



**City of Athens Planning Commission- Annual Meeting
November 20, 2018**

Work Session at 5:00 p.m. and Regular Meeting at 5:45 p.m.
Location – City Council Chambers, City Hall, 200 Hobbs St. West

CALL TO ORDER.

I. MINUTES.

- a. Regular meeting of October 16, 2018 for approval

OLD BUSINESS

- II. **Resolution** Consider the request of HBC Family LLC to rezone property on the northeast corner of Jefferson Street and Elm Street at 210 West Elm Street, from the B-1 Neighborhood Business District to a TB Traditional Business District.

NEW BUSINESS

SUBDIVISIONS

- III. **Public Hearing** Request of Marty Gaston for a Final Plat of 3rd Street and Grace Avenue Subdivision, a subdivision of a single parcel into two parcels sized +/-0.14 acres and +/-0.227 acres, located at 600 3rd Street in an HN, Historic Neighborhood District.
- IV. **Resolution** Consider the request of Marty Gaston for a Final Plat of 3rd Street and Grace Avenue Subdivision, a subdivision of a single parcel into two parcels sized +/-0.14 acres and +/-0.227 acres, located at 600 3rd Street in an HN, Historic Neighborhood District.
- V. **Public Hearing** Request of Barbara Ann Randolph for a Final Plat of Cain Estates Subdivision, a subdivision of 6.52 acres into three lots, located at 1319 West Hobbs Street in a TN-2, Traditional Neighborhood 2 District.
- VI. **Resolution** Consider the request of Barbara Ann Randolph for a Final Plat of Cain Estates Subdivision, a subdivision of 6.52 acres into three lots, located at 1319 West Hobbs Street in a TN-2, Traditional Neighborhood 2 District.
- VII. **Public Hearing** Request of Canebrake Club LLC. for a replat of lots 94 and 95 of Canebrake Colony Phase 1 and lots 83 and 84 of Canebrake Colony Phase 3 located between Turnberry Lane and Birkdale Circle in a CPUD, Conventional Planned Unit Development District.
- VIII. **Resolution** Consider the request of Canebrake Club LLC. for a replat of lots 94 and 95 of Canebrake Colony Phase 1 and lots 83 and 84 of Canebrake Colony Phase 3 located between Turnberry Lane and Birkdale Circle in a CPUD, Conventional Planned Unit Development District.
- IX. **Public Hearing** Request of Stephen Downs for a Downs Certificate to Subdivide, a subdivision of +/-7.61 Acres into two tracts sized +/- 3.00 acres and +/- 4.61 acres located at 1428 Lindsay Lane North in an EST, Estate Agricultural and Residential District.
- X. **Resolution** Consider the request of Stephen Downs for a Downs Certificate to Subdivide, a subdivision of +/-7.61 Acres into two tracts sized +/- 3.00 acres and +/- 4.61 acres located at 1428 Lindsay Lane North in an EST, Estate Agricultural and Residential District.

- XI. **Resolution** Consider the request of Stephen Downs for a Downs Certificate to Consolidate, a consolidation of +/-4.61 acres with an existing tract to create a tract sized +/-6.45 acres located at 1428 Lindsay Lane North in an EST, Estate Agricultural and Residential District, and R-1-1 Low Density Single Family Residential District.
- XII. **Public Hearing** Request of the Broadway Group LLC for a Replat of Lots 2 and 3, Block 2, Vestavia Estates, located on the south side of US HWY 72 West, east of 17268 US HWY 72, in a B-2, General Business District.
- XIII. **Resolution** Consider the request of the Broadway Group LLC for a Replat of Lots 2 and 3, Block 2, Vestavia Estates, located on the south side of US HWY 72 West, east of 17268 US HWY 72, in a B-2, General Business District.
- XIV. **Public Hearing** Request of Breland Homes LLC for a Preliminary Plat of Ledges of Oakdale Phase 2, located at the end of Ledges Drive, in an R-1-2, Medium Density Single Family Residential District.
- XV. **Resolution** Consider the request of Breland Homes LLC for a Preliminary Plat of Ledges of Oakdale Phase 2, located at the end of Ledges Drive, in an R-1-2, Medium Density Single Family Residential District.
- XVI. **Resolution** Consider the request of Oaks East, LLC. for a Final Plat of Oaks East, 2nd Addition, located on the west dead end of Pin Oak Drive, in an R-1-2 Medium Density Single Family Residential District.
- XVII. **Resolution** Consider the request of Nick Hamlin and Sam Gates for a Final Plat of The Meres Phase Three, located on the east side of Linton Road between AL HWY 251 and Forrest Street, in a CPUD, Conventional Planned Unit Development District.

REZONINGS

- XVIII. **Public Hearing** Request of Piney Creek LLC to rezone +/- 305.38 acres of property located at the northwest corner of the intersection of Cambridge Lane and Newby Road, from previously unzoned property to R-1-3 High Density Single Family Residential District.
- XIX. **Resolution** Consider the request of Piney Creek LLC to rezone +/- 305.38 acres of property located at the northwest corner of the intersection of Cambridge Lane and Newby Road, from previously unzoned property to R-1-3 High Density Single Family Residential District.
- XX. **Public Hearing** Request of OSP Realty LLC to rezone +/-1.40 acres of property located to the west of 1603 West Hobbs Street, from the TN-2 Traditional Neighborhood 2 District to an INST, Institutional District.
- XXI. **Resolution** Consider the request of OSP Realty LLC to rezone +/-1.40 acres of property located to the west of 1603 West Hobbs Street, from the TN-2 Traditional Neighborhood 2 District to an INST, Institutional District.
- XXII. **Public Hearing** Request of Old South Properties, INC. to rezone +/-1.39 acres of property located at 1603 West Hobbs Street, from the TN-2 Traditional Neighborhood 2 District to an INST, Institutional District.
- XXIII. **Resolution** Consider the request of Old South Properties, INC. to rezone +/-1.39 acres of property located at 1603 West Hobbs Street, from the TN-2 Traditional Neighborhood 2 District to an INST, Institutional District.
- XXIV. **Public Hearing** Request of Mark Wilson to rezone 3 tracts of property located at 18042 N. Jefferson Street, directly north of 108 Elm Street West, and directly north of 100 Elm Street West, from the B-1 Neighborhood Business District and one tract of property located directly north of 18042 N. Jefferson Street from an R-1-3 High Density Single Family Residential District, to a TB,

Traditional Business District.

- XXV. **Resolution** Consider the request of Mark Wilson to rezone 3 tracts of property located at 18042 N. Jefferson Street, directly north of 108 Elm Street West, and directly north of 100 Elm Street West, from the B-1 Neighborhood Business District and one tract of property located directly north of 18042 N. Jefferson Street from an R-1-3 High Density Single Family Residential District, to a TB, Traditional Business District.

ANNUAL BUSINESS

- XXVI. **Approval of 2018-2019 Calendar**

CITY OF ATHENS PLANNING COMMISSION **Public Hearing Procedure**

- 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:
 - o Staff will provide an explanation of the case and a recommendation.
 - o Applicant will be given an opportunity to address the commission and should limit their comments to **less**

than ten (10) minutes.

- o When a public hearing is slated, the Chair will open the hearing for public input.
- o Members of the public, having been recognized, **will be allowed three (3) minutes** each to address the Commission (unless the Chairman 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. Once recognized, please stand and state your name and address.
 - Comments should be concise and limited to issues related to the request.
- o When the Chairman believes that the Commission has received sufficient citizen input to make a determination 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.
- o Chairman will then allow Commission members to make comments or ask questions of anyone present to clarify issues or provide additional information.
- o 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.
- o 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.
- o 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 is not limited and/or constrained by this procedure and, under certain circumstances, may deem it necessary to deviate from this guideline.