



Planning Commission Agenda

Thursday, October 17, 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 September 19, 2013 Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearings**

Zoning Amendments

1. Public hearing to consider *The City of Madison's* request to rezone property located in the *Joe Phillips Subdivision* from *AG, Agricultural District* to *R-1A, Low Density Residential District*.
[Staff Report](#)

2. Public hearing to consider *The City of Madison's* request to rezone property located in the *Rainbow Gap Estates Subdivision* from *AG, Agricultural District* to *R-1A, Low Density Residential District*.
[Staff Report](#)

Subdivision Plats

3. *Kellerton Subdivision, Layout Plat*
Location: West side of Slaughter Road and north of Heatherwood Subdivision
Representative: 4-Site, Inc.
Owner/Applicant: Rachel Brown Homes, LLC
Lots: 23 and 3 common areas
Acreage: 7.53
[Staff Report](#)
[Map](#)
4. *Ashbury, Phase 4, Final Plat*
Location: West of County Line Road and southeast of Hardiman Road
Representative: Mullins, LLC
Owner/Applicant: KB Development
Lots: 58
Acreage: 16.67
[Staff Report](#)
[Map](#)
5. *West Haven, Phase 1, Final Plat*
Location: East and adjacent to Henderson Lane, south of U.S. Hwy 72
Representative: Mullins, LLC
Owner/Applicant: Smart Living, LLC
Lots: 45
Acreage: 21.46
[Staff Report](#)
[Map](#)
6. *Rainbow Gap Estates, 5th Addition, Certified Plat*
Location: North of Eastview Drive, south of Beaver Run Drive and east of Dusty Trail
Representative: J.W. Kennedy Land Surveyor
Owner/Applicant: Jeremy and Amanda Clark
Lots: 1
Acreage: 1.33
[Staff Report](#)
[Map](#)

VII. Specific Development Plan, Downtown Redevelopment Incentive District (DRI)

1. *The Barn at 58 Martin Street –Tabled at the August 15, 2013 Regular Meeting*
Location: 58 Martin Street
Representative: CDG Engineering
Owner/Applicant: Martin Folgmann

(Public Hearings Closed)

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.