



**Planning Commission
Minutes of the December 20, 2018 Regular Meeting**

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

ATTENDEES

PLANNING COMMISSION MEMBERS

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

PLANNING STAFF PRESENT

Kevin Bernard, Associate Planner; Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Gary Chynoweth, City Engineer; Megan Zingarelli, City Attorney.

REGISTERED PUBLIC ATTENDEES

Jim Lipski, David Hall, Duane Schmeichel, Bahn Kakami, Johnny Atkinson, Evan Mitchell, Daniel Hopkins, Justin Nielsen, Sudha Srikakolapu, Krishna Srikakolapu, Cynthia Holder, T. J. Ferrell, Will Landers, Lars Holst, Chad Bussly, Don Spencer Jr.

ACCEPTANCE OF THE AGENDA

Mr. Wesson stated that Subdivision Bonds for Willow Creek Phase 3, Part 1 is added to the agenda. The agenda was accepted as presented.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the November 15, 2018 regular meeting. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	-----

Stephen Brooks	Abstain
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye
Motion Carried	

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

- 1. 212 Patricia Road Annexation (ANN 2018-005) / Zoning Map Amendment (ZMA 2018-015)**
Location: 212 Patricia Drive (North of Old Madison Pike, West of Slaughter Road)
Property Owner: Leonard J. Mathis
Applicant: Leonard J. & Melinda R. Mathis

Applicant Comments

None.

Staff Report

Mr. Johnny Blizzard stated that this is a request to annex an existing developed single family lot (#8) and zone the property R2 (Medium Density Residential District). Mr. Blizzard explained that 113 of the 200 Skyline Acres Subdivision lots have already been individually annexed into the city and the request is compliant with the subdivision regulations. Mr. Blizzard stated that staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion #1:

Mr. Bates motioned to approve the annexation of 212 Patricia Road (ANN 2018-005) and forward to the City Council for adoption. Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

Motion #2:

Mr. Cowles motioned to approve the Zoning Map Amendment (ZMA 2018-015) for 212 Patricia Road and forward to the City Council for adoption. Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

- 2. **29142 Hardiman Road** Annexation (ANN 2018-006)/ Zoning Map Amendment (ZMA 2018-016)

Location: 29142 Hardiman Road (Southeast of Hardiman Road)

Applicant/ Property Owner: Lars M. Host

Applicant Comments

None.

Staff Report

Mr. Johnny Blizzard stated that this is a request to annex one 3.5 acre single family lot and zone the property Agriculture (AG). Mr. Blizzard stated that the size and use of the property is generally consistent with the City of Madison residential growth policies and is consistent with AG zoning. Mr. Blizzard also stated that no amendment to the Westside Master Plan Vision Map is warranted because the proposed AG zoning meets the existing uses and there is no proposed development for the lot. Mr. Blizzard stated that staff recommends approval.

Public Comments

None.

Commission Comments

Mr. Brooks asked if the property to the south of the property requesting annexation was within Madison's city limits. Mr. Blizzard stated that it is within the City of Madison and zoned AG.

Motion #1:

Mr. Brooks motioned to approve the annexation of 29142 Hardiman Road (ANN 2018-006) and forward to the City Council for adoption. Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

Motion #2:

Mr. Potter motioned to approve the Zoning Map Amendment (ZMA 2018-016) for 29142 Hardiman Road and forward to the City Council for adoption. Mr. Ryder seconded the motion.

Final Vote:

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

Motion Carried

3. Willow Creek, Phase 3, Part 1 (FP 2018-008)

Final Plat for 9 Lots on 17.21 acres

Location: South of Coach Lamp Drive, West of Shiloh Creek Drive

Applicant/Property Owner: Focus Investments, LLC

Applicant Comments

Mr. Evan Mitchell with Mullins LLC stated that he is available to answer questions about the project.

Staff Report

Mr. Johnny Blizzard stated that this is a request for a final plat for nine lots on 17.21 acres in the Willow Creek Subdivision. Mr. Blizzard described the average lot size as 36,412 square feet and containing flood areas/ wetlands, while the smallest lot will have an area 26,937 square feet.

Mr. Blizzard stated that the final plat meets all applicable regulations and staff recommends approval.

Public Comments

Mr. T. J. Farrell stated that he is the Home Owner’s Association President of the Shiloh Run community and he (on behalf of the community) is concerned about the increased vehicular traffic that would result from this new residential development.

Commission Comments

Mr. Wesson asked if staff discussed a pedestrian right-of-way access to the south of the Mill Creek Greenway, in relation to possible drainage issues, as recorded in the June 21, 2018 Planning Commission meeting minutes. Mr. Gary Chynoweth stated that extending a path to the south requires crossing a floodway; however, there is an existing sidewalk access on the north that is within 1000 feet of the greenway from Brownsferry Road. Mr. Chynoweth stated further that a stub road in a later phase of the development would provide the access to the greenway.

Motion:

Mr. Brooks motioned to approve the Final Plat for Willow Creek, Phase 3: Part 1 (FP2018-008) with contingencies.

Planning Department

- 1. Submit a Title Opinion
- 2. Sheet 1: Show delineated wetland boundary
- 3. Signatures:
 - 1. Dedication
 - 2. Mortgage Holder
 - 3. Surveyor
 - 4. Certificate of Accuracy

Engineering Department

- 1. Submit the LOC spreadsheet with quantities based on the as-built drawings.

Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

4. **West Heaven, Phase 2 (LP 2018-004/ PP 2018-012)**

Final Plat for 9 Lots on 17.21 acres

Location: U.S. Highway 72, East of Henderson Lane

Applicant/Property Owner: Valor Communities

Applicant Comments

None.

Staff Report

Mr. Johnny Blizzard stated that this is a request for a layout amendment to add a cul-de-sac and increase the number of lots from 76 to 78 in Phase 2 of the West Haven Subdivision, which consists of 30.57 acres, and for a preliminary plat for the 78 lots. Mr. Blizzard also stated that the proposed layout amendment will also provide for the completion of Melbridge Drive which will provide connectivity with the West Haven Subdivision and the adjoining Copperfield and Hilltop Ridge Subdivisions. Mr. Blizzard stated that the final plat meets all applicable regulations and staff recommends approval.

Public Comments

Ms. Cynthia Holden stated that she lives on property to the west of the proposed development and is experiencing flooding on her property from water runoff from the development site. Ms. Holden explained that despite her communication with the developer/ builder, the flooding remains an issues to be adequately addressed.

Mr. Duane Schmeichel stated that he lived to the north of the proposed development and asked about the plans for the existing berm to the rear of his property, the height of the proposed homes, and if there would be storm-drain connectivity with the detention pond in his subdivision.

Commission Comments

Mr. Troy Wesson asked Mr. Gary Chynoweth to address the comments from the members of the public.

Mr. Chynoweth stated that the detention ponds within Mr. Schmeichel's community will remain the same. Mr. Chynoweth explained that storm water runoff will be contained in future phases of the proposed development. Mr. Chynoweth also stated that this next of the proposed development would produce the grading necessary to eliminate the flooding issues Ms. Holden currently experiences.

Mr. Evans Mitchell stated that this development project has been designed to allow for sufficient storm water flow. Mr. Mitchell also stated that any stockpile of earth on the development site will be removed and grading will be performed to ensure an aesthetically appealing transition between both communities.

Motion #1:

Mr. Brooks motioned to approve the Layout Amendment for West Haven (LP 2018-004). Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

Motion #2:

Mr. Brooks motioned to approve the Preliminary Plat for West Haven, Phase 2 (PP2018-012) with contingencies.

Planning Department

1. Signatures:
 1. Dedication
 2. Mortgage Holder
 3. Surveyor
 4. Certificate of Accuracy
2. A five foot concrete sidewalk is required along Henderson Lane

Engineering Department

1. Provide Minimum Finish Floor elevation for each lot.
2. Grading plan indicates that lots 168 and 169 are not buildable lots.
3. Move lot line of lot 173 and 175 from stream.
4. Incorporate City Flood Design Data in subdivision design.
5. Provide summaries for all ponds in the drainage report.
6. Must use Dynamic or Simultaneous Routing to evaluate the drainage basins and detention ponds.
7. Provide information on the change in the size of the stream drainage pipes.

Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	-----
Stephen Brooks	Aye
Lewie Bates	Aye

Mike Potter	Aye
City Council Member Seifert	-----
Tim Cowles	Aye

Motion Carried

5. **Bartlett Mill Subdivision (PP 2018-013)**
Preliminary Plat for 18 Lots on 4.74 acres
Location: North of Browns Ferry Road, East of Balch Road
Applicant/Property Owner: Farm and Land Assets, LLC

Applicant Comments

None.

Staff Report

Mrs. Mary Beth Broeren stated that this is a request to develop an 18 lot subdivision designed for single family detached dwellings on 4.74 acres. Mrs. Broeren stated that the subject property is zoned R-3A and the layout was approved at the October 2018 Planning Commission meeting. Mrs. Broeren also stated that the project will allow for an alternative way to access the future Mill Creek Greenway from Browns Ferry Road due to an existing 20 foot wide greenway path easement that terminates just north of the subject property. Mrs. Broeren stated that staff recommends approval.

Public Comments

None

Commission Comments

None

Motion:

Mr. Ryder motioned to approve the Bartlett Mill Preliminary Plat (PP2018-013) with contingencies.

Planning Department

1. Signatures:
 1. Phone
 2. Cable
 3. Huntsville Utilities
 4. North Alabama Gas

Engineering Department

1. Remove Sanitary Sewer Easement from Lot 8.
2. Provide site distance plan and profile of intersection with Browns Ferry Road that shows the design sight distance height and sight distances.
3. Provide approved ADEM permit for the project.

- 4. Remediation of abandoned septic systems will be required to be observed/ inspected by the Engineering Department.

Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

- 6. **Parker Hall Subdivision (PP 2018-011)**
Preliminary Plat for 42 Lots on 21.77 acres
Location: North of Powell Road, East of Morris Drive
Applicant/Property Owner: SEPENTRYCO

Applicant Comments

Mr. David Hall stated that he represents the applicant and is available for questions.

Staff Report

Mr. Johnny Blizzard stated that this is a request for a preliminary plat to develop 42 lots on 21.77 acres in the Parker Hall Subdivision. Mr. Blizzard stated that the smallest lot will be 14,257 square feet and the average lot size will be 15,386 square feet. He also stated that the applicant has included the reconstruction of the Morris Bridge in the construction plans for the preliminary plat. Mr. Blizzard stated that staff recommends approval.

Public Comments

Mr. Jim Lipski stated that he owns property south of the proposed development and asked if the bridge repair/ replacement would occur before the residential construction begins. Mr. Lipski also asked if there would be a 10 foot easement and if the trees would remain between the proposed development and his property.

Mr. Will Landers asked if there are any plans to widen Morris Drive from Huntsville-Browns Ferry Road to Powell Road. Mr. Chynoweth stated that plans to widen Morris Drive are long-term.

Commission Comments

Mr. Potter asked for clarification if the bridge on Morris Drive is the subject of discussion for repair/ replacement and if the developer plans to fix it. Mr. Donnie Spencer Jr. stated that the bridge is indeed on Morris Drive and that the bridge repair/ replacement will be a cooperative effort between private and public entities.

Mr. Brooks asked staff why sidewalks are not shown along Morris Drive and throughout the community on this layout. Mr. Blizzard stated that the sidewalk requirements for this project was waived at the original layout approval (August 16, 2018 PC meeting – Variance from Section 5-6 (f) of the Subdivision Regulations).

Motion:

Mr. Potter motioned to approve the Parker Hall Preliminary Plat (PP2018-011) with contingencies.

Planning Department

- 1. Signatures:
 - 1. North Alabama Gas
 - 2. Limestone County Water & Sewer
 - 3. Athens Utilities
 - 4. Street System Design Certificate
 - 5. Intersection Sight Distance Certificate

Engineering Department

- 1. Provide Minimum Finish Floor Elevation on the plat that corresponds to the grading plan and meets the City Building Code and Flood Ordinance requirements.
- 2. Provide the Sight Distance Profile height on Morris Drive.
- 3. Provide Sight Distance Provide for north and southbound Morris Drive speed limit of 35 MPH.
- 4. Correct typical cross section detail on sheet 22 – the detail reference 4’, 5’ and 6’ sidewalks.

Fire Department

- 1. Need fire flows added to plans.

Mr. Tim Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	-----
Steven Ryder	Aye
Cameron Grounds	-----
Stephen Brooks	Aye
Lewie Bates	Aye
Mike Potter	Aye

City Council Member Seifert
Tim Cowles

Aye

Motion Carried

Public Hearing Closed

7. **Avid Hotel (Site Plan 2018-028)**

Site Plan for Improvements to Home Place Park

Location: 125 Graphics Drive (South of U.S. Interstate 565, East of Wall Triana Hwy)

Applicant: Mullins, LLC

Property Owner: Pritesh J. Patel & Vishal Patel

Staff Report

Mr. Johnny Blizzard stated that this is a proposed 11,259 square feet, four story hotel with 97 rooms and 104 off-street parking spaces. Mr. Blizzard identified the location of the proposed hotel on Graphics Drive as west of the Home2Suites under construction and east of the approved Twice Daily Convenience Store. Mr. Blizzard also stated that the site is in close proximity to the Huntsville International Airport, to major employment centers and the Multi-use Venue/ Baseball Park. Mr. Blizzard stated that staff recommends approval.

Public Comments

None.

Commission Comments

Mr. Brooks asked staff to confirm the location of recently approved construction projects on Graphics Drive. Mr. Blizzard stated that the location sequence of approved construction projects on Graphics Drive from Wall Triana Highway is Twice Daily Convenience Store, the Avid Hotel, Home2Suites, and Duluth Trading Company, which is farther east nearer to Intergraph Way.

Motion:

Mr. Brooks motioned to approve the Avid Hotel Site Plan (SP2018-028) with contingencies.

Planning Department

1. Note on plans: Reciprocal access must be recorded between the subject property and the two adjoining lots before a certificate of occupancy will be issued by the Building Department.

Engineering Department

1. Show ADA accessibility from parking stalls into hotel.
2. Provide Storm Drainage Report that meets the City requirement for MS4 and detention.
3. Provide Erosion Control Plan with phasing.
4. Correct spot elevation errors.

- Fire Department
- 1. Show location of FDC.

Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

- 8. **Hughes Road Widening** (Location, Character & Extent 2018-011)
Improvements Plan for Hughes Road with intersection improvements at Old Madison Pike
Location: Hughes Road from Brownsferry Road/ Old Madison Pike intersection to just south of Milford Drive.
Applicant/ Property Owner: City of Madison

Staff Report

Mr. Johnny Blizzard stated that this is a request for location, character and extent for widening Hughes Road between Millford Drive and Plaza Drive from three lanes to five lanes, with a multi-use path on both sides of the road and improvements at the Browns Ferry/Old Madison Pike intersection. Mr. Blizzard stated that this project will allow for improved movement of traffic along a portion of Hughes Road while the construction of the two left turn lanes would increase efficiency at the intersection of Hughes Road and Browns Ferry Road/Old Madison Pike and the multi-use paths will provide a safer option for cyclists and pedestrians. Mr. Blizzard also stated that there are two alternatives to the road improvement project which are based on the availability of funds. He explained that Alternative #1 will include the construction of a 10 foot wide multi-use path between Plaza Boulevard and Browns Ferry/Old Madison Pike. Alternative #2 will include the construction of two left turn lanes at the Hughes Road and Browns Ferry Road/Old Madison Pike intersection. Mr. Blizzard stated that staff recommends approval.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve Location, Character and Extent (LCE 2018-0011) for Hughes Road Widening. Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

9. Huntsville-Browns Ferry Road Widening (Location, Character & Extent 2018-012) Improvements Plan for Short Street

Location: Huntsville-Browns Ferry Road from approximately 300 feet west of the Huntsville-Browns Ferry Road/Burgreen Road Intersection to County Line Road and Gillespie Road from County Line Road to approximately 590 feet east of the Gillespie Road/County Line Road Intersection.

Applicant/ Property Owner: City of Madison

Staff Report

Mr. Johnny Blizzard stated that this is a request for location, character and extent for widening Huntsville-Browns Ferry Road and complete intersection improvements which include the following:

- Widen Huntsville-Browns Ferry Road from County Line Road west to Old Vining Way to five 11-foot lanes with two foot wide curb and gutter;
- Widen the remaining subject area of Huntsville-Browns Ferry Road from Old Vining Way to 300 feet west of Burgreen Road to three 11 foot lanes, with drainage structures placed to conform to future widening to five lanes;
- Add a roundabout at the Burgreen Road intersection, with Burgreen Road widened to three 11-foot lanes for 300 feet north and south of the intersection. The three lane section will be a low impact design with concrete roll off shoulder and low swale drainage channels on both sides; and
- Construct a five foot wide concrete sidewalk to fill in gaps between existing sidewalks along Huntsville-Browns Ferry Road adjacent to existing developed parcels.

Mr. Blizzard explained that the City's bid package contains an alternate for the widening Gillespie Road from County Line Road east to Browns Ferry Road to five 11-foot lanes to improve capacity of the County Line Road intersection. Mr. Blizzard also stated that improvements to the Huntsville-Browns Ferry Road Corridor will help facilitate better access to County Line Road, when traffic counts increases due to future manufacturing development and that staff recommends approval.

Public Comments

Mr. Wesson stated that he is reopening the Public Comments section of the meeting to allow residents to speak. He explained that some meeting attendees were confused about the specific time for them to speak and missed the opportunity at the beginning of the proceedings.

Ms. Sudha Srikakolapu stated that she is a Madison City resident and part owner of the 27 acre property on the southwest corner of the Huntsville-Browns Ferry Road and Balch Road intersection. Mrs. Srikakolapu stated that she expressed to Madison City officials the owners' intention to erect a gas station or a development that would attract "stand-alone" national retail brands. She explained that she was aware of the potential for road improvements but expected a traditional traffic signal and not a roundabout at this intersection. Mrs. Srikakolapu stated that she is concerned about the stigma that the roundabout would place on the property thereby reducing the desirability to national retail brands. She also stated that the money for the roundabout should be redirected to other City infrastructure projects.

Mr. Krishna Srikakolapu stated that he is a resident of Madison for over 20 years and is also a member of the Madison Industrial Development Board. Mr. Srikakolapu stated he does not support a \$2.4 million roundabout for anticipated capacity needs two years in the future and thinks that money would be better spent on other projects in the city.

Mr. Duane Schmeichel asked the cost difference between a traditional traffic signal and the proposed roundabout.

Mr. Bahn Kakani stated he is a property owner at the intersection and asked the commissioners to consider the impact the roundabout will have on property values, before they make a decision.

Mr. Chris Bussetty stated that he has been a Madison City resident for over fifteen years and shares the same concerns as Ms. Sudha Srikakolapu. Mr. Bussetty stated that roundabouts are more suited for residential areas and if constructed it will deter commercial development at the intersection. Mr. Bussetty also stated that he prefers a traditional traffic signal as an alternative to a roundabout at that location.

Dr. Alapaty stated that he is an owner of one of the properties at the intersection and prefers a traditional traffic signal as an alternative to a roundabout at that location.

Ms. Sudha Srikakolapu addressed the commission a 2nd time and provided printed information to support her stated reasons why a roundabout is not the appropriate traffic solution for that intersection.

Commission Comments

Mr. Wesson requested that Mr. Chynoweth address the public's comments and questions relating to the roundabout at the Balch Road and Gillespie Road intersection.

Mr. Chynoweth stated the following responses to the concerns and questions from members of the public:

1. The Western Growth Plan recommended roundabouts as the preferred traffic instruments at collector road intersections.
2. Based on studies, Single Lane Roundabouts are the safest intersections.
3. The proposed roundabout is designed to accommodate future growth from Countyline Road and Huntsville-Browns Ferry Road, both of which has already experienced a 15 percent increase in traffic flow.
4. The total cost of the road improvements is 2.6 million dollars while the cost of the roundabout is approximately \$100,000-\$150,000.
5. The City of Madison has agreed to hire a consultant to authenticate the design and capacity calculations for this roundabout.
6. The intersection needs a roundabout to facilitate a smooth traffic flow.

Mr. Brooks asked about the long-term cost to maintain the roundabout versus a traditional traffic signal. Mr. Chynoweth stated that the cost to construct the roundabout is comparable, but the cost to maintain it would be much less than a traffic signal. Mr. Chynoweth also stated that accidents at roundabouts are at low speeds because the feature slows traffic, whereas accidents at traffic signals occur at higher speeds and produce more fatalities.

Mr. Potter asked if the roundabout would negatively affect the ingress/ egress access of commercial businesses situated on the corners of the intersection. Mr. Chynoweth stated that commercial business driveways are located at a standard distance away from an intersection.

Mr. Brooks asked if the ingress/ egress access distance from the intersection is less than or the same for the roundabout. Mr. Chynoweth stated that the distance is about the same as a traditional traffic signal and that he is willing to assist the property owners with a conceptual access layout.

Mr. Potter stated that city projects that are funded, built and inspected by the City are completed quicker and are more cost effective than those that require state and/ or federal funding and protocols.

Mr. Chynoweth added that the proposed roundabout will be larger than the roundabout in Athens, AL. He stated that it will slow traffic and also handle increased traffic flows in the future.

Mr. Wesson asked if there were any comments regarding the roundabout at a public meeting held a couple weeks prior. Mr. Chynoweth stated that there were no comments concerning the roundabout at that meeting.

Mr. Cowles stated that he is an advocate for roundabouts and likes using them.

Mr. Brooks asked Mr. Donnie Spencer if he thought that roundabouts are detrimental to retail businesses at the intersections. Mr. Spencer stated that he did not think so.

Mr. Cowles asked staff if they had any knowledge or evidence that roundabouts hurt property values. Mrs. Mary Beth Broeren stated that staff did not have any information on the topic.

Motion:

Mr. Brooks motioned to approve Location, Character and Extent (LCE 2018-012) for Huntsville-Browns Ferry Road Widening. Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

Subdivision Bonds

1. Subdivision Improvement Bonds – Willow Creek, Phase 1

Mr. Blizzard reported on the bond request.

Motion:

Mr. Bates motioned to approve the request. Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

2. Sidewalk Performance Bonds – Willow Creek, Phase 1

Mr. Blizzard reported on the bond request.

Motion:

Mr. Bates motioned to approve the request. Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

New Business

None.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:42 p.m.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Kevin Bernard, Associate Planner and Recording Secretary

