



Planning Commission Agenda

Thursday, November 21, 2013

5:30 p.m.

Madison Municipal Building, Council Chambers

100 Hughes Road

Madison, Alabama 35758

Planning Commission Board Members

Chairman, Damian Bianca, C.A.P.Z.O.

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

Zoning Amendments

1. Public hearing to consider *Donald F. & Helen L. Wilkerson and Donald Freeman Wilkerson Management Trust's* request to rezone property located south of Cedar Acres Drive and west of Burgreen Road from AG, Agricultural District to R-3A, Single-Family Detached Residential District.

[Staff Report](#)

2. Public hearing to consider *The City of Madison's* request to repeal and replace *Article XI, Amendments in the Madison Zoning Ordinance*; providing an effective date.
[Proposed Article XI](#)

Subdivision Plats

3. *Greenbrier Woods, Phase 3, Final Plat*
Location: south side of Powell Road and west of Burgreen Road
Representative: 4-Site, Inc.
Owner/Applicant: Walden Land Compnay
Lots: 34, 1 common area and 1 tract
Acreage: 38.63
[Staff Report](#)
[Map](#)
4. *Burgreen Place, Final Plat*
Location: west side of Burgreen Road and north of Huntsville Browns Ferry Road
Representative: Smith Engineering Co. Inc.
Owner/Applicant: Wright Homes LLC
Lots: 45
Acreage: 23.08
[Staff Report](#)
[Map](#)
5. *Millstone, Phase 6, Final Plat*
Location: south of Browns Ferry Road and east of Balch Road
Representative: Smith Engineering Co. Inc.
Owner/Applicant: Mill Road Developers, LLC
Lots: 34
Acreage: 13.31
[Staff Report](#)
[Map](#)
6. *Whitworth Farms, Phase 5, Certified Plat*
Location: Northwest corner of County Line Road and Arbor Trace
Representative: Integrity Engineering
Owner/Applicant: Diltina Development Corporation
Lots: 6.53
Acreage: 2
[Staff Report](#)
[Map](#)

(Public Hearings Closed)

VII. Site Plans

1. *Galaxy 15 Cinema*
Location: northwest corner of the intersection of Hughes Road and Brogan Drive
Representative: Rymeg Consulting Group
Owner/Applicant: Cinema Management Group Inc.
Acreage: 7.17
[Staff Report](#)

[Map](#)

VIII. New Business

1. *McDonald's USA's* is requesting the requirement for the five (5) foot concrete sidewalk along County Line Road be waved as authorized in *Section 5-18A-2 of the Zoning Ordinance*.

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.