



**Planning Commission  
Minutes of the May 21, 2015 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

**Planning Commission Chairman**

Damian Bianca, CAPZO Present

**Planning Commission Vice-Chair**

Stephen Brooks, CAPZO Present

(Arrived at 5:32 PM)

**City Council Member**

Michael Potter, CAPZO Present

Tim Cowles, CAPZO Present

Cynthia McCollum, CAPZO Present

Steve Ryder, CAPZO Present

Cameron Grounds, CAPZO Absent

Lewie L. Bates, CAPZO Present

Troy Wesson, CAPZO Present

**PLANNING STAFF PRESENT**

Amy Sturdivant, Director of Planning; Johnny Blizzard, AICP, Senior Planner; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Ross Ivey, Assistant Planner; Megan Zingarelli, Consulting Attorney

**REGISTERED PUBLIC ATTENDEES**

Tim Holcombe, Debbie Heckler, Michael Phillips, Clint McBay, Dustin Taylor, Ricky Robinson, Lindsey Horstick, Joe Murphy, Russell Smith, David Hall, Christian List, Howell Lee

**ACCEPTANCE OF THE AGENDA**

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

**COMMENTS**

There were no comments from the Commission.

**APPROVAL OF THE MINUTES**

Mr. Cowles moved to approve the minutes of the April 16, 2015 Regular Meeting minutes. Mr. Bates seconded the motion.

Final Vote:	
Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

#### OLD BUSINESS

There was no Old Business to discuss.

#### PUBLIC COMMENTS

There were no comments from the public.

#### PUBLIC HEARINGS

##### Zoning Map Amendments

Public hearing 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*.

##### Applicant Comments:

Jeff Mullins presented the request on behalf of Dublin Farms and Smart Living.

##### Staff Comments:

Mr. Blizzard informed the Commission that the applicant, Dublin Farms, LLC is requesting property to be rezoned from *M2, General Industrial* to *R-4, Multi-Family Residential*.

The subject properties are located south of Palmer Road and east of Palmer Park. The zoning map amendment involves three (3) parcels of land with a combined area of 51.11 acres. The two (2) easternmost properties are part of *Pride Industrial Park Subdivision* approved by the Planning Commission in June of 1984. The eastern most lot is identified as *Lot 2, Block 3 of Pride Industrial Park* and has an area of 15.68 areas. The lot immediately to the west of Lot 3 is identified only as *Block 3, Pride Industrial Park* and has an area of 10.43 acres. These two lots are divided by a sixty foot ingress/egress easement that extends from Palmer Road to Norfolk Southern Railroad. The third parcel is not part of any subdivision and adjoins the east side of Palmer Park.

The subject properties are zoned *M2, General Industrial* and none of the parcels are developed. The *M2, General Industrial District* has the most permitted uses that are not compatible with other zoning districts, including: concrete and asphalt manufacturing; constructor's equipment yards and sexually oriented

businesses. For a complete list of permitted uses and special exceptions in the *M2, General Industrial District*, refer to *Section 4-10-1 of the Zoning Ordinance*. The proposed *R4, Multi-Family Residential District* permits a full range of housing types, including single-family attached and detached dwelling, and apartments. This district also permits day care centers and nursing homes. For a complete list of permitted uses refer to *Section 4-5-1 of the Zoning Ordinance*.

The adjoining properties to the east are zoned *M2, General Industrial District*. These parcels are mostly developed with the most prominent use being *Sherman Industries*. The adjoining property to the south is zoned *M2, General Industrial* and is currently undeveloped. The adjoining property to the west is zoned *AG, Agriculture* and is the location of *Palmer Park*. There are three areas within 1,320 feet or half a mile that are zoned *R4, Multi-Family Residential*. These properties are highlighted in brown on Figure 3. The *R4, Multi-Family Residential* properties located southeast of the subject properties are occupied by apartment complexes. The property to the west is occupied by single-family detached dwellings and is the location of *Palmer Preserve Subdivision*. A mixed use district is also within a half mile of the subject property, which will allow for a variety of housing types, as well as other uses.

*Tract A* is overlaid by *Special Flood Hazard Area AE* with the majority of the property being within the floodway. No fill or development may take place in the floodway. *Tract A* is also traversed by *Bradford Creek* and *Mill Creek*. The point where *Mill Creek* feeds into *Bradford Creek* is on this property. A small portion of the northwest corner of *Block 3* is overlaid by *Special Flood Hazard Area AE* and *Mill Creek* is located in this area. The majority of *Block 3* is within *Flood Zone X*. *Lot 2* is completely within *Flood Zone X* and outside the five hundred (500) year flood. This is the best rating provided on the *Federal Insurance Rate Maps* published by the *Federal Emergency Management Agency*.

Mr. Blizzard added that traffic counts are low on Palmer Road with an average of 3,144 trips per day. However, Palmer Road terminates into Sullivan Street to the east and County Line Road to the west. Traffic counts are very high on both collectors, with County Line Road having 22,410 trips per day and Sullivan Street has 22,208 trips per day near the intersection.

The Future Land Use Map provides a land use designation of *M, Manufacturing* for both *Lot 2, and Block 3 of Pride Industrial Park*. This is consistent with the current zoning designation of these properties. *Tract A* has a land use designations of *OS, Open Space*, which is not consistent with the current zoning of *M2, Manufacturing*. Because the majority of the property is overlaid by a floodway and development prohibited for much of the property, the land use designation of *OS, Open Space* is more fitting.

Also, *Tract A* is the only one of the three parcels within a key development area. *Tract A*, which adjoins *Palmer Park* is within the *County Line Road, KDA*. Although, the two remaining lots are not within the key development area, they are impacted by the goals provided for this *KDA*.

There are a number of adjacent and nearby parcels zoned for industrial uses and several successful industries have been established along Palmer Road. Industrial zoned land is an asset to the City of Madison and should be protected when prudent to do so.

However, the City of Madison would get more benefit from the subject properties being rezoned to *R4, Multi-Family Residential* than remaining *M2, General Industrial*. The reason is because the *R4, Multi-Family Residential District* fits into the long range plans for this area better than the current zoning of *M2, General Industrial*. *R4, Multi-Family Residential* zoning for these properties does a better job of advancing the goals and objectives offered on the City's master plans.

Development opportunities are limited for *Tract A* because of the presence of the floodway and the two jurisdictional streams and not likely to undergo any significant development. The best use for this property is parkland and open space. The *Growth Plan* presented the goal of expanding *Palmer Park* and both the *Growth Plan* and *Parks & Recreation Master Plan* purpose for the *Bradford Creek Greenway* trail system to be extended southward. The point where *Mill Creek* feeds into *Bradford Creek* is on *Tract A*, which makes it possible for a future trail connection between the two greenways. The potential for *Tract A* to be utilized as parkland is more likely with *R4, Multi-Family Residential* zoning for the three parcels because the open space would be an amenity adjacent to a residential use. *The Growth Plan* provides for a mixed use development for the *Wann Property* located generally southwest of the subject properties.

The addition of nearby walking trails and mixed housing types, including apartments would be well suited to the goals for the *County Line Road, KDA*. *The Wann Property* is currently zoned *MU, Mixed Use*. There are two parcels between the *Wann Property* and the south boundary of the subject properties that are zoned *M2, General Industrial* and three (3) parcels south of these parcels and fronting *Royal Drive* that are zoned *M1, Restricted Industrial* and *R4, Multi-Family Residential*. The best use for those industrial zoned parcels would be an office/research facility or business park. The rezoning of the subject properties to *R4, Multi-Family Residential* would be more likely to benefit these adjoining properties owners than the current *M2, General Industrial* zoning. *R4, Multi-Family Residential* allows for the full range of housing types and is well-matched with the variety of housing types in the general area, including apartments, townhomes and single-family detached dwellings.

Mr. Blizzard concluded that staff recommends approval of the request to rezone the *Dublin Farms, LLC* properties from *M2, General Industrial* to *R4, Multi-Family Residential*.

**Public Comments:**

Tim Holcombe, 205 Waltonbend Road, asked for the estimate of the number of units and the completion date of the project. Mr. Mullins answered him that there would be a maximum of 250 units and that apartment complexes are generally a two year process from start to finish, so roughly 36-48 months until total completion.

**Commission Comments:**

Mr. Wesson asked for ingress/egress easement clarification. Mr. Mullins answered that the easement belongs to *Dublin Farms* for their own access and that they no longer need the easement.

**Motion:**

Mr. Brooks moved to recommend City Council to rezone *Dublin Farms* property located south of *Palmer Road* and east of *Palmer Park* from *M-2, General Industrial* to *R-4, Multi-Family Residential*. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	-----

Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

Public hearing 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*.

**Applicant Comments:**

Keith shields presented the rezoning request on behalf of his parents.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant is requesting that *Lot 2, Collinwood Estates, Phase VIII* be rezoned from *AG, Agriculture* and *R2, Medium Density Residential* to *R3A, Single-Family Detached Residential*.

The subject property is part of *Collinwood Estates Subdivision*, which is located east of Balch Road and south of Gillespie Road. The subject property is located south of Meadowglade Lane and east of Clover Ridge Lane.

The subject property is identified as *Lot 2, Collinwood Estates, Phase VIII* approved in January of 2010. The certified plat consolidated a 1.97 acre tract of land recorded in *Collinwood Estates, Phase VII* with a 1.83 tract of land adjoining the east boundary of the subdivision. The new 3.80 acre tract became *Lot 2 of Collinwood Estates, Phase VIII* and the subject property.

The subject property is divided by two zoning districts: *R2, Medium Density Residential* and *AG, Agriculture*. The reason is because the 1.97 acre tract in *Collinwood Estates, Phase VII* was zoned *R2, Medium Density Residential* and the 1.83 acre property was zoned *AG, Agriculture* when they were consolidated into *Lot 2, Collinwood Estates, Phase VIII*. The applicant did not petition for rezoning at the time the certified plat was recorded and the property has remained split between the two zoned districts.

The adjoining properties to the north are zoned *R3A, Single-Family Detached Residential*. These properties are part of *Collinwood Estates, Phase VI*. The adjoining properties to the east are zoned *R3, High Density Residential* and part of *Collinwood Estates, Phase IV*. The adjoining property to the south is zoned *AG, Agriculture*. Much of this property is owned by the City of Madison and designated a park and open space. *Madison Utilities* owns a portion of the property centrally located inside the property owned by the City of Madison. This parcel is the location of the *Betts Spring* and a *Madison Utilities Water Treatment Facility*. The property to the west is zoned *R2, Medium Density Residential* and is part of *Collinwood Estates, Phase VII*. *Collinwood Estates* in almost completely built out with single-family detached dwellings.

Mr. Blizzard added that the subject property is not located in or near any key development area nor will the requested zoning have an affect on the goals and objectives of the Growth Plan. Also, the subject property is located near the City property at *Betts Springs*. However, the requested zoning change will not have an impact on any plans for this city-owned property.

Mr. Blizzard concluded that staff recommends approval of the requested zoning amendment of *Lot 2, Collinwood Estates, Phase VIII* from *AG, Agriculture* and *R2, Medium Density Residential* to *R3A, Single-Family Detached Residential*.

**Public Comments:**

Debbie Heckler, backdoor neighbor of the property, expressed her concerns about traffic congestion issues on Gillespie Road. She stated that turning out of her subdivision is already a problem and that added residential may multiply the problem. She also expressed concerns in regards to drainage. Chairman Bianca assured her that items that get approved are intended to help, not harm, drainage issues.

Mike Phillips, Clover Ridge Drive, also expressed concerns with traffic issues. He added that the woods behind his property was a main selling point when he bought his house. Phillips is also concerned about property values and if a demand for residential housing currently exists. Councilman Potter stated that the woods behind his property belong to the owner requesting the rezoning and that the issue at hand is simply requesting rezoning of the property, determining what is to be built there is ultimately up to the property owner. Mrs. Amy Sturdivant, Planning Director, also added that the Planning Commission is a recommending body and that the City Council is the final approving body.

**Commission Comments:**

There were no further comments from the Commission.

**Motion:**

Mr. Bates moved to recommend City Council to rezone 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*. Mrs. McCollum seconded the motion.

**Final Vote:**

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

**Motion Carried**

A public hearing to consider William and Shannon Carothers, Mark W. Achenbach, Richard Samuel and Martha Petri, and Thomas D. and Janis L. Bedingfield's request to zone property located at Lot 55, 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.

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicants are requesting the following lots be zoned *R1A, Low Density Residential*. This request is in conjunction with a petition to annex. The lots are as follows: *Lot 55, Morris Estates, Addition 4; Lot 60, Morris Estates, Addition 2; Lot 66, Morris Estates, Addition 4; and Lot 67, Morris Estates, Addition 4.*

The subject properties are within *Morris Estates Subdivision*, which is located north of Powell Road and west of Burgreen Road. *Lot 55 of Morris Estates, Addition 4* is located north of Rail Drive and west of Cardinal Drive. *Lot 60 of Morris Estates, Addition 2* is located at the northeast intersection of Cardinal Drive and Powell Road. *Lot 66 of Morris Estates, Addition 4* is located north of Rail Drive and east of Cardinal Drive. *Lot 67 of Morris Estates, Addition 4* is located north of Rail Drive and east of Cardinal Drive.

All the adjoining properties zoned *R1A, Low Density Residential* or within unincorporated Limestone County are lots within *Morris Estates Subdivision*. The adjoining property to the east of *Lots 66 and 67* and zoned *R3A, Single-Family Detached Residential* is the location of *Burgreen Place Subdivision*. The property adjoining the south side of *Lot 60* and zoned *R3A, Single-Family Detached Residential* is part of *Greenbrier Woods Subdivision*.

Mr. Blizzard concluded that staff recommends approval of the requested zoning amendment to zone *Lots 55, 60, 66 and 67 of Morris Estates Subdivision* to *R1A, Low Density Residential District* upon annexation.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Cowles moved to recommend City Council zone Lot 55, 60, 66, and 67 of Morris Estates as *R-1A, Low Density Residential* in conjunction with being annexed into the City of Madison. Mr. Bates seconded the motion.

**Subdivision Plats**

**Greenbrier Hills– Certified Plat**

Location: Generally south/east of Hardiman Road

Representative: 4-Site, Inc.

Applicant/Owner: Madison Land Resources

Tracts: 5

Acreage: 89.07

**Applicant Comments:**

David Hall presented the request on behalf of Madison Land Resources.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant is requesting certified plat approval to consolidate the long northern portion of *Tract 5* of Greenbrier Hills into *Tracts 2 & 3*. Since *Tract 2 & 3* are

currently owned by *Madison Land Resources*. *Tract 5* is owned by the *Atkinson Family*. The preliminary plat and construction plans for *Greenbrier Hills, Phase 1* has been approved for this area and consolidation of this strip of land into *Tract 2 & 3* allows *Madison Land Resources* to acquire all the lands that will be platted as *Greenbrier Hills Phase 1*.

The applicant is proposing a temporary forty-foot ingress/egress easement that will provide access from Hardiman Road to *Tract 5*. The ingress/egress easement is in the same location of a street that will be constructed with *Greenbrier Hills, Phase 1*. *Tract 5* is utilized for crop production and the only vehicles needing access are farm equipment.

Mr. Blizzard concluded that staff and the Technical Review Committee recommend approval of the certified plat for Greenbrier Hills Subdivision.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Mr. Wesson asked if the utility & drainage easement had previously been moved along the road. David Hall answered that was a gas easement and that the utility & drainage easement will remain where it is located.

**Motion:**

Mr. Ryder moved to approve Greenbrier Hills Certified Plat. Mr. Bates seconded the motion.

**Final Vote:**

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

**Motion Carried**

**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

**Applicant Comments:**

Jeff Mullins presented the request on behalf of Smart Living.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant is requesting several amendments to the approved layout for *Nature's Trail Subdivision*.

The subject property is located north of Powell Road and west of Segers Road. The Planning Commission approved the adopted layout for *Nature's Trail Subdivision* in September of 2014.

The subject property is zoned *R3A, Single-Family Detached Residential*. The property was rezoned from *AG, Agriculture* to *R3A, Single-Family Detached Residential* in June of 2013. The property was annexed in March of 2008. The adjoining property to the north is the location of *The Village at Oakland Springs*, which is a traditional neighborhood development. The preliminary plat was approved for Phase 1 at the April 2015 meeting of the Planning Commission. The adjoining properties to the east and south that are within the City of Madison are zoned *AG, Agriculture*. The majority of adjoining land to the east and south are within unincorporated Limestone County. All these properties are used as farmhouses and farmland. The property to the west is zoned *R3A, Single-Family Detached Residential*. This property is occupied by a rural farmhouse and the majority of this tract is overlaid by *Special Flood Hazard Area AE*.

The first amendment is the addition of forty (40) lots, increasing the number from 74 lots to 114 lots in the general area circled in yellow. The overall number of lots will increase from 122 lots to 162 lots. The overall density of the subdivision with the additional lots would be medium density.

The second amendment involves the streets system being changed from more curved streets to a more traditional rectangle grid pattern.

The third amendment is the elimination of the park dedication. The park dedication was included because the *Parks and Recreation Master Plan* proposed a city park in the general location of the proposed park in *Nature's Trail Subdivision*. At that time, the *Subdivision Regulations* were scheduled to be amended with new regulations for park dedication that would match the goals provided in the *Parks and Recreation Master Plan*. However, there was much opposition from the local homebuilders and the Homebuilders Association for those revisions so the Planning Department indefinitely paused that effort and did not proceed on regulations to implement the *Parks and Recreation Master Plan* that would result in centrally located, larger neighborhood parks that would serve several subdivisions. That said, this location in *Nature's Trail* is ideal for the start of a neighborhood park in this area as it is centrally located within the area bounded by Huntsville-Brown's Ferry Road, Bowers Road, Powell Road and Morris Drive. Under the current subdivision regulations, the private recreation proposed for the subdivision satisfies the parks and recreation requirements.

Mr. Blizzard concluded that staff and the Technical Review Committee recommend approval of the layout amendments to *Nature's Trail Subdivision*.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mrs. McCollum moved to approve Nature's Trail Layout Amendment subject to the following contingencies:

**Engineering Department Contingencies:**

1. The floodway boundary does not end at the west boundary of Cole property.

Mr. Bates seconded the motion.

**Final Vote:**

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

**Motion Carried**

**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

**Applicant Comments:**

Jeff Mullins presented the request on behalf of Smart Living.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant is requesting approval of the preliminary plat for *Nature's Trail Subdivision, Phase 1*. The smallest lot has an area of 13,123 square feet. The approval of Phase I will not be subject to the amendments to the layout, also submitted for the May 21<sup>st</sup> Planning Commission meeting. None of the amendments will affect the lots or street alignment submitted for preliminary plat approval.

Mr. Blizzard concluded that staff, and the Technical Review Committee recommend approval of the layout amendments to *Nature's Trail Subdivision*, with the contingencies noted in the staff report.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Bates moved to approve Nature's Trail Layout Amendment subject to the following contingencies:

**Planning Department Contingencies**

1. Signatures:
  - 1) Phone
  - 2) Cable
  - 3) Athens Utilities
  - 4) North Alabama Gas
  - 5) Limestone County Sewer & Water Authority

**Engineering Department Contingencies**

1. The closure report does not match legal description and map
2. The area west of the subdivision is being filled by Breland. Need to re-grade and provide ditch on west boundary

Mr. Ryder seconded the motion.

**Final Vote:**

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

**Motion Carried**

**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 & Marcia Coefer Sparks

Lots: 7

Acreage: 20.23

**Applicant Comments:**

Jeff Mullins presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant is requesting final plat approval for *Joann Couch Estates, Phase I*. The purpose of this plat is to divide the subject property into seven (7) lots and to dedicate right-of-ways, easements and other public improvements.

The construction plans for public improvements were not approved in the normal procedure with a preliminary plat and construction plans, but instead approved with the site plan and construction plans.

The reason is because the public improvements and private site improvements will be constructed at the sometime and represent a unified development plan. A similar type development method was used for the construction of the *Village Shoppes at Madison*.

In April of 2014 the Planning Commission approved the certified plat for *JoAnn Couch Estates*. The subdivision divided the 35 acre tract into two (2) separate lots. Lot 2 has an area of 17.50 acres and has been purchased by the *Madison City School System*. Lot 1 has an area of 19.35 acres and makes up the principle property of the three subject properties. The two (2) remaining subject properties have an area of 0.88 acres and each is currently occupied by a single-family detached dwelling.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Councilman Potter asked about the right of way along Browns Ferry Road. Amy Sturdivant answered that the developer will build Coeffer Boulevard on the school property that was dedicated.

**Motion:**

Mr. Brooks moved to approve JoAnn Couch Estates, Phase 1 Final Plat subject to the following contingencies:

**Planning Department Contingencies**

1. Signatures:
  - 1) Dedication
  - 2) Mortgage Holder
  - 3) Notaries Acknowledgment
  - 4) Huntsville Utilities
  - 5) North Alabama Gas

**Engineering Department Contingencies**

1. Submit a closure report

Mr. Bates Seconded the motion.

**Final Vote:**

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

**Motion Carried**

**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

**Applicant Comments:**

David Hall, 4-Site Inc. presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant is requesting final plat approval for *Greenbrier Woods, Phase IV-A*. The smallest lots will be 12,090 square feet. The preliminary plat for *Phase IV* approved the development of thirty-seven (37) lots and one (1) tract. The applicant is choosing to final fourteen (14) of those lots at this time.

The subject property is located east of Green Creek Drive and south of Powell Road. It is zoned *R3A, Single-Family Detached Residential*.

Mr. Blizzard concluded that staff and the Technical Review Committee, recommend approval of the final plat for *Greenbrier Woods, Phase IV-A*, given the contingencies noted in the staff report.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Councilman Potter moved to approve Greenbrier Woods Phase 4A, Final Plat subject to the following contingencies:

**Planning Department Contingencies**

1. Signatures:
  - A) Dedication
  - B) Mortgage Holder
  - C) Notaries Acknowledgment
  - D) Athens Utilities
  - E) North Alabama Gas
  - F) Limestone County Water & Sewer

**Engineering Department Contingencies**

1. Submit a closure report
2. Submit performance bonds

Mr. Ryder seconded the motion.

**Final Vote:**

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

**Motion Carried**

**Public Hearing Closed**

**Site Plan Approval**

**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

**Applicant Comments:**

Russell Smith, Landmark Engineering presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant is requesting site plan approval to construct a 15,269.07 square foot funeral home and crematorium. The facility will provide off-street parking for 202 vehicles. The subject property is located west of Hughes Road, east of Lanier Road and north of Madison Boulevard.

The subject property is zoned *B3, General Business*. There two properties adjoining the north boundary of the subject property zoned *B3, General Business*. The property along the northeastern part of the north property line is *Crestwood Imaging Center* and the property along the northwest part of the north boundary is *Madison Surgery Center*. There are three (3) adjoining properties to the east, which are located on the east side of Hughes Road. They include the offices of the *Alabama Association of General Contractors*, *Phillips 66 Convenience Store* and *First Commercial Bank*. The properties to the south are zoned *B3, General Business* and are undeveloped. The adjoining property to the west, located on the west side of Lanier Road, is zoned *M1, Restricted Industrial*. This property is the location of the *Planter's Warehouse*, which includes Blue Pants Brewery.

He also added that the subject property is overlaid by three different flood zone designations. The majority of the property is overlaid by *Special Flood Hazard Area AE*, which is inside the 100 year flood. Construction in this flood zone must be compliant with the City of Madison's *Flood Prevention Ordinance*. The remaining portion of the property is designated (*Shaded X Zone*) which is inside the 500 year flood and (*X Zone*), which is outside the 500 year flood. No special construction methods are required in these flood zones.

Mr. Blizzard concluded that staff and the Technical Review Committee, recommend approval of the site plan for Legacy Funeral Home, given the contingencies noted in the staff report.

**Commission Comments:**

Mrs. McCollum asked if there was currently another crematorium in town. Councilman Potter answered that there is currently not a crematorium located in Madison.

**Motion:**

Mr. Bates moved to approve Legacy Funeral Home Site Plan subject to the following contingencies:

**Planning Department Contingencies**

1. Outdoor light fixtures must be completely shielded

**Engineering Department Contingencies**

- 1) Delete General Note 1 on Sheet 6: "A construction will be required from the City of Madison Engineering Division before construction begins"
- 2) General Note 19 must be replaced with the following note: "The City of Madison Construction Specifications Manual for Public Improvements latest edition and any revision thereof, are hereby made a part of these plans"
- 3) General Note 21 contains a misspelled word

Mr. Cowles seconded the motion.

**Final Vote:**

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

**Motion Carried**

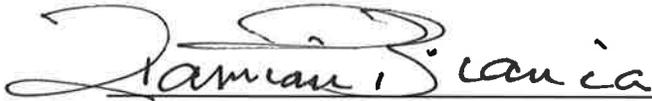
**NEW BUSINESS**

Chairman Bianca mentioned if training was needed for Commission members. Mrs. Sturdivant answered him that training is provided every other year.

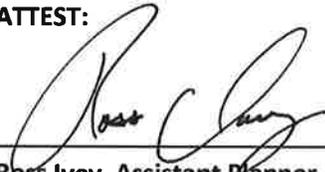
**ADJOURNMENT**

Chairman Bianca adjourned the meeting at 6:18 p.m.

**Minutes Approved**

  
\_\_\_\_\_  
Damian Bianca, Chairman

ATTEST:

  
\_\_\_\_\_  
Ross Ivey, Assistant Planner and Recording Secretary