

## Agenda Planning Commission

Thursday, July 20, 2017

5:30 p.m.

Council Chambers

### Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Stephen Brooks, CAPZO

Lewie L. Bates, CAPZO

Tim Cowles, CAPZO

Cameron Grounds, CAPZO

Councilmember John Seifert, CAPZO

Cynthia McCollum, CAPZO

Mike Potter, CAPZO

Steven Ryder, CAPZO

*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 June 15, 2017 Regular Meeting
- V. Public Comments
- VI. Public Hearings

### Annexations

1. **Annexation** (ANN 2017-001) to annex 0.91 acres into the City of Madison, Alabama  
**Location:** 7709 U.S. Highway 72 (Southwest corner of U.S. Highway 72 and Rainbow Circle)  
**Applicant/Owner:** LS Madison Station, LLC  
[Staff Report](#)

### Zoning Map Amendment

2. **Zoning Map Amendment** (ZMA 2017-006) to zone 0.91 acres to B3 (General Business District) upon annexation  
**Location:** 7709 U.S. Highway 72 (Southwest corner of U.S. Highway 72 and Rainbow Circle)  
**Applicant/Owner:** LS Madison Station, LLC  
[Staff Report](#)

## Subdivisions

3. [Willow Creek Subdivision \(LP 2017-006\)](#)  
**Layout Amendment for 5 lots on 5.54 acres**  
**Location:** South of Browns Ferry Road, West of Shiloh Creek Drive  
**Applicant/Owner:** Focus Investment, LLC  
[Staff Report](#)
4. [Greenbrier Hills Subdivision \(LP 2017-005\)](#)  
**Layout Amendment for 256 lots on 89.01 acres**  
**Location:** East of Faulkner Road, off of Hardiman Road  
**Applicant/Owner:** Madison Land Resources, Inc.  
[Staff Report](#)
5. [Greenbrier Hills, Phase 2 \(PP 2017-005\)](#)  
**Preliminary Plat for 52 lots on 15.04 acres**  
**Location:** North of Tubman Drive, East of Faulkner Road, off of Hardiman Road  
**Applicant/Owner:** Madison Land Resources, Inc.  
[Staff Report](#)
6. [Hilltop Ridge, Phase 2 \(FP 2017-007\)](#)  
**Final Plat for 32 lots on 12.94 acres**  
**Location:** South of Hilltop Ridge Road, West of Burgreen Road  
**Applicant/Owner:** Community Developers, LLC  
[Staff Report](#)
7. [Moore's Creek, Phase 4 \(FP 2017-008\)](#)  
(Formally Piney Creek, Phase 2)  
**Final Plat for 29 lots on 15.25 acres**  
**Location:** South of Powell Road, East of Bowers Road  
**Applicant/Owner:** Smart Living, LLC  
[Staff Report](#)
8. [Rainbow Gap, 6<sup>th</sup> Addition \(CP 2017-009\)](#)  
**Certified Plat for 1 lots on 0.47 acres**  
**Location:** North of Eastview Road, East of Scenic Drive  
**Applicant/Owner:** Belle Mina Land Company, LLC  
[Staff Report](#)

(Public Hearing Closed)

## VII. Site Plans

9. [Madison Crossing \(SP 2017-019\)](#)  
**Site Plan for 153 unit senior housing facility on 14.65 acres**  
**Location:** 11260 County Line Road (South of Cambridge Subdivision, West of County Line Road)  
**Applicant/Owner:** Phoenix at Madison, LLC  
[Staff Report](#)

- VIII. Location, Character, Extent - None**
- IX. New Business**
- X. Adjournment**