



**Planning Commission
Minutes of the August 17, 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	Absent
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Lewie L. Bates, CAPZO	Present
Stephen Brooks, CAPZO	Absent
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Planning & Economic Development; Megan Zingarelli, City Attorney

REGISTERED PUBLIC ATTENDEES

John Emich, Cynthia F. Holden, Hattie P. Holden, Carl Holden, Jr., Jeff North, Joe Murphy, Twanda C. Holden, Duane Schneichel, Todd Thompson

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented with no discussion.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the July 20, 2017 Regular Meeting. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	----
Steven Ryder	Aye

Cameron Grounds	Abstain
Lewie Bates	Aye
Stephen Brooks	---
Tim Cowles	Abstain

Motion Carried

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. Zoning Map Amendment (ZMA 2017-006) to zone 0.91 acres to B3 (General Business District) upon annexation

Location: Southwest corner of U.S. Highway 72 and Rainbow Circle)

Applicant/Owner: LS Madison, LLC

Applicant Comments

None.

Staff Comments

Mr. Blizzard stated this was a request to zone a 0.91 acre lot B3 and that the Planning Commission had acted favorably on the annexation petition for the subject property at their July 20, 2017 meeting. The Planning Commission made a motion to postpone the public hearing for the zoning map amendment until the August Planning Commission Meeting because all property owners within a 500 foot radius of the subject property had not been notified. Since the July Planning Commission Meeting all notification requirements have been satisfied. Mr. Blizzard reviewed the zoning and incorporation status of surrounding properties. Mr. Blizzard informed the Planning Commission that a site plan has been approved by Madison County to construct a 6,600 square building and 30 parking spaces, and the project is under construction. Mr. Blizzard concluded that staff recommended approval.

Public Comments

There were no comments from the public.

Commission Comments

There were no comments from the Planning Commission.

Motion:

Mr. Bates motioned to approve the zoning of B3 (General Business) for 7709 U.S. Highway 72 (ZMA 2017-06) and forward to the City Council for adoption. Councilmember Seifert seconded the motion.

Final Vote:

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

Subdivisions

2. West Haven Subdivision (LP 2017-007)

Layout Amendment for 82 lots on 30.60 acres

Location: South of U.S. Highway 72, West of Burgreen Road

Applicant/Owner: Valor Communities

Applicant Comments:

None.

Staff Comments:

Mr. Blizzard provided an overview of the history of the subdivision and its previous approvals. He reported that early in 2017 the Planning Commission recommended, and the City Council approved, the property be rezoned from RZ to R3A. The request is for a layout amendment that will reduce the number of residential lots from 84 to 76 in the West Haven Subdivision. The primary purpose of the proposed layout amendment is to reconfigure those lots previously zoned RZ to better accommodate the new zoning of R3A. The street layout will not change, except Street 2 was straightened and the street right-of-way will be increased from 40 ft. to 50 ft. for all streets. Mr. Blizzard reported that some lots are proposed for deletion to accommodate needed drainage areas. Mr. Blizzard concluded by indicating staff recommends approval with contingencies.

Public Comments:

There were two speakers. Carl Holden, Jr. indicated that he realized the project was addressing drainage but wanted to confirm there would not be an issue in this regard. He also addressed concerns about traffic increasing in the area and an existing easement. Mr. Blizzard stated the development will provide access to Burgreen Road, which will provide an alternative to Henderson and should alleviate traffic on that roadway. He stated the easement would be addressed with the preliminary plat.

Twanda Holden inquired about maps for the flow of the water line. Mr. Blizzard responded that the information would be available with the preliminary plat and grading plans.

Commission Comments:

Councilmember Seifert asked if the common areas would be maintained by a homeowners' association or given to the City. Mr. Blizzard stated that a homeowners' association was expected.

Motion:

Mr. Ryder motioned to approve the layout amendment for West Haven Subdivision (LP2017-007) with contingencies.

Engineering Department

1. Resubmit drainage calculations-Any alternation to layout will affect MS4 and drainage calculations
2. Lot 22, 25, and 62 must be realigned to avoid center line of creek.

Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

(PUBLIC HEARING CLOSED)

3. Madison Commons (SP 2017-020)

Site Plan for 75,245 square foot shopping center on 9.08 acres

Location: 300 Hughes Road (North of Browns Ferry Road, West of Hughes Road

Applicant/Owner: 300 Hughes LLC

Applicant Comments:

Todd Thompson, Gonzalez Strength Engineering, representing the applicant, stated they were asking for approval for a new Publix market and 21,000 square feet of other shop space. They expect to begin demolition in September, with an opening of the Publix in November.

Staff Comments:

Mr. Blizzard reported that this is a request for site plan approval for redevelopment of a 75,245 square foot shopping center on 9.08 acres. Due to existing tenant lease agreements, the project will be divided into two phases. Phase I will include construction of a 7,700 square foot retail section to be completed prior to the demolition of the existing retail section where "Golden China" and "Papa Johns" are located. Concurrently, the exiting grocery space will be demolished. Phase II will consist of those existing tenants being relocated to the newly constructed shops and the vacated shops being demolished. A proposed ATM kiosk-drive thru only is also proposed as a part of Phase II. Mr. Blizzard concluded by stating the subject request was reviewed by the Technical Review

Committee, and the Committee recommends approval of the application with the contingency that a reciprocal access agreement be provided for access to the north and west.

Commission Comments:

Mr. Potter commented that he likes the reciprocal access and the way the existing tenants are being handled. Mr. Bates indicated that he is supportive of the project. Councilmember Seifert expressed his appreciation for the project.

Motion:

Mr. Bates motioned to approve Madison Commons (SP2017-020) with contingencies.

Planning Department

1. Submit the reciprocal access agreement.

Councilmember Seifert seconded the motion.

Final Vote:

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

ADJOURNMENT

Mr. Wesson adjourned the meeting at 5:52 p.m.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary

