had met with Auburn Extension Services regarding the Swint Property tree removal issue. Staff informed the commissioners that they had sne the recommendations for the replantings to Morell Engineering and are waiting for a response.



Planning Commission Regular Meeting Minutes July 19, 2022

Subdivisions (Minor & Major)

3.) **Public Hearing.** Request of Synthia M. Jones for **Minor Plat Approval** of Synthia M. Jones Subdivision, a minor subdivision of +/- 1.03 acres into 2 lots, located on the east side of Levert Avenue, south of Commercial Drive, zoned: R-1-3: High Density Single Family Residential District.

Resolution.

-Mrs. Garth, opened a public hearing to hear the request of Synthia M. Jones Subdivision, a minor subdivision of +/- 1.03 acres into 2 lots, located on the east side of Levert Avenue, south of Commercial Drive, zoned: R-1-3: High Density Single Family Residential District.

-Mr. Davidson, explained the applicants request and stated that staff recommends approval

- Myrtle Kirk (31 South St, Bethel Springs, TN spoke regarding property that she owns that is directly east of the subject site. The issue of an access easement to her property was discussed. Ms. Dirk would like to be contacted by staff when the subject plat is recorded since it will officialize the access easement in question. Her number is 731-434-8660.

- Mrs. Garth closed the public hearing.

Motion: Johnson

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request Synthia M. Jones for Minor Plat Approval of Synthia M. Jones Subdivision, a minor subdivision of +/- 1.03 acres into 2 lots, located on the east side of Levert Avenue, south of Commercial Drive, zoned: R-1-3: High Density Single Family Residential District. subject to the access easement being recorded with the plat.

2nd: Mallette

-Items 3 was approved unanimously by all Commissioners present.

4.) **Public Hearing.** Request of Madison Land Resources for **Minor Plat Approval**



Planning Commission Regular Meeting Minutes July 19, 2022

of **Brookhill Cottages Lot 53**, a minor subdivision of +/- 0.43 acres into 1 lot, located on the SW corner of the intersection of Roy Long Rd and Poplar Brook Rd, zoned: R-1-3: High Density Single Family Residential District. The purpose of the replat is to add a sign easement to Lot 53.

Resolution.

-Mrs. Garth, opened a public hearing to hear the request of of Madison Land Resources for Minor Plat Approval of Brookhill Cottages Lot 53, a minor subdivision of +/- 0.43 acres into 1 lot, located on the SW corner of the intersection of Roy Long Rd and Poplar Brook Rd, zoned: R-1-3: High Density Single Family Residential District.

-Mr. Davidson further explained the applicant's request and stated that staff recommends approval.

-Mr. Hendrix inquired about the status of the sign and Mr. Davidson stated that it would require a separate review process and is not part of the request.

-No one from the public spoke.

- Mrs. Garth closed the public hearing.

Motion: Johnson

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request Madison Land Resources for Minor Plat Approval of Brookhill Cottages Lot 53, a minor subdivision of +/- 0.43 acres into 1 lot, located on the SW corner of the intersection of Roy Long Rd and Poplar Brook Rd, zoned: R-1-3: High Density Single Family Residential District.

2nd: Heron

-Items 4 was approved unanimously by all Commissioners present.

5.) **Public Hearing.** Request of Swanners at Tanner for **Preliminary Plat Approval of Houston Place Addition#7**, a major subdivision of +/- 22.75 acres into 26 lots, located on the NE corner of the intersection of Nuclear Plant Rd and Stewart Rd, zoned: R-1-1: Low Density Single Family Residential District.

Resolution.



Planning Commission Regular Meeting Minutes July 19, 2022

-Mrs. Garth, opened a public hearing to hear the request of Swanners at Tanner for Preliminary Plat Approval of Houston Place Addition#7, a major subdivision of +/- 22.75 acres into 26 lots, located on the NE corner of the intersection of Nuclear Plant Rd and Stewart Rd, zoned: R-1-1: Low Density Single Family Residential District.

-Mr. Davidson further explained the applicant's request and stated that staff recommends approval.

-No one from the public spoke.

- Mrs. Garth closed the public hearing.

Motion: Herron

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request Swanners at Tanner for Preliminary Plat Approval of Houston Place Addition#7, a major subdivision of +/- 22.75 acres into 26 lots, located on the NE corner of the intersection of Nuclear Plant Rd and Stewart Rd, zoned: R-1-1: Low Density Single Family Residential District.

2nd: Hendrix

-Items 5 was approved unanimously by all Commissioners present.

6.) **Public Hearing.** Request of Four Girls, LLC for **Preliminary Plat Approval of Water's Edge Subdivision,** a major subdivision of +/- 79.63 acres into 84 lots, located at the southern terminus of Eidson St, south of US Hwy 72, zoned: R-1-2: Medium Density Single Family Residential District.

Resolution.

-Mrs. Garth, opened a public hearing to hear the request of Four Girls, LLC for Preliminary Plat Approval of Water's Edge Subdivision, a major subdivision of +/- 79.63 acres into 84 lots, located at the southern terminus of Eidson St, south of US Hwy 72, zoned: R-1-2: Medium Density Single Family Residential District.

-Mr. Davidson, further explained the applicant's request and stated that staff recommends approval

-No one from the public spoke.



Planning Commission Regular Meeting Minutes July 19, 2022

- Mrs. Garth closed the public hearing.

Motion: Herron

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to approve the request Four Girls, LLC for Preliminary Plat Approval of Water’s Edge Subdivision, a major subdivision of +/- 79.63 acres into 84 lots, located at the southern terminus of Eidson St, south of US Hwy 72, zoned: R-1-2: Medium Density Single Family Residential District.

2nd: Hendrix

-Items 6 was approved unanimously by all Commissioners present.

7.) ****WITHDRAWN BY APPLICANT** Public Hearing.** Request of Canebrake Club, LLC for **Final Plat Approval** of **Canebrake Club at Piney Creek**, a minor subdivision of +/- 2.55 acres into 6 lots, located on the east side of Piney Creek Dr, zoned: C-PUD: Conventional Planned Unit Development District. This Final Plat was approved in June 2021 and must go back to the PC for approval.

Resolution.

8.) ****WITHDRAWN BY APPLICANT** Resolution.** Request of Premium Properties, LLC for **Final Plat Approval** of **Brookhill Landing Ph. 2A**, a minor subdivision of +/- 4.2 acres into 14 lots, located on the south side Roy Long Rd, zoned: R-1-3: High Density Residential District. This Final Plat is for the 14 lots on the north side of Ph.2.

Resolution.

9.) ****WITHDRAWN BY APPLICANT** Resolution.** Request of Garden Street Communities Southeast, LLC for **Final Plat Approval** of **Town Creek Trails Phase 1** a major subdivision of +/- 28.7 acres into 91 lots, located at the intersection of Minuteman Dr. and Brookhill Dr., zoned: R-1-3: High Density Single Family Residential District.

10.) **Public Hearing.** Consider for recommendation to the City Council the request of SB&N Holdings, LLC to **rezone** +/- 1.095 acres from **R-1-1 (Low Density Residential Zoning District) to B-2 (General Business Zoning District)** located on the NE corner of US Hwy 72 E and Sweetland Rd.



Planning Commission Regular Meeting Minutes July 19, 2022

Resolution.

-Mrs. Garth, opened a public hearing to consider for recommendation to the City Council the request of SB&N Holdings, LLC to rezone +/- 1.095 acres from R-1-1 (Low Density Residential Zoning District) to B-2 (General Business Zoning District) located on the NE corner of US Hwy 72 E and Sweetland Rd.

-Mr. Davidson further explained the applicant's request and stated that staff recommends approval.

-No one from the public spoke.

- Mrs. Garth closed the public hearing.

Motion: Herron

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to recommend the request of SB&N Holdings, LLC to rezone +/- 1.095 acres from R-1-1 (Low Density Residential Zoning District) to B-2 (General Business Zoning District) located on the NE corner of US Hwy 72 E and Sweetland Rd.

2nd: Hendrix

-Items 10 was approved unanimously by all Commissioners present.

11.) **Public Hearing.** Consider for recommendation to the City Council the request of Jay Dharati, Inc. to **annex** +/-2 acres of property (existing Chevron Convenience Store) located at 24992 US Hwy 72 E, into the City limits of Athens AL. 35611, and **zone the property: B-2 (General Business District).**

Resolution.

-Mrs. Garth, stated a Public Hearing has been opened to consider for recommendation to the City Council the request of Jay Dharati, Inc. to annex +/-2 acres of property (existing Chevron Convenience Store) located at 24992 US Hwy 72 E, into the City limits of Athens AL. 35611, and zone the property: B-2 (General Business District).

-Mr. Davidson further explained the applicant's request and stated that staff did have some concerns regarding the request because the convenience store was recently constructed in the County and did not go through the required site plan review and

1875



Planning Commission Regular Meeting Minutes July 19, 2022

building inspections. Mr. Davidson stated that if the commissioners recommend approval of the annexation to City Council that the applicant be required to submit for a site plan review and pass the applicable building inspections before a CO is issued on the building.

-Discussion commenced with the commissioners and staff regarding the history of similar requests and the issues that may be created .

-The applicant was not in attendance at the meeting for questions.

-Michael Griffin, citizen of Athens, spoke and expressed his concerns with potentially taking a portion of the Midpointe Blvd, that is currently maintained by the County. Mr. Griffin asked that if the annexation is recommended for approval that a condition be placed that none of Midpointe Blvd be annexed into the City Limits.

- Mrs. Garth closed the public hearing.

Motion: Hendrix

“Be it Resolved by the Planning Commission of the City of Athens, Alabama to recommend the annexation request of Jay Dharati, Inc. be tabled until the August 15, 2022 Planning Commission meeting.

2nd: Mallette

-Items 11 was tabled until the 8/19/2022 Planning Commission Meeting. The motion was approved unanimously by all Commissioners present.

The Planning Commission Meeting adjourned at **6:22 pm**

Mrs. Gina Garth (Chairwoman)

Secretary Jackson Miller