



Planning Commission
2015 Regular Meeting Agenda
Thursday, March 19, 2015
5:30 p.m.

Madison Municipal Building Council Chambers
100 Hughes Road
Madison, Alabama 35758

Planning Commission Board Members
Chairman Damian Bianca, CAPZO

Vice-Chairman Stephen Brooks, CAPZO
Cynthia McCollum, CAPZO
Lewis L. Bates, CAPZO
Troy Wesson, CAPZO

City Council Member, Mike Potter, CAPZO
Steven Ryder, CAPZO
Cameron Grounds, CAPZO
Tim Cowles CAPZO

City Staff

Amy Sturdivant, Director of Planning & Economic Development; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Johnny Blizzard, A.I.C.P, Senior Planner; Ross Ivey, Assistant Planner and Planning Commission Secretary

Please silence all cell phones, pagers and/or 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 the February 19, 2015 Regular Meeting**
- V. Public Comments**

VI. Public Hearings

Zoning Map Amendments

1. A public hearing will be held to consider Don Spencer Jr. on behalf of James D. Hall and Rhonda Hall Szemier request to rezone property located east of Morris Drive and north of Powell Road from *AG, Agriculture* to *R-3A, Single-Family Detached Residential*.
[Staff Report](#)
2. A public hearing will be held to consider Maynard, Copper & Gale, P.C. and the owner of Madison Office Complex, LLC request to rezone property located south of Kyser Boulevard and east of Sullivan Street from *R2, Medium Density Residential District* to *B2, Community Business District*.
[Staff Report](#)

Subdivisions

3. [Cedar Cove Subdivision, Phase 1 – Preliminary Plat](#)
Location: East of Segers Road and south of Powell Road
Representative: 4-Site, Inc.
Applicant/Owner: Diltina Development
Lots: 50 lots & 1 Common Area
Acreage: 24.23
[Staff Report](#)
4. [Crowne Pointe Subdivision, Phase 7 – Preliminary Plat](#)
Location: East of Balch Road and north of Gillespie Road
Representative: 4-Site, Inc.
Applicant/Owner: Spencer Farms, LLC
Lots: 48 lots
Acreage: 53.32
[Staff Report](#)
5. [Foxfield Subdivision, Phase 3 – Certified Plat](#)
Location: East of Browns Ferry Road and north of Spotted Fawn Drive
Representative: 4-Site, Inc.
Applicant/Owner: Bradley & Brenda Travis, Foxfield Development, LLC and Tim & Jacqueline Raines
Lots: Lot 37 & Lot 38
Acreage: 5.24
[Staff Report](#)
6. [Rainbow Mountain Preserve, Phase 2 – Certified Plat](#)
Location: North of Eastview Drive and east of Kensington Drive
Representative: Goodwyn, Mills, Cawood
Applicant/Owner: Rainbow Mountain Preserve, LLC

Lots: Lot 10
Acreage: 1.05
[Staff Report](#)

7. [Forrest Hills Subdivision, 3rd Addition – Certified Plat](#)

Location: North of Old Madison Pike and west of Shelton Road
Applicant/Owner: International Baptist Church
Lots: Tract 3 and “Other lands” parcel
Acreage: 14.22
[Staff Report](#)

(Public Hearing Closed)

VII. Site Plan Approval

1. [International Baptist Church](#)

Location: North of Old Madison Pike and west of Shelton Road
Representative: Thomas Coleman
Applicant/Owner: International Baptist Church
[Staff Report](#)

VIII. New Business

IX. Adjournment