

**PLANNING COMMISSION
CITY OF MADISON, ALABAMA
MINUTES OF THE OCTOBER 20, 2011 REGULAR MEETING**

The meeting was called to order by Chairman Charlie Brown at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman CHARLIE BROWN, C.A.P.Z.O.	PRESENT
Planning Commission Vice Chairman STEPHEN BROOKS	PRESENT
City Council Member TIM COWLES	PRESENT
CYNTHIA MCCOLLUM	PRESENT
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 BELL, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; JOHNNY BLIZZARD, CHIEF PLANNER; SHERRI BLAIR, ZONING ADMINISTRATOR; GINA ROMINE, PLANNER I AND PLANNING COMMISSION SECRETARY

REGISTERED PUBLIC ATTENDEES

Jackie Whitaker; Rickie Findlay, Councilmember Tim Holcombe, William S. Howard, James & Helen Joyner, Bebe Oetjen, Kathryn Jackson, Gail Vergez, Timothy Edwards, Todd Thompson, George & Irma Filip, Tim Messer, Christine Jones, Suneerat Blair, Andy Dinges, Howard Benson, Randy Dover, Lorinda Roui, Larry M. Stickles, Bess H. Smith, Luey Gainer, James Wade, Ed Collins, Jean Snowden, Robert Fisher, Rebecca Aldredge, Leena Jacobs, Minnie Everard, Veronica Brown, Don Spencer Jr. and Elizabeth Groover.

ACCEPTANCE OF AGENDA

Chairman Brown accepted the agenda and proceeded with regular business.

APPROVAL OF MINUTES

The first order of regular business was the approval of minutes of the September 15, 2011 Regular

Meeting. Chairman Brown being there are no additions, corrections or deletions the minutes were approved as submitted.

PUBLIC COMMENT

Chairman Brown opened the floor to public comment.

Beth Smith, 1003 Cardinal Avenue, stated she has issues with erosion and flooding from a ditch adjoining her property. Gary Chynoweth stated he would discuss the issue with the Public Works Department.

Larry Stickles, Windsor Park, had questions regarding several of the plats on the agenda. Chairman Brown stated Mr. Stickles would need to address each plat at the time of the public hearing for that item.

There being no public comment, Chairman Brown closed the floor.

OLD BUSINESS

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

PUBLIC HEARING

ZONING AMENDMENTS

1. *8130 Old Madison Pike*
Applicant: Timothy Edwards
From: Low Density Residential (R-1B)
To: Neighborhood Commercial (B-1)

Staff Report: Chief Planner Johnny Blizzard began by addressing a letter submitted by Mr. Burwell Wilbanks who resides at 1002 Woodbine Road opposing the rezoning. Chief Planner Blizzard then provided an overview of the findings of facts in regards to the proposed request and stated that this is not an area where staff could recommend a commercial zoning at this time.

Petitioner Comments: Timothy Edwards stated this would be for an individual realtor and only operational during weekday hours. Mr. Edwards stated this would only be used for office space and considering there are several homes for sale along Old Madison Pike that have been on the market for a long period of time he believes this would be a better solution than the subject property becoming a rental property.

Public Comments: Beth Smith, 1003 Cardinal Avenue asked for clarification on the proposed rezoning and stated she had concerns with the traffic issues. Evelyn Joiner, no address given had concerns regarding the traffic and was in opposition of the proposed rezoning. Bebe Otejen, 109 Radisson Lane on behalf of 804 Nolan Boulevard stated she believed this would be considered spot

zoning and there were issues with parking and the homes in this area are on septic tanks. Mr. Otejen stated that there were parking and traffic issues and she was opposed to the proposed rezoning. Ed Collins, 303 Crown Ridge Drive asked if restrictions could be placed on the proposed rezoning and had concerns regarding if the same considerations would be given for an area with million dollar homes. Richie Findlay, 806 Trotman Avenue had concerns that more rezonings would be proposed causing more of a decrease property values in the surrounding neighborhoods. Ms. Findlay also voiced concerns for the neighborhoods children's safety. James Wade, 1006 Cardinal Avenue had concerns regarding the storm water run-off. Rebecca Aldridge, 804 Trotman Avenue had concerns regarding the location of the commercial areas along Old Madison Pike and the safety concerns for pedestrians. Lucy Gainer, no address given had concerns regarding the traffic issues and the lack of sidewalks in the area and the safety of neighborhood children. George Filip, 802 Trotman Avenue had concerns regarding the increase of commercial zoning in the area.

Board Comments: Chairman Brown stated the traffic concerns have been evaluated by the City. Director Amy Bell addressed the statement regarding restrictions being placed on zonings. Chairman Brown discussed the statements regarding future rezonings in the proposed area and role of the Future Land Use Map in rezoning considerations. Chairman Brown also discussed with staff the parking issues presented. The Board also discussed the nature of the neighborhood in regards to the proposed rezoning.

Motion: Mr. Bates moved to approve the moved to approve the rezoning of *8130 Old Madison Pike*, from Low Density Residential (R-1B) to Neighborhood Commercial (B-1). Mr. Cowles seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Nay
Stephen Brooks	Nay
Tim Cowles	Nay
Cynthia McCollum	Nay
Steven Ryder	Nay
Cameron Grounds	Nay
Damien Bianca	Nay
Lewie Bates	Nay
Michael Potter	Nay

Motion carried

Certified Plat Approval:

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: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting approval of a certified plat in which the side yard setback between lots 11 and 12 are relocated north by approximately 3 feet, which would make the structure on lot 11 compliant with the 15 foot side yard setback requirement in the Low Density Residential District (R-1B). The relocation of the side yard setback line will not render either lot non-conforming concerning any lot dimensional requirements in Low Density Single-Family (R-1A).

Outstanding Staff Comments:

1. Provide closure tape.
2. Lot 12 water meter must remain in Lot12
3. Show bearings and distances of encroachment.
4. Clarify why an existing 4" plate (boundary corner) has been removed.
5. Legal calls out Lewis pin set but drawing shows IPF. I will require the pins are replaced for inspection of boundary line

Developers Comments: No comments.

Public Comments: Bebe Otejen, 109 Radisson Lane asked if the land next to the property was vacant and if the owners were the same. Chief Planner Johnny Blizzard stated that is correct. Larry Stickles, Windsor Park made statements regarding Homeowner's Associations in the state of Alabama and asked for clarifications of staff comments.

Board Comments: Commission members had no comments regarding the proposed certified plat.

Motion: Mr. Brooks moved to approve the Certified Plat for a *Resubdivision of Lot 11 and Lot 12 of Shiloh Run Subdivision* contingent upon the satisfaction of outstanding Staff comments. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

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: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting that the approved layout be modified with three amendments.

1. The applicant is requesting that the entrance drive be moved to the southeastern portion of the property.
2. The applicant is increasing the size of the lots within phase 2 of the subdivision from 87 Lots to 72 lots, a reduction of 15 lots.
3. The applicant has updated the new flood zone designation and boundaries. A portion of the property was previously within Unstudied Special Flood Hazard Area A. The applicant conducted an engineering study and applied for a Letter of Map Revision-based on Fill (LOMR-F) which reduced the amount of land within the Special Hazard. Also, the land remaining within a special flood hazard area is now designated as Special Flood Hazard Area AE, which provides base flood elevations and designated floodways. The designation provides City Staff and builders with better flood data

Outstanding Staff Comments: No comments.

Developers Comments: No comments.

Public Comments: Bebe Otejen, 109 Radisson Lane asked for the zoning of the property. Chief Planner Blizzard stated the zoning was R-3A. Tim Messer, Stillwater Cove asked for clarification regarding the agenda and difference in plats. Ed Collins, 303 Crown Ridge Drive discussed common area issues and plat disclaimers. Larry Stickles, Windsor Park Subdivision discussed common area concerns, covenants, restrictions, by-laws and fences.

Board Comments: Commission members had no comments regarding the proposed layout plat amendment.

Motion: Mr. Brooks moved to approve the Layout Plat Amendment for *Stillwater Cove Subdivision*. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye

Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

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: Chief Planner Johnny Blizzard presented the request stating: The current developer plans to develop the property for single-family detached dwellings with 41 lots on the 15.74 acre tract of land. The average lot size is 14,915.88 square feet and the smallest lot is 9,800 square feet. Chief Planner Blizzard also stated the applicant is requesting the Planning Commission not require the 5 foot sidewalk along Palmer Road west of the entrance drive and that the applicant would prefer to install the 5 foot sidewalk from the entrance drive eastward to the Bradford Creek Greenway and also install a sidewalk from the cul-de-sac located at the southeastern side of the subject property along the location of a sanitary sewer line that will be constructed with this project. The sidewalk will also connect with the Bradford Creek Greenway. Staff does not support this waiver request and would like for the sidewalks to be installed along Palmer Road and/or from the cul-de-sac to the greenway.

Outstanding Staff Comments: No comments.

Developers Comments: No comments.

Public Comments: Councilmember Tim Holcombe, 215 Walden Glen Road had a procedural question regarding the layout plat. Councilmember Holcombe stated he was in agreement with staff that sidewalks should be installed along Palmer Road and construction of the sidewalk from the cul-de-sac to the greenway. Don Spencer, 11369 Morris Drive stated he was in agreement with Councilmember Holcombe but was concerned with building sidewalk that does not have connections.

Board Comments: Commission members discussed the payment in lieu of sidewalk installation for the Springs at Madison.

Motion: Mr. Ryder moved to approve the Layout Plat for a *Palmer Preserve* with the installation of sidewalks along the entire frontage of the subdivision along Palmer Road and also the construction

of a sidewalk from the proposed cul-de-sac to the property line adjacent to the City of Madison property and greenway. Mr. Cowles seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

Preliminary Plat Approval:

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: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting preliminary plat approval to divide the subject property in 72 lots and construct the infrastructure.

Outstanding Staff Comments:

1. Payment of application and drainage review fee: \$263.90.
2. Provide a correct closure tape.
3. Provide design speed for all streets.
4. Provide a sight distance table.
5. Provide a sight intersection certificate.
6. Place note on plat dedicating floodway to the City of Madison.
7. Show and label all pedestrian access easements.
8. Show the centerline intersection on profile sheets.
9. Show end treatments on all pipe discharge points (use Alabama Handbook details).
10. Show the location of borrow pit along Segers Road.
11. Provide traffic control signage plan.
12. Update panel date on flood certificate.
13. Label all common areas on plat.
14. Add the following notes to the plans:

"Contractor is required to schedule a pre-construction meeting with the engineering inspector before commencement of work. Call 256-772-8431 for scheduling, or go to www.madisonal.gov/index.aspx?NID=126 (pre-construction requirements) for more information."

"If approval from any state or federal regulatory agency is required to perform work on this project, a copy of each permit required shall be delivered to the City of Madison Engineering Department prior to the commencement of work within the affected area. If approval from any state or federal regulatory agency is required to perform work within an area on this project that significantly affects the function of the proposed infrastructure, a copy of each permit required shall be delivered to the City of Madison Engineering Department prior to approval of said plans."

15. Please provide the following signatures:

- Athens Utilities
- Limestone County Water Board
- Madison Utilities
- North Alabama Gas
- Surveyor
- Sight Intersection Certificate
- Flood Certificate

Developers Comments: No comments.

Public Comments: Tim Messer, Stillwater Cove Subdivision had concerns regarding the common area, the zoning and property depicted on the proposed preliminary. Chief Planner Blizzard addressed Mr. Messer's concerns. Larry Stickles, Windsor Park Subdivision had questions regarding staff's comments and notes that can be placed on plats. Director Bell addressed the concerns.

Board Comments: Commission members discussed comments and notes on plats. Chief Planner Blizzard clarified the reasoning for notes on plats.

Motion: Mr. Potter moved to approve the Preliminary Plat for a *Stillwater Cove, Phase 3* contingent upon the satisfaction of outstanding Staff comments. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

2. *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 and 2 tracts

Acreage: 15.74

Staff Report: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting approval to divide the subject property into 41 lots and install the infrastructure for the entire subdivision.

Outstanding Staff Comments:

1. C7 is not referenced in the Curve Table, please correct.
2. Provide a site distance certificate signed by the engineer of record.
3. A 25 foot buffer strip is required at the rear of all lots abutting Palmer Road, with the following note near the easement "This strip is reserved for screening. The placement of structures heron is prohibited."
4. Provide finished floor elevations.
5. Please provide the following signatures:
 - Madison Utilities
 - Site Distance Certificate
6. Once final path of sewer is determined show sidewalk along sewer easement to Bradford Creek Greenway.
7. Show sight distance of Green Rock Road to Palmer Road.
8. Show the required sidewalks on the construction plans.

Developers Comments: No comments.

Public Comments: Councilmember Tim Holcombe, 215 Walden Glen Road discussed payment in lieu of sidewalk installation and the status of the sidewalk escrow and his concerns with escrowing payment. Ed Collins, 303 Crown Ridge Drive stated during conversations he had with the finance department they do not have a clear depiction of the sidewalks in escrow.

Board Comments: Commission members discussed the location of the sidewalk escrow payments. Staff addressed concerns regarding the location and tracking of the funds. Councilmember Cowles asked staff to provide a report regarding the monies we have in escrow. Attorney Butler addressed the concerns regarding the locations of monies collected and that the monies have been accounted for at the staff level and tracked by Planner Gina Romine.

Motion: Mr. Potter moved to approve the Preliminary Plat for a *Palmer Preserve* contingent upon the satisfaction of outstanding Staff comments. Mrs. McCollum seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

Final Plat Approval:

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: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting final plat approval for *Millstone Subdivision, Phase III*, which consists of 25 lots and 1 tract. *Millstone Subdivision, Phase III* will account for 15.36 acres of land.

Outstanding Staff Comments:

1. Payment of certification Fee: \$1,300.00
2. Provide performance bonds.
3. Note on Final Plat: "A 5 ft. concrete sidewalk is required on both sides of the street."
4. Label Browns Ferry Road a R.O.W.
5. Provide the following signatures:
 - Huntsville Utilities
 - North Alabama Gas

Developers Comments: No comments.

Public Comments: No comments.

Board Comments: Commission members had no comments regarding the proposed final plat.

Motion: Mr. Ryder moved to approve the Final Plat for a *Millstone, Phase 3* contingent upon the satisfaction of outstanding Staff comments. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

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: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting final plat approval for *Crown Pointe Subdivision, Phase I*. The proposed final plat is consistent with the preliminary plat approved in September of 2011.

Outstanding Staff Comments:

1. Provide title opinion.
2. Provide performance bonds.
3. Provide permanent monuments.
4. Please provide the following signatures:
 - Madison Utilities
 - North Alabama Gas

Developers Comments: No comments.

Public Comments: Minnie Everard, 127 Spencer Green had concerns regarding access to Spencer Green. Don Spencer addressed the concern stating there is 20 acres that we deeded to the Land Trust and that property will be used as a conservancy area.

Board Comments: Commission members had no comments regarding the proposed final plat.

Motion: Mr. Ryder moved to approve the Final Plat for *Crown Pointe, Phase 1* contingent upon the satisfaction of outstanding Staff comments. Mr. Grounds seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

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: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting final plat approval for *Brighton Park at Ashbury, Phase II* that will create 38 additional lots on 13.34 acres.

Outstanding Staff Comments:

1. Payment of certification Fee and Sign Fee: \$2,070.00.
2. Please provide concrete monuments.
3. Alden Bridge Court is not an approved street name
4. Provide closure tape.
5. Provide title opinion.
6. Provide performance bonds.
7. Please provide the following signatures:
 - Limestone County Water Department
 - Athens Utilities
 - Madison Utilities
 - North Alabama Gas

Developers Comments: No comments.

Public Comments: No comments.

Board Comments: Commission members had no comments regarding the proposed final plat.

Motion: Mrs. McCollum moved to approve the Final Plat for a *Brighton Park at Ashbury, Phase 2* contingent upon the satisfaction of outstanding Staff comments. Mr. Grounds seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

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: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting final plat approval for 35 lots and 1 tract on 33.98 acres of land. The final plat is consistent with the preliminary plat approved in June of 2011.

Outstanding Staff Comments:

1. Pay certification fee and sign fee: \$2,225.00
2. Provide performance bonds.
3. Please correct Note #20.
4. Note on Final Plat: "Sidewalks must be constructed on pedestrian rights-of-way located at the south end of Handley Hill Drive and Adamsville Court before *Cambridge Subdivision Phase III* will be accepted into the City of Madison's Maintenance Program."

Developers Comments: No comments.

Public Comments: Name unclear, 105 Hanley Hill asked for location of the access points to the school property. Chief Planner Blizzard provided information requested. Ed Collins, 303 Crown Ridge Drive addressed conflicts between different developers and the questionable landownership. Mr. Collins also addressed Homeowner Association concerns. Lena Jacobs, 121 Crown Ridge Drive expressed concern over construction hours and construction traffic not accessing the project off Burgreen Road and not through the neighborhood.

Board Comments: Commission members addressed the noise and access concerns.

Motion: Mr. Bates moved to approve the Final Plat for a *Cambridge, Phase 3* contingent upon the satisfaction of outstanding Staff comments. Mr. Bianca seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

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.

Staff Report: Director Bell presented the request stating that staff does not recommend a waiver for the construction of the required sidewalk.

Developers Comments: Todd Thompson, Gonzalez-Strength & Associated, Inc. stated as presented the sidewalk would cause safety issues and after consideration they have revised the

request to move the sidewalk to the east to the area within the property and not in the right-of-way.

Board Comments: Commission members discussed the change in request and asked for clarifications in the request. Attorney Butler suggested the item be tabled until further discussion with staff can occur.

Motion: Mr. Cowles moved to table the requested sidewalk waiver. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

2. *20 Hughes Road Medical Office Building*
Location: 20 Hughes Road
Representative: SKT Architects
Owner: MCS Properties LLC.
Acreage: 4

Staff Report: Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting site plan approval of a medical office building that will be used as an imaging center. The proposed building will include two stories, each having an area of 25,912 square feet, and a total floor area of 51,824 square feet.

Outstanding Staff Comments:

1. Provide a copy of the ingress/egress agreement with the Alabama Psychiatric Center for use of the private drive
2. The applicant plans to provide access to the Madison Medical Center off-street parking facility which would become the primary access point for emergency responders. The Madison Surgery Center and the proposed medical office building are owned by MSC Properties, L.L.C. The Madison Fire Marshal has approved the emergency route through the Madison Surgery Center off-street parking facility.

Developers Comments: No Comments

Board Comments: Commission members had no comments regarding the proposed site plan.

Motion: Mr. Brooks moved to approve the site plan for *20 Hughes Road Medical Office Building*. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Charlie Brown	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Lewie Bates	Aye
Michael Potter	Aye

Motion carried

NEW BUSINESS

Chairman Brown announced that he was moving out of the City of Madison in the near future and would step down from the Planning Commission. His last meeting to preside will be in December. There being no further discussion Chairman Brown closed the floor.

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 8:05 p.m.

Minutes Approved,



Charlie Brown, Chairman

ATTEST:



Gina Romine, Planning Commission Secretary