



Planning Commission Agenda
January 15, 2009

Planning Commission Board Members

Chairman, Charlie Brown C.A.P.Z.O

Vice-Chairman, Stephen Brooks
Cynthia McCollum
Damien Bianca
Cameron Grounds

City Council Member, Tim Cowles
Steven Ryder
Lewie L. Bates, III
Michael Potter

Staff

Robert A. Atallo, AICP, CFM, Director, Planning & Building; 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, Planning Commission Secretary and Planner I and Sherri Blair, Zoning Administrator and Recording Secretary.

The Planning Commission welcomes you to the meeting.
Thursday, January 15, 2009, 5:30 p.m.

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

About the meeting:

After approval of the minutes, the Chairperson of the Planning Commission will ask for business from the floor beginning with public comments. If you wish to discuss an item which is not listed on the agenda, you should address the commission at this time. Please list comments to three minutes.

Next, the Planning Commission will discuss each item on the agenda. For the items that are public hearings the Planning Commission will normally follow the procedure listed below:

1. Public hearing opened
2. Staff comments
3. Comments from the applicant
4. Public comments
5. Public hearing closed
6. Planning Commission discussion and vote
- I. Roll Call – Planning Commission Board Members

- II. Minutes Approval – December 18, 2009
- III. Public Comments – Floor open for public comments unrelated to agenda items
- IV. Public Hearings – Related to developments/subdivisions/special use petitions

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 J.C. Roadrunner, Inc.'s request to amend the allowed land use for property located west of Landers Road, and north and east of Brown's Ferry Road from RL, Low Density Residential to RHS, High Density Residential Single-Family – request consists of 4.73 acres

Staff Report

- 2) 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 AT THE REQUEST OF THE APPLICANT TO THE FEBRUARY 19, 2009 MEETING

Requested revision to the City of Madison's
Zoning Ordinance

- 3) The City of Madison's Planning Commission will hold a public hearing to consider J.C. Roadrunner, Inc.'s request to rezone land located west of Landers Road, and north and east of Brown's Ferry Road from AG, Agricultural to R-3A, Single-Family Detached Residential District – request consists of 4.73 acres

Staff Report

- 4) 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 AT THE REQUEST OF THE APPLICANT TO THE FEBRUARY 19, 2009 MEETING

- 5) The City of Madison's Planning Commission will hold a public hearing to consider Huntsville Enterprises request to rezone land located south of Henderson Circle, west of Old Overton Road and east of Henderson Lane from AG, Agricultural to R-3A, Single-Family Detached Residential District – request consists of 57.81 acres

Staff Report

- 6) The City of Madison's Planning Commission will hold a public hearing to consider Huntsville Enterprises request to rezone land located south of Henderson Circle, west of Old Overton Road and east of Henderson Lane from AG, Agricultural to RZ, Zero Lot Line Residential District – request consists of 22.54 acres

Staff Report

Layout Plats

7) Greenbrier Woods - *Tabled at 12-18-08 meeting*

Location: south of Powell Road, 0.5 miles west of Burgreen Road

Representative: Nash Engineering, LLC

Owner: Walden Land Company

Lots: 166

Acreage: 69.67 acres, more or less

Staff Report

Preliminary Plats

8) Chelsea Park

Location: east side of Balch Road approximately ¼ mile north of Brown's Ferry Road and north of Foxfield Subdivision

Representative: Nash Engineering, LLC

Owner: Focus Investments, LLC

Lots: 25

Acreage: 24.7 acres, more or less

Staff Report

9) Ashbury Subdivision, Phase 2 - **PULLED FROM AGENDA**

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

Certified Plats

10) Springs at Madison – a resubdivision of Lot 4

Location: east of County Line Road and north of Palmer Road

Representative: Johnson & Associates

Owner: Continental 237 Fund, LLC

Lots: 4

Acreage: 33.55 acres, more or less

Staff Report

V. Site Plans - Proposed major developments

1) The Springs at Madison

Location: east of County Line Road and north of Palmer Road

Representative: Johnson & Associates

Owner: Continental 237 Fund, LLC

Staff Report

2) Millstone Subdivision, Phase 1 – Clubhouse and Pool

Location: north of Mill Road, south of Brown's Ferry Road, east of Mose Chapel Road and west of Bibb Drive

Representative: Smith Engineering

Owner: Milltrace Run, LLC

Staff Report

3) Doctor O'Neill's Office

Location: located on the south side of the end of Spenryn Drive – 104 Spenryn Drive

Representative: Goodwyn, Mills and Cawood, Inc.

Owner: Dr. Patrick J. O'Neill

Staff Report

4) Hemsi at Madison Station

Location: 8375 Highway 72 West

Representative: Goodwyn, Mills and Cawood, Inc.

Owner: John Howell

Staff Report

VI. Other Business

1) Election of Officers

VII. Adjournment