



Planning Commission
2015 Regular Meeting Agenda
Thursday, May 21, 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
Lewie 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 April 16, 2015 Regular Meeting**
- V. Public Comments**

VI. Public Hearings

Zoning Map Amendments

1. A public hearing will be held to consider Dublin Farms, LLC request to rezone property located south of Palmer Road and east of Palmer Park from *M-2, General Industrial* to *R-4, Multi-Family Residential*.

[Staff Report](#)

2. A public hearing will be held to consider Thomas Kenneth and Janet Hann Shields request to rezone Lot 2, Collinwood Estates, Phase VIII from *R-2, Medium Density Residential* to *R-3A, Single-Family Detached Residential*.

[Staff Report](#)

3. A public hearing will be held to consider William and Shannon Carothers, Mark W. and Angela C. Achenbach, Richard Samuel and Martha Petrie, and Thomas D. and Janis L. Bedingfield's request to zone property located at Lot 555, 60, 66, and 67 of Morris Estates Subdivision to *R-1A, Low Density Residential*. This zoning is in conjunction with a request to be annexed into the City of Madison.

[Staff Report](#)

VII. Subdivisions

4. [Greenbrier Hills – Layout Amendment](#)

Location: Generally south/east of Hardiman Road

Representative: 4-Site, Inc.

Applicant/Owner: Madison Land Resources

Tracts: 5

Acreage: 89.07

[Staff Report](#)

5. [Nature's Trail – Layout Amendment](#)

Location: North of Powell Road and west of Segers Road

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC

Lots: 162

Acreage: 61.41

[Staff Report](#)

6. [Nature's Trail – Preliminary Plat](#)

Location: North of Powell Road and west of Segers Road

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC
Lots: 48
Acreage: 61.41
[Staff Report](#)

7. [JoAnn Couch Estates, Phase 1 – Final Plat](#)

Location: Northeast intersection of Browns Ferry Road and Wall-Triana Highway
Representative: Mullins, LLC
Applicant/Owner: Joann Locke Couch
Lots: 7
Acreage: 20.23
[Staff Report](#)

8. [Greenbrier Woods Phase 4A – Final Plat](#)

Location: East of Green Creek Drive and south of Powell Road
Representative: 4-Site, Inc.
Applicant/Owner: Walden Land Company
Lots: 14 and 1 Tract
Acreage: 25.29
[Staff Report](#)

(Public Hearing Closed)

VIII. Site Plan Approval

9. [Legacy Funeral Home – Site Plan](#)

Location: West of Hughes Road, east of Lanier Road and north of Madison Boulevard
Representative: Landmark Engineering
Applicant/Owner: Branch Bank and Trust Company
[Staff Report](#)

IX. New Business

X. Adjournment