



Planning Commission Agenda

Thursday, September 19, 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 Planning & Economic Development; 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 August 15, 2013 Regular Meeting and August 23, 2013 Special Called Meeting**
- V. **Public Comments**

VI. Public Hearings

Zoning Amendments

1. Public hearing to consider Rachel Brown Homes LLC's request to zone two contiguous parcels of land located north of Heatherwood Subdivision, west of Slaughter Road and east of Magnum Lane to *R-3A, Single-Family Detached Residential District* and *B-2, Community Commercial District*.
[Staff Report](#)

Subdivision Plats

2. *Crown Pointe, Phase IV, Preliminary Plat*
Location: Northeast corner of Gillespie Road and Balch Road
Representative: 4-Site, Inc.
Owner/Applicant: Spencer Farms, LLC
Lots: 39 and 1 Tract
Acreage: 14.0
[Staff Report](#)
[Map](#)
3. *Grove Park, Phase 3, Final Plat*
Location: South of Dock Murphy Drive and on the south side of Grove Park Lane
Representative: Smith Engineering Co. Inc.
Owner/Applicant: Enfinger Steele Development LLC.
Lots: 18
Acreage: 3.43
[Staff Report](#)
[Map](#)
4. *Spencer Place, Phase 3, Certified Plat*
Location: Northwest of the intersection of Brogan Drive and Hughes Road
Representative: 4-Site, Inc.
Owner/Applicant: Don Spencer
Lots: 3
Acreage: 30.74
[Staff Report](#)
[Map](#)

(Public Hearings Closed)

VII. Site Plans

1. *Madison AL Stake Center*
Location: 28374 Powell Road
Representative: Gonzalez-Strength and Associates, Inc.
Owner/Applicant: Turner Batson
Acreage: 6.58
[Staff Report](#)
[Map](#)
2. *Heritage Assisted Living Facility*
Location: Northwest corner of Watterson Way and County Line Road
Representative: Mullins, LLC

Owner/Applicant: Dr. Rao Chimata

Acreage: 4.89

[Staff Report](#)

[Map](#)

VIII. New Business

IX. 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.