



Planning Commission Agenda

Thursday, September 20, 2012

5:30 p.m.

Madison Municipal Building, Council Chambers
100 Hughes Road
Madison, Alabama 35758

Planning Commission Board Members

Chairman, Michael Potter, C.A.P.Z.O

Vice-Chairman, Stephen Brooks
Cynthia McCollum, C.A.P.Z.O
Damian Bianca, C.A.P.Z.O.
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
Troy Wesson, 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 August 16, 2012 and May 17, 2012 Regular Meeting**
- V. **Public Comments**
- VI. **Old Business**

VII. Public Hearings

Zoning Amendments

1. The City of Madison Planning Commission will hold a public hearing opened at the May 17, 2012 Planning Commission meeting to consider an amendment to the City of Madison Zoning Ordinance to be entitled: An Ordinance of the City of Madison related to zoning amending the Zoning Ordinance to revise the sign control regulations; providing an effective date. The requested change is to repeal and replace Article 7 Sign Control Regulations
[Draft - Section 9 Sign Control Regulations](#)
2. The City of Madison Planning Commission will hold a public hearing to consider Joy Chang's request to rezone property located at 8461 Old Madison Pike from *R-1B, Low Density Residential District* to *B-2, Community Commercial District*
[Staff Report](#)
3. The City of Madison Planning Commission will hold a public hearing to consider Breland Homes, LLC's request to zone two contiguous tracts of land located east of Burgreen Road and west of Belmont Place Subdivision to *R-3A, Single-Family Detached Residential District*
[Staff Report](#)

Subdivision Plats

4. Crown Pointe, Phase 2, Final Plat
Location: Northeast corner of Gillespie Road and Balch Road
Representative: 4Site Inc.
Owner/Applicant: Spencer Farms, LLC
Lots: 30 lots, 1 common area and 2 tracts
Acreage: 98.79
[Staff Report](#)
[Map](#)

(Public Hearings Closed)

VIII. Site Plans

1. *Medical Park Station*
Location: South of Highway 72 and east of Madison Hospital
Representative: Gonzalez-Strength & Associates, Inc.
Owner/Applicant: Terra Equities
Acreage: 3.97
[Staff Report](#)
[Map](#)

IX. New Business

1. Introduction and discussion of proposed draft commercial zoning districts

X. Adjournment

Agenda Note: It should be noted that there are times when circumstances arise that require items be added to or deleted from the agenda at the Planning Commission meeting. Also all attached documents are to be considered a draft until approved by the Commission. All attendees are advised that the Planning Commission meetings are televised and that their statements and actions are therefore viewed by more than just those attending the meeting.