



Planning Commission Agenda

Thursday, June 20, 2013

5:30 p.m.

Madison Municipal Building, Council Chambers

100 Hughes Road

Madison, Alabama 35758

Planning Commission Board Members

Chairman, Damian Bianca

Vice-Chairman, Stephen Brooks

Cynthia McCollum, C.A.P.Z.O

Lewie L. Bates, III, C.A.P.Z.O

Troy Wesson, C.A.P.Z.O

City Council Member, Mike Potter, C.A.P.Z.O.

Steven Ryder, C.A.P.Z.O

Cameron Grounds, C.A.P.Z.O

Tim Cowles

Staff

Amy Bell, Director of Community Development & Planning; Johnny Blizzard, Chief Planner; Gary Chynoweth, Director of Engineering; Kelly Butler, City Attorney; 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 May 16, 2013 Regular Meeting**
- V. Public Comments**
- VI. Public Hearings**

Zoning Amendments

1. Public hearing to consider Steven & Susan Busch's request to zone property located at 121163 Burgreen Road to *R-1A, Low Density Residential District*.
[Staff Report](#)
2. Public hearing to consider Ian S. & Linda J. Panton's request to zone property located north and west of Hardiman Road to *R-3A, Single Family Detached Residential District*.
[Staff Report](#)
3. Public hearing to consider James Powell Cole's request to rezone property located north of Powell Road and west of Segers Road from *AG, Agriculture District* to *R-3A, Single-Family Detached Residential District*.
[Staff Report](#)
4. Public hearing to consider Smart Homes, LLC's request to rezone *Tract 1, Moore's Creek Farm Subdivision* from *AG, Agriculture District* to *R-3A, Single-Family Detached Residential District*.
[Staff report](#)

Subdivision Plats

1. *Applewood Subdivision, Layout Amendment*
Location: South of Gillespie Road & West of Balch Road
Representative: Goodwyn, Mills & Cawood, Inc.
Owner/Applicant: Newcastle Enterprises, LLC
Lots: 75, 1 Parcel, & 3 Common Areas
Acreage: 28.59
[Staff Report](#)
[Map](#)
2. *Applewood Subdivision, Final Plat*
Location: South of Gillespie Road & West of Balch Road
Representative: Goodwyn, Mills & Cawood, Inc.
Owner/Applicant: Newcastle Enterprises, LLC
Lots: 75, 1 Parcel, & 3 Common Areas
Acreage: 28.59
(The applicant has requested this item be tabled until the July Planning Commission meeting.)

3. *Crown Pointe, Phase III, Part 2, Final Plat*
Location: North of Gillespie Road & East of Balch Road
Representative: 4-Site, Inc.
Owner/Applicant: Spencer Farms, LLC
Lots: 33 Lots, 1 Tract, 1 Common Area
Acreage: 80.53
[Staff Report](#)
[Map](#)

4. *Foxfield, Phase III, Certified Plat*
Location: South of Huntfield Drive & East of Fox Field Drive
Representative: 4-Site, Inc.
Owner/Applicant: Jacqueline J. Raines, Brad & Brenda Travis, & Foxfield Development, LLC
Lots: 2
Acreage: 1.05
(The applicant has requested this item be tabled until the July Planning Commission Meeting.)

5. *Lot1A, Stillwater Cove, Certified Plat*
Location: South of Golden Ash Court & West of Maple Brook Drive
Representative: Mullins, LLC
Owner/Applicant: Smart Homes, LLC
Lots: 1
Acreage: 0.63
[Staff Report](#)
[Map](#)

6. *Brazelton Commercial, Phase III, Certified Plat*
Location: South of Madison Boulevard & West of Zierdt Road
Representative: Mullins, LLC
Owner/Applicant: Safe Mini Storage of Huntsville, LLC
Lots: 3
Acreage: 2.94
[Staff Report](#)
[Map](#)

(Public Hearings Closed)

VII. New Business

Joy Chang of Joy's Dance Wear & Aerobic Apparel is requesting that the twenty (20) feet landscape buffer required between *B-1, Neighborhood Commercial District* and *R-1B, Low Density Residential District* be substituted with a six (6) foot opaque privacy fence and a five (5) foot landscape buffer at *8461 Old Madison Pike*.

VIII. 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.