



**PLANNING COMMISSION
CITY OF MADISON, ALABAMA
MINUTES OF THE MAY 19, 2011 REGULAR MEETING**

The meeting was called to order at 5:30 p.m. by Acting Chairman Stephen Brooks.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman

CHARLIE BROWN, C.A.P.Z.O. ABSENT

Planning Commission Vice Chairman

STEPHEN BROOKS PRESENT

City Council Member

TIM COWLES PRESENT

CYNTHIA MCCOLLUM ABSENT

STEVEN RYDER, C.A.P.Z.O. PRESENT

CAMERON GROUNDS, C.A.P.Z.O. PRESENT

DAMIEN BIANCA PRESENT

LEWIE L. BATES, III, C.A.P.Z.O. PRESENT

MICHAEL POTTER, C.A.P.Z.O. PRESENT

PLANNING STAFF PRESENT

AMY FURFORI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; JOHNNY BLIZZARD, CHIEF PLANNER; KELLY BUTLER, CITY ATTORNEY; CHERYL MCELVEEN, COMMUNITY DEVELOPMENT AND PLANNING ADMINISTRATIVE ASSISTANT AND SHERRI BLAIR, ZONING ADMINISTRATOR AND RECORDING SECRETARY

REGISTERED PUBLIC ATTENDEES

Councilmember Tim Holcombe; Gerald Martin

ACCEPTANCE OF AGENDA

Acting Chairman Brooks accepted the agenda and proceeded with regular business.

APPROVAL OF MINUTES

The first order of regular business was the approval of minutes of the April 21, 2011 Regular Meeting. Board members requested no changes and/or corrections. Acting Chairman Brooks stated the minutes would be approved, as submitted.

PUBLIC COMMENT

Acting Chairman Brooks opened the floor to public comment. There being no public comment, Acting Chairman Brooks closed the floor.

OLD BUSINESS

There being no old business to consider, Acting Chairman Brooks proceeded with agenda items.

PUBLIC HEARING

PRELIMINARY PLATS

1. *Ashbury, Phase 3, A ReSubdivision of Tract 3 of Ashbury Subdivision*
Location: West of County Line Road and east of Hardiman Road
Representative: Jennifer Trice PE, Trice Engineering, Inc.
Gerald Martin, PLS, Gerald Martin Surveys, Inc.
Owner: Breland Homes, Inc.
Lots: 73
Tracts: 3
Acreage: 63.94

Staff Report: Chief Planner Johnny Blizzard presented the request stating the Technical Review Committee recommends approval with the following contingencies:

1. Provide closure tape.
2. Provide signature-Athens Utilities.
3. Provide signature-North Alabama Gas.
4. Provide signature-Limestone County Water and Sewer Authority.
5. Provide signature-Madison Utilities.
6. Provide signature-phone.
7. Provide signature-cable.
8. Finished Floor Elevation for Tract A-1 is incorrect, please correct.
9. Provide a finished floor for all lots.

Developers Comments: No comments

Public Comments: No comments

Board Comments: No comments

Motion: Mr. Bates moved to approve the Preliminary Plat for *Ashbury, Phase 3, A ReSubdivision of Tract 3 of Ashbury Subdivision* contingent upon the satisfaction of outstanding staff comments. Mr. Potter seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Absent
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

FINAL PLATS

1. *Ashbury, Phase 3, A ReSubdivision of Tract 3 of Ashbury Subdivision*
Location: West of County Line Road and East of Hardiman Road
Representative: Jennifer Trice PE, Inc.
Gerald Martin PLS, Gerald Martin Surveys, Inc.
Owner: Breland Homes, Inc.
Lots: 73
Tracts: 3
Acreage: 63.94

Staff Report: Chief Planner Johnny Blizzard presented the request stating the Technical Review Committee recommends approval of the Final Plat for *Ashbury, Phase 3, A ReSubdivision of Tract 3 of Ashbury Subdivision*, contingent upon the satisfaction of the following outstanding staff comments:

1. Provide closure tape.
2. Provide performance bonds.
3. Provide a minimum finished floor elevation for Clubhouse Lot is incorrect
4. Provide signature-Athens Utilities.
5. Provide signature-North Alabama Gas.
6. Provide signature-Limestone County Water and Sewer Authority.
7. Provide signature-Madison Utilities.
8. Provide signature-Phone.
9. Provide signature-Cable.

Developers Comments: No comment

Public Comments: No comment

Board Comments: No comment

Motion: Mr. Bates moved to approve the Final Plat for *Ashbury, Phase 3, A ReSubdivision of Tract 3 of Ashbury Subdivision*, contingent upon the satisfaction of the following outstanding staff comments. Mr. Ryder seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Absent
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

CERTIFIED PLATS

1. *A ReSubdivision of Lots 3 and 4 of Stillwater Cove, Phase 1, A ReSubdivision of Lots 1 and 2 of Stillwater Cove Subdivision*
Location: West of Segers Road and East Maplebrook Drive
Representative: Jennifer Trice PE, Trice Engineering, Inc.
Gerald Martin, PLS, Martin Surveys, Inc.
Owner: Breland Homes, Inc.
Lots: 2
Acreage: 0.62

Staff Report: Chief Planner Johnny Blizzard presented the request stating the Technical Review Committee recommends approval of the Certified Plat for *A ReSubdivision of Lots 3 and 4 of Stillwater Cove, Phase 1, A ReSubdivision of Lots 1 and 2 of Stillwater Cove Subdivision*, contingent upon the satisfaction of the following outstanding Staff comment:

1. Provide closure tape

Developers Comments: No comments

Public Comments: No Comments

Board Comments: No comments

Motion: Mr. Bates moved to approve the Certified Plat for *A ReSubdivision of Lots 3 and 4 of Stillwater Cove, Phase 1, A ReSubdivision of Lots 1 and 2 of Stillwater Cove Subdivision*, contingent upon the satisfaction of outstanding Staff comment. Mr. Ryder seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Absent
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

Motion carried.

OTHER BUSINESS

Acting Chairman Brooks opened the floor to other business. There being no other business for discussion Acting Chairman Brooks closed the floor.

ADJOURNMENT

With no additional business to discuss Acting Chairman Brooks adjourned the meeting at 5:37 p.m.

Minutes Approved,



for Stephen Brooks Acting Chairman

ATTEST:



Sherri Blair, Recording Secretary