

**PLANNING COMMISSION  
CITY OF MADISON, ALABAMA  
MINUTES OF THE NOVEMBER 17, 2011 REGULAR MEETING**

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

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

<b>Planning Commission Chairman</b>	
CHARLIE BROWN, C.A.P.Z.O.	ABSENT
<b>Planning Commission Vice Chairman</b>	
STEPHEN BROOKS	PRESENT
<b>City Council Member</b>	
TIM COWLES	ABSENT
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.	ABSENT
MICHAEL POTTER, C.A.P.Z.O.	PRESENT

**PLANNING STAFF PRESENT**

AMY BELL, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; JOHNNY BLIZZARD, CHIEF PLANNER; GARY CHYNOWETH, P.E., CITY ENGINEER; KELLY BUTLER, CITY ATTORNEY; GINA ROMINE, PLANNER I AND PLANNING COMMISSION SECRETARY

**REGISTERED PUBLIC ATTENDEES**

Robert Hawkins, Troy Wesson, Jack Berens, Councilmember Tim Holcombe, Leanne Oyn, Dow Canup, Ed Collins, Sarah Katis, Gwen Rakoff, Janet Kendrick, Pat Glenn, Mark Cook, Nikolas Rakoff, Jerry Jennings, and Heather Coggin.

**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 October 20, 2011 Regular Meeting. Acting Chairman Brooks stated corrections were submitted to Ms. Romine and she has addressed those comments. There being no other additions, corrections or deletions the minutes were approved.

**PUBLIC COMMENT**

Acting Chairman Brooks opened the floor to public comment.

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

**OLD BUSINESS**

- 1. Waffle House sidewalk waiver request – tabled at October 20, 2011 meeting.

**Motion:** Mr. Ryder moved to remove the sidewalk waiver request from the table. Mr. Potter seconded the motion and the vote was as follows:

**Final Vote:**

Stephen Brooks	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Michael Potter	Aye

**Motion carried**

The applicant has withdrawn the request for a sidewalk waiver and no further action is necessary.

**PUBLIC HEARING**

**ZONING AMENDMENT**

- 1. *Property is located west of County Line Road, south of Brown’s Ferry Road and north of Brown’s Ferry Crossing Subdivision.*  
 Applicant: City of Madison  
 From: Multi-Family Residential (R-4)  
 To: Community Commercial (B-2)

**Staff Report:** Director Bell stated that the property was originally zoned B-2 and was rezoned to R-4 in 2008 by Stafford Properties. The City has identified this area as a key commercial node in the preparation of the Growth Plan and therefore is requesting the change back to the original B-2 zoning district. Director Bell also provided an overview of the findings of facts in regards to the proposed request.

**Public Comments:** Janet Kendrick, 232 Meadowview Drive stated she preferred commercial zoning at this location rather than multi-family and would just like to ensure that it will be

neighborhood friendly.

**Board Comments:** Mr. Potter discussed buffering and lighting requirements for commercial properties located adjacent to a residential zoning.

**Motion:** Mr. Ryder moved to approve the rezoning of the property located west of County Line Road, south of Brown's Ferry Road and north of Brown's Ferry Crossing Subdivision, from Multi-Family Residential (R-4) to Community Commercial (B-2). Mr. Grounds seconded the motion and the vote was as follows:

**Final Vote:**

Stephen Brooks	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Michael Potter	Aye

**Motion carried**

**Layout Plat Approval:**

1. *A Resubdivision of Lot 1 Jack Clift Subdivision*  
Location: fronting the north side of Highway 72 and west of Wall-Triana Highway  
Representative: Goodwyn, Mills and Cawood Inc.  
Owner: Greenstone Properties  
Lots: 2  
Acreage: 9.25

**Staff Report:** Chief Planner Johnny Blizzard presented the request stating: The applicant must extend the sanitary sewer main westward approximately 300 feet in order to provide sanitary sewer service to the proposed new lot. The extension of the sewer main must be constructed, bonded and accepted by Madison Utilities, making a Preliminary Plat necessary, which also requires an approved Layout Plat. There are no other required improvements to be constructed, except for the sanitary sewer extension and the proposed two lot resubdivision is identical on the layout plat, preliminary plat and final plat. Therefore one report is being provided for all three approvals.

**Outstanding Staff Comments:** No comments.

**Developers Comments:** No comments.

**Public Comments:** Dale (last name unclear), 8059 Hwy 72 West, expressed concerns on the amount of right-of-way on the north side of Highway 72 and asked if the widening of the road was being accounted for in the plans submitted. City Engineer Gary Chynoweth responded with an

explanation of the road widening project.

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

**Motion:** Mr. Potter moved to approve the layout plat for *A Resubdivision of Lot 1 Jack Clift Subdivision*. Mrs. McCollum seconded the motion and the vote was as follows:

**Final Vote:**

Stephen Brooks	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Michael Potter	Aye

**Motion carried**

**Preliminary Plat Approval:**

1. *A Resubdivision of Lot 1 Jack Clift Subdivision*

Location: fronting the north side of Highway 72 and west of Wall-Triana Highway

Representative: Goodwyn, Mills and Cawood Inc.

Owner: Greenstone Properties

Lots: 2

Acreage: 9.25

**Staff Report:** The report was presented during the agenda item for layout plat approval.

**Outstanding Staff Comments:** Preliminary Plat Fees: \$96.25

**Developers Comments:** No comments.

**Public Comments:** No comments.

**Board Comments:** Commission members had no comments regarding the proposed preliminary plat approval.

**Motion:** Mr. Grounds moved to approve the preliminary plat for *A Resubdivision of Lot 1 Jack Clift Subdivision* contingent upon the satisfaction of outstanding staff comments. Mr. Potter seconded the motion and the vote was as follows:

**Final Vote:**

Stephen Brooks	Aye
Cynthia McCollum	Aye

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

**Motion carried**

**Final Plat Approval:**

1. *A Resubdivision of Lot 1 Jack Clift Subdivision*

Location: fronting the north side of Highway 72 and west of Wall-Triana Highway

Representative: Goodwyn, Mills and Cawood Inc.

Owner: Greenstone Properties

Lots: 2

Acreage: 9.25

**Staff Report:** The report was presented during the agenda item for layout plat approval.

**Outstanding Staff Comments:** Final Plat Fees: \$100.00

**Developers Comments:** No comments.

**Public Comments:** No comments.

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

**Motion:** Mr. Potter moved to approve the final plat for *A Resubdivision of Lot 1 Jack Clift Subdivision* contingent upon the satisfaction of outstanding staff comments. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

Stephen Brooks	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Michael Potter	Aye

**Motion carried**

**Certified Plat Approval:**

1. *A Resubdivision of Lots 7 & 8, Block 1, Rainbow Gap Estates*

Location: east of Dusty Trail, north of Eastview Drive and south of Beaver Run Drive

Representative: J.W. Kennedy Land Surveyor

Owner: Bonnie Smith

Lots: 2

Acreage: 1.10

**Staff Report:** Chief Planner Johnny Blizzard presented the request stating: The applicant is requesting approval of a certified plat to move the adjoining side yard setback north approximately 21 feet. The structure currently occupying Lot 8 protrudes into Lot 7 which is currently vacant. The applicant also intends to vacate the 20 foot easement that overlays the current side yard property line.

**Outstanding Staff Comments:**

1. Label fire hydrants.
2. Show existing easements.
3. Correct errors in dedication.

**Developers Comments:** No comments.

**Public Comments:** Ken Richman, 118 Dusty Trail asked if this approval would change the zoning of the property. Staff responded that it would not.

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

**Motion:** Mr. Potter moved to approve the certified plat for *A Resubdivision of Lots 7 & 8, Block 1, Rainbow Gap Estates* contingent upon the satisfaction of outstanding staff comments. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

Stephen Brooks	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damien Bianca	Aye
Michael Potter	Aye

**Motion carried**

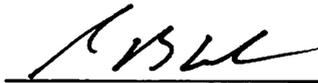
**NEW BUSINESS**

1. Review of payment in lieu of sidewalk report: Director Bell provided the report prepared by Planner Romine and stated that the Planning Department will be working on a map to show the locations of the sidewalk allocations. Director Bell stated that Ms. Romine has done a great job in tracking the various projects and provided the list of payments accepted. Vice-Chairman Brooks commended Ms. Romine on this assignment.
2. Staff stated they would like to have a reception to recognize Chairman Brown for his service prior to the December 15, 2011 meeting. The Planning Commission agreed.
3. Director Bell stated that the Growth Plan would be presented for approval at the December Planning Commission meeting.
4. Staff discussed the APA membership for the Planning Commission and asked if the members would like to continue their membership. All members present agreed that the information could be obtained through the Planning Department and the cost could be eliminated.

**ADJOURNMENT**

With no additional business to discuss Vice-Chairman Brooks adjourned the meeting at 6:00 p.m.

**Minutes Approved,**



**Charlie Brown, Chairman**

**ATTEST:**



**Gina Romine, Planning Commission Secretary**