



**Planning Commission
Minutes of the March 28, 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 (5:33 pm) |
| Cynthia McCollum, CAPZO | Absent |
| Steve Ryder, CAPZO | Absent |
| 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; Becky Grimes, Prosecuting Attorney.

REGISTERED PUBLIC ATTENDEES

Ralcy Velazco, J. Keith Maxwell, Randall Wilson, Heather Wilson, John Hoover, Emily Diaz, Nicole Allen.

ACCEPTANCE OF THE AGENDA

The agenda was accepted as presented.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the February 21, 2019 regular meeting. Mr. Cowles seconded the motion.

Final Vote:

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

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

Motion Carried

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

- 1. Zoning Map Amendment (Annexation 2019-001/Zoning Map Amendment 2019-001)**
Annexation of 11132 Cardinal Drive to R1-A (Low Density Residential District).
Location: 11132 Cardinal Drive (North of Powell Road, East of Cardinal Drive)
Applicant/ Property Owner: Dewayne & Malgorzata Moses

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this is a request to annex a 30,000 sq. ft. single family lot located in Morris Estates Subdivision. Mr. Blizzard stated that the lot is occupied by a single-family dwelling and it also meets the requirement for an R-1A (Low Density Residential District) designation. Additionally, Mr. Blizzard stated that the lot is compatible with the Westside Master Plan, and in accordance with Policy #7 of the City's Growth Policy for residential development. Mr. Blizzard stated that the requested zoning designation is consistent with other lots in the Morris Estates Subdivision and that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion #1:

Mr. Brooks motioned to approve the Annexation (ANN 2019-001) for 11132 Cardinal Drive and forward to the City Council for adoption, Mr. Seifert seconded the motion.

Final Vote:

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

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

Motion Carried

Motion #2:

Mr. Cowles motioned to approve the Zoning Map Amendment (ZMA 2019-001) for 11132 Cardinal Drive and forward to the City Council for adoption, Mr. Seifert seconded the motion.

Final Vote:

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

Motion Carried

- 2. **Zoning Map Amendment (Annexation 2019-002/Zoning Map Amendment 2019-002)**
Annexation of 10315 Burgreen Road to R1-A (Low Density Residential District).
Location: 10315 Burgreen Road (South of Rockgage Drive, West of Burgreen Road)
Applicant/ Property Owner: Ralcy & Mia Velazco

Applicant Comments

Mr. Ralcy stated that he is available to answer any questions from the Planning Commission.

Staff Report

Mr. Blizzard stated that this is a request to annex a one acre single family lot located on Burgreen Road across the street, opposite James Clemens High school and adjacent to the Cedar Acres Subdivision. Mr. Blizzard stated that approximately 17,000 square feet of the southern part of the lot is designated PNA (Parks & Natural Area) and the remainder of the lot is designated MR (Mixed Residential). Additionally, Mr. Blizzard stated that the lot will retain its Westside Master Plan designation for possible future development. Mr. Blizzard stated that the requested zoning designation is consistent with Policy #7 of the City's Growth Policy for residential development and that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion #1:

Mr. Potter motioned to approve the Annexation (ANN 2019-002) for 10315 Burgreen Road and forward to the City Council for adoption, Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

Motion #2:

Mr. Potter motioned to approve the Zoning Map Amendment (ZMA 2019-002) for 10315 Burgreen Road and forward to the City Council for adoption, Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

3. Zoning Map Amendment (Annexation 2019-003/Zoning Map Amendment 2019-003)

Annexation of 28762 Hardiman Road to R1 (Low Density Residential District).

Location: 28762 Hardiman Road (North of Hardiman Road, East of Segers Road)

Applicant/ Property Owner: Randall Wilson

Applicant Comments

Mr. Wilson indicated he was available.

Staff Report

Mr. Blizzard stated that this is a request to annex 3.76 acres of a 6.01 acre metes and bounds parcel. Mr. Blizzard stated that the remaining 2.25 acres located at the rear of the property are in the City of Huntsville. He stated that the subject property has been designated with the place type RTA (Rural Transition Area) according to the West Side Master Plan and that Secondary uses permitted in this place type include an individual residential dwelling per acre. Mr. Blizzard explained that although it seems unusual to have a single parcel split between two jurisdictions, it is not unprecedented. Mr. Blizzard stated that the requested R-1 zoning designation is consistent with Policy #7 of the City's Growth Policy for residential development. He also reviewed the contingencies, and stated that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion #1:

Mr. Seifert motioned to approve the Annexation (ANN 2019-003) for 10315 Burgreen Road and forward to the City Council for adoption, Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

Motion #2:

Mr. Seifert motioned to approve the Zoning Map Amendment (ZMA 2019-003) for 10315 Burgreen Road and forward to the City Council for Adoption, Mr. Cowles seconded the motion.

Final Vote:

| | |
|-----------------------|-------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ----- |
| Steven Ryder | ----- |

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|-----------------------------|-------|
| Cameron Grounds | Aye |
| Stephen Brooks | Aye |
| Lewie Bates | ----- |
| Mike Potter | Aye |
| City Council Member Seifert | Aye |
| Tim Cowles | Aye |

Motion Carried

4. Town Madison, Phase 4 (Preliminary Plat 2019-003) Preliminary Plat for 6 Lots on 58.30 acres.

Location: North of Town Madison Boulevard, West of Zierdt Road

Applicant/Property Owner: Old Town Investments, LLC.

Applicant Comments

Mr. John Hoover of Mullins, LLC 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 preliminary plat for six tracts and 4,629 linear feet of streets on 58.30 acres. Mr. Blizzard stated that the largest tract will be Tract I with an area of 28.18 acres and the smallest tract will be Tract K with 0.95 acres. Mr. Blizzard explained that the primary objective of the plat is street construction, and essential services such as water and sewer. He also stated the new streets will include: Exchange District, Moon Shot Drive, Stadium Boulevard, and Trash Panda Way. Mr. Blizzard reviewed contingencies and stated that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Brooks motioned to approve the preliminary plat for Town Madison, Phase 4 (PP 2019-003) with contingencies.

Planning Department:

1. Signatures:
 - a) Planning Commission
 - b) Planning Department
 - c) Engineering Department
 - d) Fire Department
 - e) North Alabama Gas
 - f) Huntsville Utilities

Engineering Department

1. Provide Drainage Summary Report
2. Street names need to be approved. The only names shown that have been approved are Stadium Blvd and Trash Panda Way.
3. Provide MFFE note on plan.

Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

5. The Heights at Town Madison, Phase 1A (Final Plat 2019-003) Final Plat for 67 Lots on 43.71 acres.

Location: South of Town Madison Boulevard, West of Zierdt Road

Applicant/Property Owner: Old Town Investments, LLC.

Applicant Comments

Mr. John Hoover of Mullins, LLC 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 67 lots on 43.71 acres in the Town Madison Subdivision. He stated that the final plat will provide lots for both single-family attached and detached dwellings with a range of lot sizes from 2,430 square feet to 11,865 square feet. Mr. Blizzard also stated that the internal street system will include 2,130.08 linear feet of streets and 1,216.51 linear feet of alleys. Mr. Blizzard explained that the Planning Commission approved a preliminary plat for the Heights at Town Madison at the August 16, 2018 regular meeting that provided for 130 residential lots and a final plat for 40 of those lots was approved at the January 17, 2019 regular meeting. Mr. Blizzard reviewed contingencies and stated that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Wesson inquired about the platting of the road, and Mr. Blizzard indicated that that had been addressed.

Motion:

Mr. Seifert motioned to approve the final plat for Town Madison, Phase 1A (FP 2019-003) with contingencies.

Planning Department:

1. Signatures:
 - a. Dedication
 - b. Notary
 - c. Huntsville Utilities
 - d. North Alabama Gas
2. Submit an electronic copy in pdf and dwg format of the recorded plat for The Heights at Town Madison.

Engineering Department

1. "Alley N" will need a name for addressing Lot #49.
2. LOC amount and as-built approval are contingent on if an ECO submittal is required.

Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

6. Nature's Trail, Phase 2 (Final Plat 2019-002) Final Plat for 100 Lots on 40.41 acres.

Location: North of Powell Road, East of Bowers Road

Applicant/Property Owner: SMB Land, LLC and Stenen Development, LLC.

Applicant Comments

Mr. John Hoover of Mullins, LLC 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 100 lots on 40.41 acres in the Nature's Trail Subdivision. He stated that the smallest lot will have an area of 8,463 square feet, and the average lot size will be 13,190 square feet. Mr. Blizzard stated that 5,819 linear feet of new streets will be constructed, including a stub to the Village at Oakland Springs. He also stated that the final plat for Nature's Trail, Phase 2 represents the completion of the subdivision, which was originally approved in 2014, and subsequently the Planning Commission approved a layout amendment reducing the total number of lots in the subdivision from 162 to 148 at the April 19, 2018 meeting. Mr. Blizzard reviewed contingencies and stated that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Cowles asked staff if there is a trail being planned to the west of the proposed development, as part of the final phase. Mr. Blizzard stated that a trail is desired in that location, but it would require the consideration and approval from the property owner.

Mr. Potter if the units had been included in the housing unit projections for schools, and staff stated that they were.

Motion:

Mr. Brooks motioned to approve the final plat for Nature's Trail, Phase 2 (FP 2019-002) with contingencies.

Planning Department:

1. Title opinion references wrong surveyor
2. Signatures:
 - a. Dedication
 - b. Notary
 - c. Athens Utilities
 - d. Limestone County Water & Sewer
 - e. North Alabama Gas

Engineering Department

1. Provide as-built drawings
2. Provide LOC spreadsheet
3. Provide MFFEE on plat
4. Provide BFE for each lot in AE Flood Zone
5. Correct Note #17
6. Correct Flood Zone Note

Mr. Seifert seconded the motion.

Final Vote:

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

Motion Carried

(Public Hearing Closed)

7. 4155 Sullivan Street (SDP 2019-001) Specific Development Plan for one commercial building.

Location: 4155 Sullivan Street, South of Main Street, East of Sullivan Street.

Applicant/ Property Owner: Mehry Abidi

Applicant Comments

Mr. Keith Maxwell stated that he is the engineer representing the applicant and is available to answer questions regarding the project.

Staff Report

Mr. Blizzard stated that the property owner has aspirations to renovate the building and explained that the estimated cost of those improvements would require the site to come into conformance with Section 4-6-1 of the Zoning Ordinance due to several existing non-conformities. Mr. Blizzard stated that due to the difficulty of meeting all the requirements of Section 4-6-1 on this site, Section 4-15 of the Zoning Ordinance (Downtown Redevelopment Incentive Overlay District) will be incorporated into the site's improvement strategy. He stated that the DRI Overlay District allows the Planning Commission to mitigate zoning regulations for off-street parking, yards and setbacks, density and bulk regulations, landscaping, and various land uses. Mr. Blizzard stated that staff recommends approval of the applicant's requests contingent on the following conditions:

- 1) The City constructed on-street parking along both sides of Main Street for the purpose of providing public parking for properties in the downtown with insufficient area to provide on-site parking.
- 2) The applicant's decision to orient the front entrance of the building to face Main Street will allow for easier access from the parking along Main Street via a six foot sidewalk along the south side of the street.
- 3) A six foot landscaping strip along the west property line adjoining Sullivan Street between the proposed middle planter island and northernmost planter island.
- 4) A sidewalk will be provided from Main Street to the new entrance on the north side, and the applicant proposes to install a walkway along most of the perimeter of the building.

5) Removal of the Pylon sign located on the south end property.

Mr. Blizzard stated that the proposed site improvements were reviewed by the Historic Commission, which had had similar comments to those of the Planning staff, regarding site design elements. He reported that the applicant had provided a revised plan in response to the Historic Commission's comments. Mr. Blizzard reviewed the contingencies and recommended approval.

Public Comments

None.

Commission Comments

Mr. Stephen Brooks asked staff if there are any requests from the Historic Preservation Commission that are not addressed in the proposed redevelopment plans for this site. Mrs. Broeren stated that the most current redevelopment plan submission reflects the agreement between the applicant and the Historic Preservation Commission. She explained that the agreement also requires another review by the Historic Commission when the type and color of surface pavers, as well as the species of trees and shrubs are chosen by the applicant.

Mr. Troy Wesson asked staff what effect the future widening of Sullivan Street would have on the sidewalk at the proposed site redevelopment. Mrs. Mary Beth Broeren stated that Sullivan Street would not be widen at this location and would not impact the sidewalk. Mrs. Broeren also confirmed that there is a ten feet wide sidewalk proposed for the west side of Sullivan Street, opposite the redevelopment site.

Mr. Mike Potter stated that he was happy to see redevelopment plans for the site.

Motion

Mr. Seifert motioned to approve the Specific Development Plan (SDP2019-001) for 4155 Sullivan Street with contingencies, referencing the site plan that was agreed to by the Historic Preservation Commission.

Planning Department:

1. Provide six foot wide planting buffer between middle landscape planter and landscape planter at the northwest corner. The planting strip should be landscaped in compliance with Section 4-6B-3 of the Zoning Ordinance. If the middle landscape planter is removed, the six foot wide planting buffer must extend to the driveway off of Sullivan Street.
2. The existing sidewalk running along Main Street must be drawn to the same detail as the one shown along Sullivan Street.
3. Delete the word "asphalt" from area adjacent to Main Street
4. Note L5 should state hardscape must be pavers, brick, colored or stamped concrete. It cannot be asphalt.

Mr. Potter seconded the motion.

Final Vote:

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

Motion Carried

Subdivision Bonds

None.

New Business

None.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:02 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Kevin Bernard, Associate Planner and Recording Secretary