



## **PLANNING COMMISSION**

### **CITY OF MADISON, ALABAMA MINUTES OF THE JULY 16, 2009 REGULAR MEETING**

Meeting was called to order at 5:30 p.m. by Vice Chairman Stephen Brooks

#### **ROLL CALL**

##### **Planning Commission Board Members**

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

#### **PLANNING STAFF PRESENT**

ROBERT ATALLO, AICP, CFM, DIRECTOR, DEPARTMENT OF PLANNING AND BUILDING; JOHNNY BLIZZARD, AICP, CFM, CHIEF PLANNER; GARY CHYNOWETH P.E., CITY ENGINEER; KEITH CONVILLE, ENGINEERING TECHNICIAN; JOHN WILMER, ESQUIRE, CONSULTING CITY ATTORNEY; GINA ROMINE, CFM, PLANNER I AND PLANNING COMMISSION SECRETARY AND SHERRI BLAIR, CFM, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

#### **REGISTERED PUBLIC ATTENDEES**

Percell Sykes; Tom Morgan; Mary Morgan; Diane B. White; David Hoos; Ricky Robinson; Jeremy Dressler; Todd Orf; Stella Orf; Cynthia Dressler; W. C. Fuller; Larry Burkman; Julie Burkman; Keith Hampton; Claudia Shar.

#### **MINUTES APPROVAL**

##### **June 18, 2009 Minutes of Regular Meeting**

**Motion:** Mrs. McCollum moved to approve the minutes of the June 18, 2009 regular meeting as written. Mr. Bates seconded.

##### **Final Vote:**

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

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

**Motion carried.**

**PUBLIC COMMENTS**

Vice Chairman Brooks opens the floor to public comment. W. C. Fuller, 101 Arden Circle requested the status of the comprehensive plan. Mr. Ryder stated the mayor is supportive of the work done but that considerable time will be needed to complete. There being no public comment, Vice Chairman Brooks closes the floor.

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

- 1) The City of Madison’s Planning Commission held a public hearing to consider Armando Sanchez’s request to amend the allowed land use for property located east of Wall Triana Highway, south of Chestnut Drive and Walnut Street from RL, Low Density Residential to C, Commercial.

**Staff Report:** Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date recommends the proposed amendment with the stipulation that the zoning be B-1 and the land use designation CN. Staff’s opinion is that the setback requirements for B-1 are better suited for smaller lots. The property owner agreed to this stipulation.

**Developer Comments:** No comment

**Public Comments:** No comment

**Board Comments:** Mr. Ryder agreed B-1 is better since the lot is small. He also questioned the owner’s intended use. Mr. Blizzard stated the intent is currently unknown. Mr. Bates and Mr. Brooks, on behalf of Chairman Brown questioned staff regarding buffering requirements. Mr. Blizzard stated the required buffer must be 80% opaque within one year. Existing trees can be left or replaced. He added that more buffering can be required at the time of site plan review when owner presents intended purpose.

**Motion:** Mr. Potter moved to approve the requested land use change with comments. Mr. Ryder seconded.

**Final Vote:**

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

**Motion carried.**

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

- 2) The City of Madison's Planning Commission will hold a public hearing to consider Armando Sanchez's request to rezone land located east of Wall Triana Highway, south of Chestnut Drive and Walnut Street from R-1A, Low Density Residential to B-2, Community Commercial.

**Staff Report:** Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date recommends that a B-1, Neighborhood Commercial District would be more appropriate for this location.

**Developer Comments:** No comment

**Public Comments:** Tom Morgan, 108 Gooch Lane, expressed concerns about B-1 uses. Mr. Blizzard explained what B-1 allows.

**Board Comments:** Mrs. McCollum stated that daily operating businesses without high traffic flow would be allowed. Mr. Ryder questioned whether restrictions can be imposed at site plan review. Mr. Blizzard stated they cannot. He further stated that a 20' landscape buffer must be 80% opaque within one year at eye level.

**Motion:** Mrs. McCollum moved to approve the requested revision to the zoning ordinance for B-1 zoning as presented by Staff. Mr. Potter seconded.

**Final Vote:**

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

**Motion carried.**

**CERTIFIED PLATS**

- 3) Champlon Subdivision, Phase 2

Location: east of Hughes Road and north of Thomas Drive  
Representative: JW Kennedy Land Surveyor  
Owner: City of Madison  
Lots: 1  
Acreage: 1.02 acres, more or less

**Staff Report:** Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date all comments have been satisfied. He further stated that the new fire station was not on the agenda for rezoning because it would be allowed as a special exception.

**Developer Comments:** No comment

**Public Comments:** Larry Burkman expressed drainage concerns. Staff explained runoff requirements.

**Board Comments:** Mrs. McCollum explained what is allowed when a lot is developed.

**Motion:** Mr. Grounds moved to approve the certified plat of Champlon Subdivision, Phase 2. Mr. Bates seconded.

**Final Vote:**

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

**Motion carried.**

**PRELIMINARY PLATS**

4) West Haven Subdivision, Phase 2

Location: west of Burgreen Road, ½ mile north of Huntsville Brown’s Ferry Road, east of Henderson Lane, ½ mile south of Highway 72  
Representative: Goodwyn, Mills and Cawood, Inc.  
Owner: Ricky Robinson  
Lots: 143  
Acreage: 59.13 acres, more or less

**Staff Report:** Johnny Blizzard stated the Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied. He read and explained the following comments:

Planning comments:

1. Closure tape
2. Many of the Certificates on the Cover page reference Madison County
3. Signature-Madison Utilities
4. Correct common area labels, there are two common area I’s listed

Engineering comments:

1. Gutter spread for inlet spacing
2. Show all intersecting road stations

**Developer Comments:** No comment

**Public Comments:** Todd Orf, 29143 Henderson Circle questioned what would be built and lot sizes. Johnny Blizzard explained that the proposed lots are larger than required for the zoning district. Jeremy Dressler, 29199 Henderson Circle asked for status of roads going to Henderson Lane and Highway 72. Gary Chynoweth stated that he met with the State Highway Department and is in the process of arranging a Limestone County/Madison City combined effort to repair.

**Board Comments:** No comment

**Motion:** Mr. Ryder moved to approve the preliminary plat of West Haven, Phase 2 with the satisfaction of staff comments. Mr. Bates seconded.

**Final Vote:**

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

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

**Motion carried.**

**OTHER BUSINESS**

There being no other business for discussion Vice Chairman Brooks closed the floor to other business.

**ADJOURNMENT**

With no additional business to discuss Vice Chairman Brooks adjourned the meeting at 6:18 p.m.

**Minutes Approved,**

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

**ATTEST:**  
  
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**Sherri Blair, CFM, Zoning Administrator  
Recording Secretary**