

CITY OF MADISON, ALABAMA  
PLANNING COMMISSION  
MINUTES OF THE APRIL 3, 2014 SPECIAL CALLED MEETING

**The meeting was called to order by Planning Commission Chairman Bianca at 5:00 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.	PRESENT
STEVEN RYDER, C.A.P.Z.O.	ABSENT
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**

Amy Bell, Director of Planning & Economic Development; Kelly Butler, City Attorney and Gina Romine, Assistant Planner and Recording Secretary.

**REGISTERED PUBLIC ATTENDEES**

Thien H. Vu, Rusty Blackwell, Claudia Shar and Patrick Miller.

**ACCEPTANCE OF AGENDA**

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

**APPROVAL OF MINUTES**

Approval of minutes of the February 20, 2014 Annual Organizational and Regular Meeting.

**Motion:** Councilmember Potter moved to approve the minutes as written. Mr. Bates 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
Cynthia McCollum	Aye
Cameron Grounds	Aye

Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

Approval of minutes of the March 20, 2014 Regular Meeting.

**Motion:** Mr. Bates moved to approve the minutes as written. Councilmember Potter 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
Cynthia McCollum	Abstain
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

**PUBLIC COMMENT**

Chairman Bianca opened the floor to public comment. There being no public comments, 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. *West Haven, Phase 3, Final Plat*  
 Location: West of Burgreen Road, ½ mile north of Huntsville-Browns Ferry Road  
 Representative: Goodwyn, Mills and Cawood, Inc.  
 Owner/Applicant: North Alabama Bank  
 Lots: 31, 1 tract and 3 common areas  
 Acreage: 58.71

**Applicant Request:** Rusty Blackwell representing Goodwyn, Mills and Cawood, Inc. presented the request for final plat approval.

**Staff Report:** Director Bell presented the staff report and stated the subject property is located south of U.S. Highway 72, east of Henderson Drive, and west of Burgreen Road. The subject

property is zoned *R-3A, Single-Family Detached Residential* and *RZ, Zero Lot Line*. The adjoining properties to the north is zoned *R-3A, Single Family Detached Residential*. The adjoining properties to the west and south and located within the City of Madison are zoned *AG, Agriculture*. The remaining properties located in unincorporated Limestone County are not zoned. The adjoining properties to the east are all located within unincorporated Limestone County and not zoned. The Planning Commission approved a final plat for *West Haven, Phase 1* in November of 2013 creating 45 lots of record. In March of 2013, the *Planning Commission* approved a preliminary plat for *West Haven, Phase 3* providing for the development of 58 lots. When the layout plan for this subdivision was approved, a park donation was not requested. Therefore, public park land will not be required for this subdivision. The applicant is requesting final plat approval for 31 lots in *West Haven, Phase 3* bringing the total number of lots to 76. The average lot size is 15,842 square feet. This density is comparable to the *R-1B, Low Density Residential District*, which has a minimum lot size of 15,000 square feet.

Staff and the Technical Review Committee recommend approval of a final plat for *West Haven, Phase 3* with the following contingencies:

1. Submit a sign fee of \$5,100.00
2. Submit Performance Bonds
3. Note the finished floor elevations for each lot
4. Line 17: Bearings are different than drawings
5. Several curve references found on the drawing are not found in the curve table

**Public Comments:** Thien H. Vu asked several questions regarding the impact on the east side of Burgreen Road. Ms. Vu inquired about the construction of the turning lane and the timing of completion. Rusty Blackwell stated that construction was well within the right-of-way and he would find out the timeline for completion of the turn lane. Ms. Vu stated that she also had concerns regarding flooding. Director Bell stated that any development is reviewed by the appropriate departments and cannot impact adjacent properties. The Commission explained to Ms. Vu the review procedure that staff conducts.

**Board Comments:** The Commission asked Mr. Blackwell to assist Ms. Vu with issues regarding the timeline of completion and impact on her property.

**Motion:** Vice-Chairman Brooks moved *West Haven, Phase 3, final plat* subject to satisfaction of the outstanding contingencies. Mr. Cowles seconded the motion and the vote was as follows:

**Final Vote:**

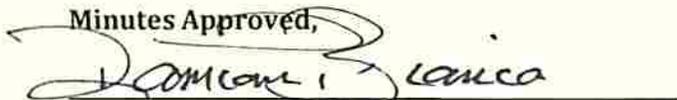
Chairman, Damian Bianca	Aye
Vice-Chairman Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

ADJOURNMENT

With no additional business to discuss Chairman Bianca adjourned the meeting at 5:16 p.m.

Minutes Approved,

A handwritten signature in black ink that reads "Damian Bianca". The signature is written in a cursive style and is positioned above a horizontal line.

Damian Bianca, Chairman

ATTEST:

A handwritten signature in black ink that reads "Gina Romine". The signature is written in a cursive style and is positioned above a horizontal line.

Gina Romine, Planning Commission Secretary