



**Planning Commission
Minutes of the June 15, 2017 Regular Meeting**

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

ATTENDEES

PLANNING COMMISSION MEMBERS

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Present
Michael Potter, CAPZO	Present
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Lewie L. Bates, CAPZO	Present
Stephen Brooks, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Gary Chynoweth P.E., Director of Engineering; Mary Beth Broeren, Director of Planning and Economic Development; Johnny Blizzard, Senior Planner; Megan Zingarelli, Acting City Attorney

REGISTERED PUBLIC ATTENDEES

Joey Ceci, Shelbi Thompson, Ben Thompson, Gary Gray, Donnie Jones, Arthur Spencer, Marissa Oehler, Brue Crane, John Harris, Daniel Feld, John Emich, Tim Rich, Terri Johnson, Robert Bond, Brian Shirley, Brian Gilbreth, Nancy Satterfield, Walter Cawford, Sandra McCully, Steve McCully, D. Peebles, Wayne Blaxton, Chuck Thrash

ACCEPTANCE OF THE AGENDA

Chair Wesson indicated that the applicant wanted to address continuing item 1. Joey Ceci, representing the applicant, stated that they are evaluating reconfiguring the area proposed for B-3 zoning based on development interest and requested a continuance. The Commission discussion re-notification procedures. The agenda was accepted.

APPROVAL OF THE MINUTES

Mr. Bates moved to approve the minutes of the May 18, 2017 Regular Meeting. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Abstain
Tim Cowles	Aye

Motion Carried

PUBLIC COMMENTS

Diane Bond thanked Mr. Breland and his representatives for promising to build a substantial berm at the entrance to Town Madison off Zierdt Rd. and the drainage improvements. She requested that Hollies be planted in the berm. She further discussed the drainage improvements with regard to pipe size and a retention pond. Gary Chynoweth provided information about the timing of the drainage improvements and installation of a box culvert in late Summer/Fall.

PUBLIC HEARINGS

Subdivisions

- Zoning Map Amendment (ZMA 2017-005)** to change the zoning of 13.92 acres from AG (Agriculture District) & M1 (Restricted Industrial District) to B3 (General Business District)
Location: South of Madison Boulevard & Interstate 565, West of Zierdt Road
Applicant/Owner: Old Town Investments, LLC

Based on the applicant's earlier comments, Chair Wesson summarized the intent to continue this item with re-notification.

Motion:

Mr. Brooks motioned to continue Zoning Map Amendment 2017-005 to a date uncertain with re-notification of the public hearing. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye

Stephen Brooks
 Tim Cowles
Motion Carried

Aye
 Aye

2. Burgreen Place, Phase 2 (PP 2017-004)

Preliminary Plat for 18 lots on 6.71 acres

Location: North of Huntsville-Browns Ferry Road, West of Burgreen Road

Applicant/Owner: Wright Homes, LLC

Applicant Comments:

None.

Staff Comments:

Mr. Blizzard presented the staff report. The subject property is located north of Huntsville-Browns Ferry Road and west of Burgreen Road and is zoned R3A. This is a request for re-approval of an expired preliminary plat for 18 lots on 6.71 acres. There are no changes to the proposed lot and street configuration. The preliminary plat was originally approved by the Planning Commission on April 16, 2015 but no construction was forthcoming because this portion of the subdivision could not take advantage of the existing gravity flow sanitary sewer. A lift station was approved by Madison Utilities in lieu of using the gravity line; however, the applicant chose not to begin construction because of the overall costs coupled with the fact that the Madison Utilities Master Plan provided for the construction of a gravity flow system in the near future that would service the subject property. In January of 2017, the Planning Commission approved location, character, and extent for the anticipated gravity flow line.

The road improvements proposed include the extension of Canyon Drive to the west, which will terminate with a stub at the property line providing future access to the adjoining property. Jenny Drive will also be extended and will terminate with a cul-de-sac. Both street extensions will provide for 688.27 feet of new public streets. The smallest lot proposed will have an area of 10,382 square feet and the average lot size will be 12,719 square feet. A 24,772 square foot common area will be established at the end of the Jenny Drive cul-de-sac stub. The common area is overlaid by a public utility and drainage easement and a significant portion is overlaid with a conservation easement. The conversation easement protects a wetland and unnamed spring fed tributary. Only the subdivision plat is under consideration for approval. The construction plans previously approved will remain in effect, except for the deletion of a lift station in favor of a connection to a new gravity flow sanitary sewer line. The change will be processed administratively as an Engineering Change Order. Mr. Blizzard concluded that staff recommends approval with contingencies.

Public Comments:

Ben Thompson addressed drainage and fence concerns, indicating the new section is lower in elevation and wanted to know how it would drain, and given fence setbacks off the property line how there would be access to maintain the area in between fences.

Nancy Satterfield expressed concern about drainage and impacts to landscaping due to construction. She also indicated that there are construction issues now with dirt and trash in the streets and construction workers arriving as early as 5:00 a.m. making excessive noise.

Chuck Thrash stated that he had already talked with staff about drainage and had those questions answered; however, he wanted to know who would maintain the common area shown on the plans and what that would entail. Chair Wesson indicated that would be the responsibility of the homeowners' association but because the common area is a conservation area, there would be little, if any, maintenance.

Commission Comments:

Chair Wesson asked the City Engineer to address the drainage comments. Gary Cynoweth stated that the developer will have to do some fill and install pipes. There was discussion related to the construction noise comment, and staff indicated the ordinance establishes 7:00 a.m. as a start time, and residents may call the Police Department for those issues and call the Engineering Department for issues related to messy construction sites.

Councilmember Seifert inquired as to whether these 18 lots had already been accounted for in the schools' projections. Staff replied that they were.

Motion:

Mr. Brooks motioned to the Preliminary Plat for Burgreen Place, Phase 2 (PP2017-004) with contingences.

Planning Department

1. All certificates must be resigned

Engineering Department

1. Provide the summary of the 1.14" rainfall event in the drainage report (email pdf). Modify the outlet structure to meet the City MS4 requirements.

Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

3. The Cove at Eastview (FP 2017-006)

Final Plat for 21 lots on 12.5 acres

Location: North of Eastview Drive, West of Slaughter Road

Applicant/Owner: JWE Properties, Inc.

Applicant Comments:

None.

Staff Comments:

Mr. Blizzard presented the staff report. The property is located north of Eastview Drive and west of Slaughter Road. This is a request for a final plat for 21 lots on 12.5 acres. The proposed final plat is consistent with the approved preliminary plat. Residential lot sizes range from 14,725 square feet to 31,520 square feet, with an average lot size of 22,292 square feet. The preliminary plat was approved by the Planning Commission on July 21, 2016. The Planning Commission also approved a variance to increase the length of the cul-de-sac from 800 linear feet to 1,084 linear feet. The subdivision will have one cul-de-sac type street that will have a length of 1,084 linear feet. Common Area - A, located at the entrance of the subdivision, will be for the placement of a subdivision identification sign, and Common Area - B will be used for stormwater detention. Mr. Blizzard concluded that staff recommends approval of the final plat and reviewed the outstanding 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. Brooks motioned to approve the Final Plat for The Cove at Eastview (FP2017-006) with contingencies.

Engineering Department

1. Submit Performance LOC information – quantities and costs.
2. Submit Sidewalk LOC information – quantities and costs.

Councilmember Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye

Stephen Brooks	Aye
Tim Cowles	Aye
Motion Carried	

4. McCurry, Phase 3 (CP 2017-008)

Certified Plat for 2 lots on 2.67 acres

Location: South of Madison Boulevard, East of Lanier Road

Applicant: DHS Hospitality

Owner: Brazelton Properties and Upfront Holding Company

Applicant Comments:

Bruce Crane, representing the applicant, stated he was available for questions.

Staff Comments:

Mr. Blizzard presented the staff report. The property is located south of Madison Boulevard and east of Lanier Road. The property is zoned B3. This is a request for a certified plat for two lots on 2.67 acres. The proposed resubdivision will take approximately the south half of Lot 1 of a Resubdivision of McCurry Subdivision and consolidate it with Tract 2 of Comfort Inn & Suite Subdivision. The certified plat will create a legal lot to accommodate a new Fairfield Inn & Suites and meets all applicable regulations, and staff recommends approval with contingencies.

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Brooks asked about the timing of the recommended contingency from Planning, and staff confirmed that either timing sequence would be acceptable.

Motion:

Mr. Ryder motioned to approve the certified plat for McCurry, Phase 3 (CP 2017-008) with contingencies.

Planning Department

1. If the applicant plans to record this plat after the 10 feet PUDE running the current common property line for Lots 1 of McCurry Subdivision and Tract 2 of Comfort Inn & Suites is vacated, remove all references to the easement on the plat.

Engineering Department

1. Easements must match required easements from proposed site plan "Fairfield Inn & Suites."

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye

Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Motion Carried	

(PUBLIC HEARING CLOSED)

5. Fairfield Inn & Suites (SP 2017-016)

Site Plan for 85 room hotel on 2.67 acres

Location: South of Madison Boulevard, East of Lanier Road

Applicant: DHS Hospitality

Owner: Brazelton Properties and Upfront Holding Company

Applicant Comments:

Arthur Spencer spoke on behalf of the applicant and summarized the request and also indicated they are working on the required vacation of easements.

Staff Comments:

Mr. Blizzard presented the staff report. This is a request for a site plan for an 85 room hotel, consisting of 45,772 square feet on 2.67 acres. The proposed hotel will consist of four stories with each floor having a total area of 11,443 square feet. The site will include 105 parking spaces in the off-street parking facility and a swimming pool. Access to the site is from an entrance on Madison Blvd, which is shared with the medical office building constructed in 2016. In March of 2009, the Zoning Board of Adjustment approved a variance for Case No. 1026 to reduce the required number of parking spaces from 1.2 parking spaces per room to one parking space per room. This variance was approved in association with the construction of a Comfort Inn & Suites hotel on the portion of the subject property identified as Tract 2 of Comfort Inn & Suites Subdivision. The variance request runs with the land and is still in effect for that portion of the subject property. The remaining portion must comply with the regulation of 1.2 parking spaces per room and in both cases, the proposed off-street parking is compliant. Mr. Blizzard showed a colored rendering of the hotel and the lighting plan. Mr. Blizzard concluded by indicating staff recommends approval with contingencies in the staff report, noting that some of the Planning contingencies have already been satisfied.

Commission Comments:

Mr. Brooks inquired about the perimeter landscaping and clarified that there would not be any fencing.

Motion:

Mr. Bates motioned to approve the site plan for Fairfield Inn & Suites (SP2017-016) with contingencies.

Planning Department

1. A utility and drainage; and ingress/egress easement currently running common property line for Lot 1 of McCurry Subdivision and Tract 2 of Comfort Inn & Suites must be vacated before the site plan can be approved.
2. The approval of exterior materials of the proposed building does not include approval of any attached signage depicted.

Engineering Department

1. Submit proof of payment and receipt to ADEM.
2. Submit a drainage report summary that has the pre-developed and post-developed rainfall events as specified in the City requirements. If using detention/retention ponds provide the rim elevation, water elevation for each event, and discharge for each event. The complete drainage report calculations must support these numbers.
3. Drainage calculations must be approved by local ALDOT office.

Councilmember Seifert seconded the motion.

Final Vote:

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

Motion Carried

6. Crossroads IGA (SP 2017-017)

Site Plan for 10,469 square foot building and fuel station

Location: North of Old Madison Pike, East of Shelton Road

Applicant: Jr. Food Stores, Inc.

Owner: Colonnade Communities, LLC

Applicant Comments:

Tim Rich, of Houchens Industries, representing the applicant reviewed the request and indicated he was available for questions.

Staff Comments:

Mr. Blizzard presented the staff report. The property is located north of Old Madison Pike and east of Shelton Road and is zoned B3. The proposed site plan consists of a 10,469 square foot building and fuel center on two acres. The building will include a Crossroads IGA and a quick serve restaurant with drive thru. The off-street parking facility will include 50 parking spaces. There is

an existing five foot sidewalk along Old Madison Pike, and a new five foot sidewalk will be constructed along the east side of Shelton Road adjacent to the subject property.

The applicant has submitted a request to substitute the 30 foot landscape buffer required along the north property line between the B2 District and R2 District with a 10 foot landscape buffer and 21 Nellie R. Stevens Hollies planted five to six foot tall. Mr. Blizzard reviewed the lighting plan. Mr. Blizzard indicated that staff recommends approval of the project and the substitution of the 30 foot landscape buffer with the proposed 10 foot buffer and 21 Nellie R. Stevens Hollies. The buffer exceeds the allowed five foot buffer, and the Nellie R. Stevens Hollies make an excellent screen between the residential and commercial lots. The residential lot adjoining the north property line of the subject property is currently vacant.

Commission Comments:

Mr. Potter asked if there was a height requirement for the light standards and if the City could require or encourage shorter poles to minimize light spillage onto other properties. Staff indicated they will research this topic. Mr. Brooks asked if the City’s requirements have changed, and staff indicated that they have not. Chair Wesson confirmed there would be sidewalk on both street frontages.

Motion:

Mr. Potter motioned to approve the waiver for a 10 foot landscape buffer and 21 Nellie R. Stevens Hollies in lieu of a 30 foot landscape buffer. Mrs. McCullum seconded the motion.

Final Vote:

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

Motion Carried

Motion:

Mr. Brooks motioned to approve the site plan for Crossroad IGA (SP2017 – 017) with contingencies.

Planning Department

1. Label the name and width of the existing sidewalk along Old Madison Pike.
2. Sheet L1: Provide Perimeter Landscape calculations including required number of trees and shrubs and number provided.

Engineering Department

1. Provide proof of payment and receipt to ADEM.
2. Submit proof of payment to Madison County House Numbers.
3. Submit a summary of the 1.14" rainfall event in the drainage report. Show the difference in flow or volume.

City Councilmember Seifert seconded the motion.

Final Vote:

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

Motion Carried

New Business

Megan Zingarelli reported the City has retained a consultant to prepare an updated sign ordinance. Stakeholder meetings will be held July 10th and 11th.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:21 p.m.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary