



City of Madison, Alabama

PLANNING COMMISSION MINUTES

February 19, 2009 Regular Meeting

Meeting was called to order at 5:30 p.m. by Chairman Charlie Brown

ROLL CALL

Planning Commission Board Members

<u>Planning Commission Chairman</u>	PRESENT
<u>CHARLIE BROWN, C.A.P.Z.O</u>	
<u>Planning Commission Vice Chairman</u>	PRESENT
<u>STEPHEN BROOKS</u>	
<u>City Council Member</u>	PRESENT
<u>TIM COWLES</u>	
<u>CYNTHIA MCCOLLUM</u>	ABSENT
<u>STEVEN RYDER</u>	PRESENT
<u>CAMERON GROUNDS</u>	PRESENT
<u>DAMIEN BIANCA</u>	PRESENT @ 5:37P.M.
<u>LEWIE L. BATES, III</u>	ABSENT
<u>MICHAEL POTTER</u>	PRESENT

PLANNING STAFF PRESENT

JOHNNY BLIZZARD, AICP, CFM, CHIEF PLANNER; GARY CHYNOWETH P.E., CITY ENGINEER; KEITH CONVILLE, ENGINEERING TECHNICIAN; DAGNAL S. ROWE, ESQ., CONSULTING CITY ATTORNEY; GINA ROMINE, CFM, PLANNER I AND PLANNING COMMISSION SECRETARY AND SHERRI W. BLAIR, CFM, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Jason P. Wyatt; John Cunningham; Don Spencer, Jr.; Joe Murphy; Therese Williams Harden.

MINUTES APPROVAL

January 15, 2009 Minutes of Regular Meeting

Chairman Brown that the minutes will be approved as submitted.

PUBLIC COMMENTS

Chairman Brown opens the floor to public comments. There being no comment the floor is closed to public comment.

**REQUESTED REVISION TO THE CITY OF MADISON'S
COMPREHENSIVE LAND USE PLAN**

- 1) The City of Madison's Planning Commission will hold a public hearing to consider Old Town Investments, LLC's request to amend the allowed land use for property located southeast of I-565 and west of Zeirdt Road from OS, Open Space to RHM, High Density Residential Multi-Family – request consists of 26.04 acres.

TABLED FROM THE JANUARY 15, 2009 MEETING

Motion: Mr. Ryder moves to remove Old Town Investments request from the table. Mr. Potter seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Absent
Planning Commission Member – Michael Potter	Aye

Motion carried.

Staff Report: The Technical Review Committee has reviewed this project and as of this date recommends the proposed rezoning.

Chairman Brown states that, with the permission of City Attorney Anne-Marie Lacy, he and Council Member Jerry Jennings had an ex parte meeting with Mr. Breland. Mr. Breland stated that he would like to develop the whole property with apartments and future business. He has chosen to build the apartments closer to the new interchange.

Mr. Blizzard states that because the whole area has not been planned, Mixed Use zoning cannot be considered. He also states that an ordinance is in place to limit the number of high density residential areas and that the percentage is still low city wide.

Motion: Mr. Potter moves to approve Old Town Investments, LLC's request for amendment to the Comprehensive Land Use Map. Mr. Brooks seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye

Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Absent
Planning Commission Member – Michael Potter	Aye

Motion carried.

**REQUESTED REVISION TO THE CITY OF MADISON’S
ZONING ORDINANCE**

- 2) The City of Madison’s Planning Commission will hold a public hearing to consider Old Town Investments, LLC’s request to rezone land located southeast of I-565 and west of Zeirdt Road from AG, Agricultural to R-4, Multi-Family Residential District – request consists of 26.04 acres.

TABLED FROM THE JANUARY 15, 2009 MEETING

Motion: Mr. Ryder moves to remove Old Town Investments request from the table. Mr. Potter seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Absent
Planning Commission Member – Michael Potter	Aye

Motion carried.

Staff Report: The Technical Review Committee has reviewed this project and as of this date recommends the proposed rezoning.

Developer’s Comment: Mike Culbreath, representative of Old Town Investments, states that a master developer has not been hired therefore they are unsure of the exact number of units or businesses planned for the area. He states that the engineering department met with Madison Utilities and the water pressure is fine.

Motion: Mr. Brooks moves to approve Old Town Investments, LLC’s request for rezoning. Mr. Potter seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Absent
Planning Commission Member – Michael Potter	Aye

Motion carried.

PRELIMINARY PLATS

3) Greenbrier Woods

Location: south of Powell Road, 0.5 miles west of Burgreen Road
Representative: Nash Engineering, LLC
Owner: Walden Land Company
Lots: 165
Acreage: 69.67 acres, more or less

Staff Report: The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Planning comments:

1. Signature-Madison Utilities

Motion: Mr. Brooks moves to approve the Preliminary Plat for Greenbrier Woods subject to satisfaction of staff requirements. Mr. Ryder seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Absent
Planning Commission Member – Michael Potter	Aye

Motion carried.

4) Ashbury Subdivision, Phase 2

Location: west of County Line Road and north of Oxford Subdivision
Representative: Smith Engineering
Owner: Breland Homes
Lots: 87
Acreage: 25.34 acres, more or less

Staff Report: The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Variances requested:

1. Applicant is requesting a variance to Section 5-5 of the Subdivision Regulations to exceed the maximum block length of 800' or 12 x the minimum block length required for the zoning district.

Public Comment: Jason White, a resident of Ashbury, voiced his concerns about the types of houses to be built by Breland Homes.

Developer's Comment: Mike Culbreath, representing Breland Homes, states that permits for houses to be built in the older phase have already been pulled and built. They are all brick.

Motion: Mr. Brooks moves to approve the variance request of Smith Engineering to Section 5-5 of the Subdivision Regulations to exceed the maximum block length of 800' or 12 x the minimum block length required for the zoning district. Mr. Potter seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Absent
Planning Commission Member – Michael Potter	Aye

Motion carried.

Motion: Mr. Potter moves to approve the Preliminary Plat for Ashbury Subdivision, Phase 2 subject to satisfaction of staff requirements. Mr. Brooks seconded.

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Absent
Planning Commission Member – Michael Potter	Aye

Motion carried.

I. Other Business

Chairman Brown states that a subcommittee to review subdivision regulations needs to be established.

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 6:15 p.m.

Minutes Approved,



**Charlie Brown, C.A.P.Z.O., Chairman
Madison Planning Commission**

ATTEST:



Sherri Blair, CFM, Zoning Administrator