

**PLANNING COMMISSION
CITY OF MADISON, ALABAMA
MINUTES OF THE DECEMBER 15, 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; GARY CHYNOWETH, P.E., CITY ENGINEER; KELLY BUTLER, CITY ATTORNEY; SHERRI BLAIR, ZONING ADMINISTRATOR AND RECORDING SECRETARY

REGISTERED PUBLIC ATTENDEES

Troy Wesson; Elsie Brown Betty D. Fletcher; Clifton miller; Jan Wells; Teresa L. Cook; C. M. Cook, Jr., Glenn Earhart; Russell Smith; Tommy Johnson; Brian Walton; Kelly Ust; Christie Perez; Jim Davis; Wayne Blaxton and Barry Stokes.

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 November 17, 2011 Regular Meeting. Chairman Brown stated there was one correction. There being no other additions, corrections or deletions the minutes were approved as corrected.

PUBLIC COMMENT

Chairman Brown opened the floor to public comment.

Mayor Paul Finley thanked Chairman Charlie Brown for his service to the City during his years on the Planning Commission. He presented Chairman Brown a key to the City stating one is rarely given to a citizen. Chairman Brown accepted the key and stated he considered it an honor and privilege to have served the City. Commissioners, staff and public gave Chairman Brown a standing ovation.

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

OLD BUSINESS

There being no old business, Chairman Brown continued with public hearings.

PUBLIC HEARING

Requested Revision of the City of Madison's Zoning Ordinance (Map)

- 1. The City of Madison's Planning Commission held a public hearing to consider the City of Madison's request to rezone property located at 101 Kyser Boulevard from R-1B, Low Density Residential to B-2, Community Commercial.*

Staff Report: Director Bell stated that the property to the north is currently zoned Community Commercial (B-2) and that 101 Kyser Boulevard should have the same designation. Over the years it was overlooked however, the Future Land Use Map indicates commercial zoning is appropriate. When the business at this location considered alterations, the non conformity was revealed. The City requested the rezoning to make it compatible with the use.

Public Comments: Tommy Johnson stated that when the property was originally subdivided, Kyser Boulevard wasn't there and he thought the entire parcel was rezoned.

Board Comments: No comment

Motion: Mr. Bianca moved to approve the City of Madison's request to rezone property located at 101 Kyser Boulevard from R-1B, Low Density Residential to B-2, Community Commercial. Mr. Brooks 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

Certified Plat Approval

2. *Victoria Estates*

Location: North of Eastview Drive on the west side of Victoria Drive

Representative: Landmark Engineering

Owner/Applicant: Barry & Lora Stokes

Lots: 3

Acreage: 3.09

Staff Report: Chief Planner Johnny Blizzard presented the request stating: the property was the location of the old YMCA. The new property owners propose to build houses on the three (3) lots which will be approximately one (1) acre each.

Outstanding Staff Comments: No comments.

Developers Comments: No comments.

Public Comments: Teresa Cook, 155 Dublin Circle, stated she believed the pool would always be there and expressed interested in the location of the houses and requested the trees remain.

Board Comments: Chairman Brown informed Ms. Cook that there will be a 45' setback for the lots.

Motion: Mr. Potter moved to approve the certified plat for *Victoria Estates* with the satisfaction of outstanding 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
Michael Potter

Aye
Aye

Motion carried

3. *Hospital Park, Phase 1*

Location: South of Highway 72 and east of Balch Road

Representative: Goodwyn, Mills and Cawood, Inc.

Owner/Applicant: Streetside Partners Inc.

Lots: 2

Acreage: 13.88

Staff Report: Chief Planner Johnny Blizzard presented the report stating: The applicant is requesting approval to subdivide the subject property into three (3) lots. The certified plat will allow the applicant to convey Lots 2A and 2B to a prospective buyer. Lot 2B has direct access to US Highway 72 and is serviced with all necessary utilities. Lot 2A is plat restricted to prohibit any structures or improvements, except for signage and landscaping. The north/west corner of Lot 2B will be dedicated to the City of Madison as a right-of-way when the plat is recorded. The area will make up half of a shared access for Lot 2A and Lot 1 of *Hospital Park Subdivision*, where a medical office building is being constructed. The portion of the right of way on the adjacent lot will be dedicated to the City of Madison by deed.

Outstanding Staff Comments:

1. Payment of application and drainage review fees: \$119.40.
2. Show all existing utilities.
3. The closure tape contains some errors, please correct.
4. Provide the following signatures:
 - A. Dedication
 - B. Notary
 - C. Surveyor's Certificate and Seal
 - D. Surveyor's standards of Practice Certificate

Developers Comments: No comment

Public Comments: No comment

Board Comments: No comment

Motion: Mr. Cowles moved to approve the certified plat for *Hospital Park, Phase 1* 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

Preliminary Plat Approval

- 4. *Hospital Park, Phase 2*
Location: South of Highway 72 and east of Balch Road
Representative: Goodwyn, Mills and Cawood, Inc.
Owner/Applicant: Streetside Partners Inc.
Lots: 2; Acreage: 11.06

Staff Report: Chief Planner Johnny Blizzard presented the report stating: The applicant is requesting approval to subdivide the subject property into two lots, construct a public street and install all required utilities. The public street will abut US Highway 72 and a private drive located on the property to the west, where a medical office building is being constructed. The private drive is overlaid with an ingress/egress easement. The public street will provide better access to the Madison Utilities pump station. Lots 2A, 2B and the Madison Utilities pump station are considered adjacent properties. Staff and the Technical Review Committee, recommends approval of the Preliminary Plat for Hospital Park, Phase II with the satisfaction of outstanding contingencies.

Outstanding Staff Comments:

- 1. Payment of application and drainage review fees: \$105.30.
- 2. The submitted certified plat must be recorded prior to the preliminary plat being signed.
- 3. The construction plans must show safe egress/ingress from US Highway 72 to the new public street that is satisfactory to Directors of Planning and Engineering.
- 4. Provide the following signatures:
 - A. Surveyor
 - B. Huntsville Utilities
 - C. Site Intersection Certificate

Developers Comments: No comment

Public Comments: Brian Walton, 140 Medicine Bend Drive, stated concerns about existing tree removal and asked about access to Target and Hwy 72. Director Bell answered that there will be a connection to the west and ALDOT has been consulted about a median cut.

Board Comments: No comment

Motion: Mr. Bates moved to approve the preliminary plat for *Hospital Park, Phase 2* contingent upon the satisfaction of outstanding staff comments. 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

Amendment to the Comprehensive Plan

5. Review and Approval of the Madison Growth Plan

Planning Director Amy Bell presented and explained the process for public review of the Growth Plan. Additionally, it will be posted to the City's website for review.

Dennis Madsen with Urban Collage presented and explained the community review process, KDA's, framework.

Public Comments: Jim Davis, owner of commercial property on the corner of Slaughter Road and Roy Drive, asked why Slaughter Road was excluded from the Growth Plan. Director Bell stated it will be considered during the implementation but was not one of the KDA's. The principles of the KDA's will be applied throughout the City.

Board Comments: Mr. Ryder asked if there were substantial differences in the Plan presented for approval tonight. Director Bell stated that the document was reorganized but much of the information is the same as previously reviewed. Mr. Brooks asked if the Plan would be a reference point for the Planning Commission to base future decisions. Director Bell stated that the Plan will be included in staff's review and report as a reference tool. It will be a guide not an ordinance. Mrs. McCollum asked if the Plan would be reviewed and revised annually to which Director Bell stated

yes. Mr. Potter asked for clarification of the Master Plan framework. Director Bell stated that the Growth Plan is an element of the Master Plan. Attorney Butler explained that the Zoning Ordinance is the utility document for the Comprehensive Plan, Master Plan and Growth Plan. Mr. Bianca asked if the Future Land Use Map is in the Plan. Director Bell stated that the Future Land Use Map is based on the Growth Plan. Chairman Brown stated that he is very comfortable with the Growth Plan. People in Madison care and created the plan. He further stated that it is a "great plan".

Motion: Mr. Ryder moved to approve the *Madison Growth Plan* as presented. 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 opened the floor to any new business. There being no new business Chairman Brown closed the floor.

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 6:37 p.m.

Minutes Approved,



Charlie Brown, Chairman

ATTEST:



Gina Romine, Planning Commission Secretary