



Planning Commission
2016 Regular Meeting Agenda
Thursday, October 20, 2016
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 Troy Wesson, CAPZO
Cynthia McCollum, CAPZO
Lewie L. Bates, CAPZO
Stephen Brooks, CAPZO

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

City Staff

Mary Beth Broeren, A.I.C.P, Director of Planning; 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; Megan Zingarelli, Assistant City Attorney

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 – Approval of Minutes for September 13, 2016 Regular Meeting**
- V. Public Comments**
- VI. Public Hearings**

Each vote taken on Zoning Ordinance Amendments and Zoning Map Amendments by the Planning Commission is a recommendation only. The final decision will be made by the City Council, after they hold another public hearing, at a future City Council meeting. To

follow the amendment schedule, please visit www.madisonal.gov, click Your Government, then Public Hearing Announcements.

Zoning Map Amendments

1. Zoning Map Amendment to rezone 58.85 acres from AG (Agriculture District) to R2 (Medium Density Residential District), an amendment to the original request of R3A (Single-Family Detached Residential District).
(Tabled at the August 25, 2016 Planning Commission Meeting)
Location: Southeast of Hardiman Road and east of Ashbury and Oxford Subdivisions)
Applicant: Philimond S. Smith
Property Owner: John Paul Atkinson
[Staff Report](#)
[Original Staff Report \(August 25, 2016\)](#)
[Original Concept Plan](#)
[Revised Concept Plan](#)
2. Zoning Map Amendment to rezone 2.01 acres from R1B (Low Density Residential District) and R2 (Medium Density Residential District) to B2 (Community Business District).
Location: Northeast corner of Shelton Road and Old Madison Pike
Applicant/Owner: Colonnade Communities
[Staff Report](#)

Subdivisions

3. [Crown Pointe Subdivision](#)
Layout Amendment to add eight additional lots and modify the street configuration
Location: East of Balch Road and north of Gillespie Road. The specific area of the layout to be amended is east of Elmswell Court and south of West Highlands Subdivision.
Applicant/Owner: Jeff Benton Homes
[Staff Report](#)
4. [Crown Pointe, Phase VIII](#)
Preliminary Plat for 34 lots
Location: East of Balch Road and north of Gillespie Road. The specific area of the layout to be amended is east of Elmswell Court and south of West Highlands Subdivision.
Applicant/Owner: Jeff Benton Homes
[Staff Report](#)
5. [Clift Acres, 2nd Addition](#)
Certified Plat to consolidate 4 lots into 1 lot
Location: 400 Carter Drive, 402 Carter Drive, 404 Carter Drive Circle & 137 Hughes Road (East of Hughes Road and north of Portal Lane)

Applicant/Owner: Mary Margaret Long, Sharon Carmichael and Darrell Carmichael
[Staff Report](#)

6. [Hospital Park, Phase 3](#)

Certified Plat for 3 lots

Location: East of Balch Road and south of U.S. Highway 72

Applicant/Owner: Wesley Moffet, James Durham, Doris Jeanette Johnson Whatley

[Staff Report](#)

7. [Shelton Hill Subdivision](#)

Certified Plat for 3 lots

Location: 8006 Old Madison Pike (Northeast corner of Shelton Road and Old Madison Pike)

Applicant/Owner: Miller Properties Inc. and Colonnade Communities

[Staff Report](#)

Zoning Ordinance Amendments

8. Zoning Ordinance Amendment to amend Section 4-6A-1, Table 1, Permitted Uses in Commercial & Medical Districts & amend Section 4-6A-4, Standards for Approval of Conditional Uses, Subsection 14, Health Clubs

Applicant: City of Madison

[Staff Report](#)

Subdivision Regulations Amendments

9. Subdivision Regulation Amendment to amend Section 5-3-9 of the Subdivision Regulations

Applicant: City of Madison

[Staff Report](#)

(Public Hearing Closed)

10. [The Palladian @ Promenade](#)

Site Plan for 57 duplexes with 114 dwellings

Location: North of U.S. Highway 72 and west of Hughes Road

Applicant/Owner: Tommy Ward

[Staff Report](#)

VII. New Business

11. Resolution Recognizing Service

VIII. Adjournment