

**CITY OF MADISON, ALABAMA  
PLANNING COMMISSION  
MINUTES OF THE MAY 16, 2013 REGULAR MEETING**

**The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.**

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

<b>Planning Commission Chairman</b> DAMIAN BIANCA, C.A.P.Z.O.	PRESENT
<b>Planning Commission Vice Chairman</b> STEPHEN BROOKS	PRESENT
<b>City Council Member</b> MICHAEL POTTER, C.A.P.Z.O.	PRESENT
TIM COWLES	PRESENT
CYNTHIA MCCOLLUM, C.A.P.Z.O.	ABSENT
STEVEN RYDER, C.A.P.Z.O.	PRESENT
CAMERON GROUNDS, C.A.P.Z.O.	PRESENT
LEWIE L. BATES, III, C.A.P.Z.O.	PRESENT
TROY WESSON, C.A.P.Z.O.	PRESENT

**PLANNING STAFF PRESENT**

JOHNNY BLIZZARD, A.I.C.P, CHIEF PLANNER; GARY CHYNOWETH, P.E., CITY ENGINEER; GINA ROMINE, PLANNER I AND RECORDING SECRETARY.

**REGISTERED PUBLIC ATTENDEES**

Wayne Blaxton and Howard Benson.

**ACCEPTANCE OF AGENDA**

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

**APPROVAL OF MINUTES**

Approval of minutes of the April 18, 2013 Regular Meeting.

**Motion:** Council Member Potter moved to approve the April 18, 2013 minutes as written. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member, Mike Potter	Aye
Steve Ryder	Aye

Cameron Grounds	Aye
Lewie Bates	Abstain
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

**PUBLIC COMMENT**

Chairman Bianca opened the floor to public comment.

There being no public comment, Chairman Bianca closed the floor for public comment.

**OLD BUSINESS**

There being no old business, Chairman Bianca proceeded with public hearings.

**PUBLIC HEARINGS**

**Subdivision Plats**

*1. Burgreen Place, Phase 1, Preliminary Plat*

Location: West of Burgreen Road and south of US Highway 72

Representative: Smith Engineering Co. Inc.

Owner/Applicant: Wright Homes LLC.

Lots: 45 and 1 tract

Acreage: 23.08

**Applicant Request:** Howard Benson, representing Smith Engineering Co. Inc., presented the request for preliminary plat approval.

**Staff Report:** Chief Planner Blizzard stated the subject property is located west of Burgreen Road and north of Huntsville Browns Ferry Road and that the Planning Commission approved a layout for *Burgreen Place Subdivision* at their April 12, 2013 meeting. The applicant is requesting approval of a preliminary plat for 45 lots, 1 Tract and 3 Common Areas. The average lot size will be 12,512.58 square feet, with the smallest lot being 10,032 square feet and the largest lot being 22,422 square feet.

Staff and the Technical Review Committee recommend approval of the preliminary plat for *Burgreen Place Subdivision, Phase 1*, with the following contingencies:

1. Preliminary Plat, Note 10: Note the 5 ft. sidewalk is be concrete and installed at the time of construction
2. Provide side yard setback around common areas
3. Signatures

A. Limestone County Water & Sewer Authority

**Engineering Department Comments**

1. Show diamond end of road markers on plans - all dead ends (by contractor)
2. Need VC data on Clover Lane P/P sheet
3. Show profiles of ditches
4. Show detail of detention outlet control structure with 2, 5, 10, 50, 100 yr discharges
5. Submit digital copy of drainage report and computer program of calculations
6. Curve number for pervious area (sodded yard) should be around 60

**Developers Comments:** No comments.

**Public Comments:** No comments.

**Board Comments:** Mr. Wesson asked if setbacks should be placed around the sign easement. Chief Planner Blizzard addressed his concerns.

**Motion:** Mr. Bates moved to approve the preliminary plat for *Burgreen Place, Phase 1* with the satisfaction of the outstanding contingencies. Vice-Chairman Brooks seconded the motion and the vote was as follows:

**Final Vote:**

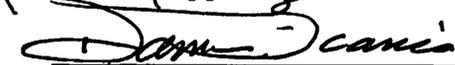
Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

**ADJOURNMENT**

With no additional business to discuss Chairman Bianca adjourned the meeting at 5:34 p.m.

~~Minutes Approved~~



Damian Bianca, Chairman

**ATTEST:**



Gina Romine, Planning Commission Secretary