



### **Planning Commission Agenda**

Thursday, October 20, 2011, 5:30 p.m.  
Madison Municipal Building, Council Chambers  
100 Hughes Road  
Madison, Alabama 35758

### **Planning Commission Board Members**

Chairman, Charlie Brown C.A.P.Z.O.

Vice-Chairman, Stephen Brooks  
Cynthia McCollum  
Damien Bianca  
Cameron Grounds, C.A.P.Z.O.

City Council Member, Tim Cowles  
Steven Ryder, C.A.P.Z.O.  
Lewie L. Bates, III, C.A.P.Z.O.  
Michael Potter, C.A.P.Z.O.

### **Staff**

Amy Bell, Director of Community Development & Planning; Johnny Blizzard, Chief Planner; Gary Chynoweth, Director of Engineering; Kelly Butler, City Attorney; Sherri Blair, Zoning Administrator, and Gina Romine, Planner I and Planning Commission Secretary

*Please silence all cell phones, pagers and/or other electronic devices for the duration of the meeting.  
The Planning Commission welcomes you to the meeting.*

- I. Call To Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – Minutes of the September 15, 2011 Regular Meeting**
- V. Public Comments**
- VI. Old Business**

*ALL PERSONS REQUESTING DISABILITY RELATED MODIFICATION OR ACCOMODATION, INCLUDING AUXILIARY AIDS OR SERVICES, MAY CONTACT THE CITY OF MADISON PLANNING DEPARTMENT AT (256) 464-8427, 72 HOURS PRIOR TO THE PUBLIC MEETING*

## VII. Public Hearings

### Requested Revision of the City of Madison's Zoning Ordinance

1. The City of Madison's Planning Commission will hold a public hearing to consider Timothy Edward's request to rezone property located at 8130 Old Madison Pike from R-1B, Low Density Residential to B-1, Neighborhood Commercial.  
[Staff Report](#)  
[Map](#)

### Certified Plats

1. A Resubdivision of Lot 11 and Lot 12 of Shiloh Run Subdivision  
Location: south of Browns Ferry Road across from Silo Hill Road  
Representative: Lewis Land LLC  
Owner: Greenway Homes Inc.  
Lots: 2  
Acreage: 1.09  
[Staff Report](#)  
[Map](#)

### Layout Plat Amendment Approval:

1. Stillwater Cove Subdivision  
Location: west of Segers Road and north of Hardiman Road and south of Powell Road  
Representative: Garver Engineering  
Owner: Breland Homes LLC  
Lots: 147, 4 common areas and 2 tracts  
Acreage: 122.11  
[Staff Report](#)  
[Map](#)

### Layout Plat Approval:

1. Palmer Preserve  
Location: north of Palmer Road, east of County Line Road and west of Bradford Creek  
Representative: Smith Engineering Co. Inc.  
Owner: Palmer Road Enterprises LLC  
Lots: 41  
Acreage: 15.74  
[Staff Report](#)  
[Map](#)

### Preliminary Plats

1. Stillwater Cove, Phase 3  
Location: west of Segers Road and north of Hardiman Road and south of Powell Road  
Representative: Garver Engineering  
Owner: Breland Homes LLC  
Lots: 75  
Acreage: 42.78  
[Staff Report](#)  
[Map](#)
  
2. Palmer Preserve, Phase 1  
Location: north of Palmer Road, east of County Line Road and west of Bradford Creek  
Representative: Smith Engineering Co. Inc.  
Owner: Palmer Road Enterprises LLC  
Lots: 23 and 2 tracts  
Acreage: 15.74  
[Staff Report](#)  
[Map](#)

#### **Final Plats**

1. Millstone, Phase 3  
Location: north of Mill Road, east of Balch Road and south of Browns Ferry Road  
Representative: Smith Engineering Co. Inc.  
Owner: Mill Trace Run LLC & Mill Road Developers LLC  
Lots: 25 and 1 tract  
Acreage: 15.36  
[Staff Report](#)  
[Map](#)
  
2. Crown Pointe, Phase 1  
Location: northeast corner of Gillespie Road and Balch Road  
Representative: 4Site Inc.  
Owner: Spencer Farms, LLC.  
Lots: 43, 5 common areas, and 3 tracts  
Acreage: 150.83  
[Staff Report](#)  
[Map](#)
  
3. Brighton Park at Ashbury, Phase 2  
Location: east and south of Hardiman Road and west of Burgreen Road

Representative: Goodwyn, Mills and Cawood Inc.

Owner: Huntsville Enterprises

Lots: 38

Acreage: 13.34

[Staff Report](#)

[Map](#)

4. Cambridge, Phase 3

Location: north of James Clemons High School, east of Burgreen Road and west of County Line Road

Representative: Smith Engineering Co. Inc.

Owner: Wright Homes LLC

Lots: 35 and 1 tract

Acreage: 33.98

[Staff Report](#)

[Map](#)

**VIII. Site Plans**

1. *Waffle House – Administrative Site Plan*

Location: 1635 Hughes Road

Representative: Gonzalez- Strength & Associates, Inc.

Owner: Waffle House Inc.

Acreage: 0.97

Request: The applicant is requesting a waiver to the five-foot wide public sidewalk along Hughes Road as required in Section 5-18A-1 of the City of Madison Zoning Ordinance.

2. *20 Hughes Road Medical Office Building*

Location: 20 Hughes Road

Representative: SKT Architects

Owner: MCS Properties LLC.

Acreage: 4

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**IX. New Business**

1. Review of Future Land Use Map for inclusion in the City of Madison Growth Plan

**X. Adjournment**