



**Planning Commission
Minutes of the February 21, 2019 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
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Lewie L. Bates, CAPZO	Absent
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

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

REGISTERED PUBLIC ATTENDEES

Cindy Shanks, Bob Klaserman, Jenny Helfert, David Harris, Heath Galloway, Donnie Spencer, Karen Denzine, Wayne Blaxton, Joey Ceci.

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented.

APPROVAL OF THE MINUTES

Mrs. McCollum moved to approve the minutes of the January 17, 2019 regular meeting. Mr. Seifert seconded the motion.

Final Vote:

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

Mike Potter
City Council Member Seifert
Tim Cowles

Abstain
Aye
Abstain

Motion Carried

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

1. Resubdivision of Lot 16, Lot 2, Rickwood Village, 2nd Addition (CP 2019-001) Certified Plat for 2 lots on 0.85 acres

Location: 119 Woodlawn Drive (Northeast corner of Rickwood Lane and East of Woodlawn Drive)

Applicant/ Property Owner: Steve & Sherry Bull

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this is a request for a certified plat to subdivide an existing 0.85 acre single family lot, zoned R-1A, into two lots. He stated that the smaller lot (16A) will be 18,000 square feet and the larger lot (16) will total 19,191 square feet. Mr. Blizzard explained that the unusual alignment of the lot allows the existing accessory building to remain on lot 16, allow lot 16A to meet the 100 feet minimum lot width and still meet the City's subdivision standards. Mr. Blizzard reviewed the contingencies and stated that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Potter motioned to approve the certified plat for the Resubdivision of lot 16 in Rickwood Village, (CP2019-001) with contingencies.

Planning Department

1. Signatures:
 - a. Certificate of Title
 - b. Mortgage Holder
 - c. Notaries
 - d. Madison County Health Department

Engineering Department

1. Pending Utility Plan - Show that detached garage does not encroach 5' PUDE.
2. Utility Plan - Show existing sewage disposal area and proposed disposal and replacement area on plan.
3. Provide size of lots excluding easements.

Mr. Ryder seconded the motion.

Final Vote:

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

Motion Carried

2. Cedar Cove, Phase II (Final Plat 2019-001) Final Plat for 16 Lots on 9.02 acres

Location: South of Powell Road, East of Segers Road

Applicant/Property Owner: Woodland Homes

Applicant Comments

Mr. Heath Galloway stated he represents 4 Site Inc. and is accompanied by a Woodland Homes representative, requesting approval of the final plat for the last phase of the subdivision in Limestone County. Mr. Galloway also stated that most of the contingencies listed on the report have been addressed with the exception of Limestone County Water & Sewer Authority signatures, which will be issued after their Board meeting on February 28, 2019. He also stated that he is available to answer any questions from the Planning Commission.

Staff Report

Mr. Blizzard stated that this is a request for a final plat for 16 lots on 9.02 acres in the final phase of the Cedar Cove subdivision. Mr. Blizzard stated that the smallest lot will be 16,062 square feet, the largest lot will be 29,339 square feet and there will be 978 linear feet of new public streets to complete the internal street system. He also stated that the final plat is consistent with the preliminary plat approved on May 18, 2017 and meets all pertinent regulations. Mr. Blizzard reviewed contingencies and stated that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Mike Potter asked what will be in the common area on the plat. Mr. Donnie Spencer stated that the common area will be a detention pond.

Motion:

Mr. Seifert motioned to approve the final plat for Cedar Cove, Phase 2 (FP 2019-001) with contingencies.

Planning Department:

- 1. Submit a title opinion.
- 2. Signatures:
 - a) Athens Utilities
 - b) North Alabama Gas
 - c) Limestone Water & Sewer Authority

Engineering Department

- 1. Submit performance and sidewalk letter of credit.

Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

- 3. **Burgreen Village, Phase 5 (PP 2019-001) Preliminary Plat for 39 Lots on 20.30 acres**
Location: North of Powell Road, West of Burgreen Road
Applicant/Property Owner: Clayton Properties Group/DBA Mungo Homes

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this is a request for a preliminary plat for 39 lots on 20.30 acres. He stated that the smallest lot in this phase will have an area of 8,325 square feet and average lot size will be 9,193.50 square feet. Mr. Blizzard also stated that Native Dancer Drive and Count

Fleet Court will be extended to create an additional 1,835.97 linear feet of new street. Mr. Blizzard stated that three phases of Burgreen Village have already received final plat approval (85 lots) and that after the development of these additional 39 lots only a 10 acre tract remains for future development. Mr. Blizzard stated that the preliminary plat and construction plans meet all applicable regulations and staff recommends approval with contingencies.

Public Comments

None.

Commission Comments

Mr. Troy Wesson asked staff if the common area to the west of Phase 5 is for future development. Mr. Johnny Blizzard confirmed that the common area is for future development.

Motion:

Mr. Brooks motioned to approve the preliminary plat for Burgreen Village, Phase 5 (PP 2019 -001) with contingencies.

Planning Department:

- 1. Signatures:
 - a) Limestone County & Sewer Authority

Engineering Department

- 1. Correct MFFE for each lot (must be at least 0.5' above pad shown on grading plan).

Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

4. Burgreen Farms, Phase 4 (PP 2019-002) Preliminary Plat for 25 Lots on 12.11 acres

Location: North of Powell Road, West of Burgreen Road

Applicant/Property Owner: Clayton Properties Group

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this is a request for a preliminary plat for 25 lots on 12.11 acres. He stated that the smallest lot in this phase will have an area of 12,823 square feet and the average lot size will be 16,517 square feet. Mr. Blizzard also stated that Secretariat Place and Citation Drive will be extended to create an additional 1,419 linear feet of new street. Mr. Blizzard stated that three phases of Burgreen Farms have already received final plat approval (79 lots) and these additional 39 lots establish the final phase of the subdivision. Mr. Blizzard stated that the preliminary plat and construction plans meet all applicable regulations and staff recommends approval with contingencies.

Public Comments

None.

Commission Comments

Mr. Troy Wesson asked staff to verify if sidewalks are already installed along Powell Road and Burgreen Road. Mr. Johnny Blizzard confirmed that that sidewalks are already installed.

Motion:

Mr. Brooks motioned to approve the preliminary plat for Burgreen Farms, Phase 4 (PP 2019-002) with contingencies.

Planning Department:

1. Signatures: Limestone County & Sewer Authority

Engineering Department

1. Correct MFFE for each lot.

Mr. Cowles seconded the motion.

Final Vote:

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

City Council Member Seifert
Tim Cowles

Aye
Aye

Motion Carried

(Public Hearing Closed)

Site Plans

5. Commercial, Phase 1 at the Heights at Town Madison (SP 2019-001) Site Plan for three commercial buildings

Location: 501 & 503 Town Madison Boulevard and 102 St. Louis Street, South of Town Madison Boulevard, West of Zierdt Road

Applicant: Mullins, LLC

Property Owner: Breland Companies

Applicant Comments

Mr. Mathis Sneed stated that he is a Landscape Architect with Mullins LLC representing the applicant and is available to answer questions regarding the Town Madison project.

Staff Report

Mr. Blizzard stated that the site is on the south side of Town Madison Boulevard across from the proposed baseball stadium parking. Mr. Blizzard stated that this phase of the site plan includes one single-story and two two-story commercial buildings totaling 18,575 square feet on the first floor. Mr. Blizzard stated that 210 surface parking spaces are provided. Mr. Blizzard also explained that the commercial buildings and parking provided in this phase will serve as a Neighborhood Center and the focal point of the TND. Additionally, Mr. Blizzard stated that the applicant is requesting a waiver pursuant to Section 5-18A (1) of the Zoning Ordinance to accommodate a six feet wide sidewalk along the south side of Town Madison Boulevard, differing from the 10 feet wide sidewalk required along collectors or avenues in the Traditional Neighborhood District (TND) (Section 4-12-13). He stated that staff is willing to support the proposed six feet wide sidewalk fronting the residential homes and an eight feet fronting the commercial sections. Mr. Blizzard stated that the applicant has agreed to construct the 10 feet wide sidewalk on the north side of Town Madison Boulevard (in the Urban Core) and eight feet in areas where electrical transformers or other utilities prevent a 10 feet wide sidewalk. Mr. Blizzard stated that staff recommends approval with contingencies, for this site plan and the sidewalk waiver, which will also include an Engineering Change Order (ECO) for sidewalks fronting Town Madison Apartments.

Public Comments

None.

Commission Comments

Mr. Stephen Brooks asked staff if concept elevation drawings for the proposed commercial buildings were available to be viewed. Mr. Johnny Blizzard stated that concept sketches were submitted to staff but were not included in the report nor were they included in the presentation to the Planning Commission.

Mrs. Mary Beth Broeren then stated that staff has made comments to the applicant concerning the scale and height of the proposed commercial buildings in comparison to the other proposed structures planned for Town Madison Boulevard. She stated that the buildings may increase in height and square-footage as the client evaluates different options to achieve the appropriate scale and architectural characteristics.

Mr. Stephen Brooks staff if there are any multi-story, mixed-use buildings planned for the Town Madison Development. Mrs. Mary Beth Broeren stated that the four story Apartments at Town Madison, the proposed five story hotel and the Baseball Stadium are examples of the scale along with the proposed commercial site, which architecturally complement each other. She stated that many of the other commercial/retail building are still in the design phase. Mrs. Broeren also stated that staff prefers to have a note on the proposed site plan noting the sidewalk width agreement.

Motion #1 – Sidewalk Waiver:

Mr. Potter motioned to approve the sidewalk waiver to install six feet wide sidewalk in the TND District in front of the residential area and eight feet wide sidewalk in front of the commercial area along Town Madison Boulevard in lieu of a 10 feet wide sidewalk, which will be installed on the north side of Town Madison Boulevard, with conditions presented in the staff report. Mr. Ryder seconded the motion.

Final Vote:

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

Motion Carried

Motion #2 – Site Plan:

Mr. Ryder motioned to approve the Commercial Phase 1 at the Heights of Town Madison Site Plan (SP2019-001) with contingencies.”

Planning Department:

1. Submit revised color rendering showing compliance with Zoning Ordinance Sections 4-12-11 (g) and 4-12-1 (9). The colored rendering submitted depicts low scale, single story buildings that staff thinks do not fully complement future development on Town Madison Boulevard, such as the ballpark and resort hotel. Staff does not believe the current scale and design meets the criteria in Section 4-

12-11 (g), which requires design be consistent with other planned and future development along the same street, or Section 4-12-1 (9), which requires that architecture contribute to the intended design character of the planned development. Staff has suggested that the applicant consider making the other building that faces Town Madison Boulevard a two-story building. Staff recommends contingencies to address this issue.

2. The following note should be labeled on the site plan. Comprehensive sign guidelines shall be submitted for approval with the architectural package is submitted for a building permit.
3. Widen entrances from St. Louis Street and the entrance on Iberville Street to past Town Madison Boulevard.
4. Provide a more detailed explanation of design and material used for plaza.
5. A six foot screening buffer is required between a neighborhood retail or service use and a Mixed Residential Area except where a street provides buffering. The planting of trees along the length of the large island in the middle of the off-street parking area will satisfy this contingency.
6. Provide a detail of six foot planting strip required along minor collector streets (Town Madison Boulevard) and five foot strip on all local streets. Section 4-12-16 (5). Signatures:

Engineering Department

1. Show Provide ADA spaces required and provided.
2. Provide Storm Water Report.
3. Provide a complete Geometric Plan.
4. Provide ADA accessibility to all sidewalks.

Fire Department

1. Show FDC on vault.

Mrs. McCollum seconded the motion.

Final Vote:

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

Motion Carried

Subdivision Bonds

1. Subdivision Performance Bond – The Heights at Town Madison

Mr. Blizzard reported on the bond request.

Motion:

Mr. Potter motioned to approve the request. Mr. Seifert seconded the motion.

Final Vote:

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

Motion Carried

2. Sidewalk Performance Bond – The Heights at Town Madison

Mr. Blizzard reported on the bond request.

Motion:

Mrs. McCollum motioned to approve the request. Mr. Seifert seconded the motion.

Final Vote:

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

Motion Carried

3. **Subdivision Performance Bond – Cedar Cove, Phase 2**

Mr. Blizzard reported on the bond request.

Motion:

Mr. Potter motioned to approve the request. Mr. Ryder seconded the motion.

Final Vote:

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

Motion Carried

4. **Subdivision Sidewalk Bond – Cedar Cove, Phase 2**

Mr. Blizzard reported on the bond request.

Motion:

Mrs. McCollum motioned to approve the request. Mr. Seifert seconded the motion.

Final Vote:

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

Motion Carried

New Business

1. **Champy's Famous Fried Chicken Restaurant:** Proposed Architectural Design to include alternative materials for building exterior (Section 4-8-7 Zoning Ordinance) Architectural Appearance of Buildings and Structures in the B3 District.
Location: 8020 Madison Boulevard (West of Shelton Road and Publix Shopping Center)
Applicant/ Property Owner: David Harris

Applicant Comments

Mr. David Harris stated that he is the owner of the site for the proposed restaurant and he is available to answer questions about the project.

Staff Report

Mr. Johnny Blizzard stated that this is a request to use alternative materials on the building's exterior to renovate the former Bison's Bar & Grill. He explained that the restaurant's design theme is of a rustic building with a lot of distressed wood and metal panel siding with a mixed pattern of corrugated metal and smooth metal with naturally aged finishes. Mr. Blizzard stated that 52 percent of the front elevation and 44 percent of the east elevation facing Shelton Road and the Publix Shopping Center will be metal. He also stated that metal siding is not one of the approved materials and that the percent of each facade proposed for metal siding exceeds the 15 percent allowance for other materials allowed in the Ordinance (Section 4-8-7(10)). Mr. Blizzard stated that staff is therefore seeking guidance from the Planning Commission pursuant to Section 4-8-7(9), due to the scope of the materials and uniqueness of the restaurant's appearance. Mr. Blizzard stated that staff recommends approval of the metal siding as an alternative approved material and approval of the architectural elevations based on the following:

- 1) Champy's has developed a unique design that gives it the appearance of an old Blues and chicken shack.
- 2) The restaurant has successful sites in Georgia and Tennessee and attributes some of this success to the look and feel of their buildings.
- 3) The elevations represent a well thought out design and not simply a prospective tenant trying to avoid compliance with the Zoning Ordinance.

Commission Comments

Mr. Troy Wesson asked staff if this was a permanent change to the building exterior or could it be changed in the future should a subsequent tenant or owner choose to do so. Mrs. Mary Beth Broeren responded that the proposed exterior materials configuration is not permanently binding to the site.

Motion:

Mr. Brooks motioned to approve the request to use alternative materials on the building exterior and the architectural design of Champy's Famous Fried Chicken Restaurant. Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson

Aye

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

Motion Carried

- 2. Rescheduling the 21st March, 2019 Planning Commission Meeting**
New date proposed – Thursday, 28th March, 2019.

Commission Comments

None.

Motion:

Mrs. McCollum motioned to move the March 2019 Planning Commission meeting to Thursday, 28th March, 2019. Mr. Seifert seconded the motion.

Final Vote:

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

Motion Carried

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:08 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Kevin Bernard, Associate Planner and Recording Secretary