



**Planning Commission  
Minutes of the April 18, 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	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 Planning & Economic Development; Megan Zingarelli, City Attorney.

**REGISTERED PUBLIC ATTENDEES**

Luther R. Hinton, Adam Henry, David Churchill, Daniel Hopkins, Steve Trigg, Ben Lewis, Margo Domitrorich, Joey Ceci, David Gilliam, Tanya Gilliam, Greg Day, Allen Walker, Kimberly Walker, Judy Stewart McMurry, John Gorman, Thomas Gormley, Christina Smith, Barbara McReynolds, James McReynolds, Mecca Musicc, Kenneth Chatelain, Kelly Tuttle. Don Spence, Bobby DeNeefe.

**ACCEPTANCE OF THE AGENDA**

Mr. Johnny Blizzard noted that there are two changes to the agenda. Firstly, Mr. Blizzard clarified that the Certified Plat for Sumac Farm Performance is not phased and secondly, Bonds for Willow Creek, Phase 3, Part 2 is added under new business. The agenda was accepted with the proposed changes.

**APPROVAL OF THE MINUTES**

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

**Final Vote:**

Chairman, Troy Wesson

Aye

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

### **Motion Carried**

### **PUBLIC COMMENTS**

None.

### **PUBLIC HEARINGS**

- 1. Zoning Map Amendment (Annexation 2019-004/Zoning Map Amendment 2019-004)**  
Annexation of 29174 Tribble Road to R1-A (Low Density Residential District).  
**Location:** 29174 Tribble Road (South of Tribble Road, East of Greenbrier Woods Subdivision)  
**Applicant/ Property Owner:** Jonathan & Christina Blakely

#### **Applicant Comments**

None.

#### **Staff Report**

Mr. Blizzard stated that this is a request to annex a 1.5 acre metes and bounds lot occupied by a single family dwelling. Mr. Blizzard stated that the lot is in an R-1A (Low Density Residential District) and the southern part of the tract has the designation of PNA (Parks & Natural Area) while the remaining portion of the parcel has the designation of MR (Mixed Residential). 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 staff recommended approval.

#### **Public Comments**

None.

#### **Commission Comments**

None.

#### **Motion #1:**

Mr. Brooks motioned to approve the Annexation (ANN 2019-004) for 29174 Tribble Road, East of Greenbrier and forward to the City Council for adoption, 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	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

**Motion Carried**

**Motion #2:**

Mr. Brooks motioned to approve the Zoning Map Amendment (ZMA 2019-004) for 29174 Tribble Road, East of Greenbrier and forward to the City Council for adoption, Mr. Bates seconded the motion.

**Final Vote:**

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

**Motion Carried**

**2. Heritage Hills Subdivision (Layout Plat 2019-002) Layout Plat for 109 lots on 63.60 acres.**

**Location:** South of Powell Road, East of Segars Road

**Applicant:** Tennessee Valley Communities, LLC.

**Property Owner:** Tennessee Valley Communities, LLC and Sexton Farms. LLC

**Applicant Comments**

Mr. Jeff Enfinger stated that this is a proposed low density development with a price point between \$400,000 and \$600,000. He also stated that it complies with all the City's regulations, and he is available to answer questions from the Planning Commission.

**Staff Report**

Mr. Blizzard stated that this request is for a layout plan for 109 lots on 63.60 acres with an average lot size of 16,583 square feet and the smallest lot is 10,770 square feet. Mr. Blizzard compared the Sketch Plat with the approved Concept Plan and explained that the main difference between the two is an increase in lot size. He also stated that there will 109 lots maximum and no certificates of occupancy will be issued before the year 2020, per the development agreement between the City of Madison and the developer. Mr. Blizzard stated that the City required a stub street be shown to the west, and as a result of that change, the applicant's engineer added an additional lot to the layout. Therefore, staff has a recommended contingency to bring the lot count back to 109. Mr. Blizzard reviewed contingencies and stated that staff recommended approval.

**Public Comments**

Mr. Enfinger stated that it will not be a challenge to fit homes on the three lots listed in the contingencies despite having to work around the existing sewer line and easement.

**Commission Comments**

Mr. Stephen Brooks asked staff when the 110 lots will revert to 109 lots. Mrs. Mary Beth Broeren stated that the Layout Plat will be adjusted as part of addressing the Planning Department's contingencies.

**Motion:**

Mr. Potter motioned to approve the layout plat for Heritage Hills Subdivision (LP 2019-002) with contingencies.

Planning Department:

1. Reduce lot count from 110 to 109
2. Sanitary sewer easement running through the middle of Lots 106-108 may create construction problems for structures on the property. Suggest moving rear property line such that sewer easement is in the common area and not on the proposed residential lots.

Engineering Department

1. Provide Army Corps of Engineers Jurisdictional Determination for stream on northeast boundary.

Mrs. McCollum seconded the motion.

**Final Vote:**

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

City Council Member Seifert  
Tim Cowles

Aye  
Aye

**Motion Carried**

**3. Heritage Hills, Phase 1 (Preliminary Plat 2019-004) Preliminary Plat for 24 lots on 63.60 acres.**

**Location:** South of Powell Road, East of Segars Road

**Applicant:** Tennessee Valley Communities, LLC.

**Property Owner:** Tennessee Valley Communities, LLC and Sexton Farms. LLC

**Applicant Comments**

None.

**Staff Report**

Mr. Blizzard stated that this is a request for 24 lots in the first phase of Heritage Hills and includes 1,751 linear feet of streets. He also stated that this phase also includes a common area (1A) that will have a retention area/pond with a walking path, while Common areas 1B, 1C, and 1D make up a 30 ft. wide landscaped walkway, with a six foot wide sidewalk, along the west side of the spine road. Mr. Blizzard reviewed contingencies and stated that staff recommended approval.

**Public Comments**

Mr. Enfinger stated that the proposed walking trail is a prototype resulting from collaboration with the City's Planning Department. He stated that the concept can be used citywide to connect green spaces in the City's western region.

**Commission Comments**

Mr. Troy Wesson asked staff if the lot reduction from 110 to 109 lots occurs in Phase 1 of the subdivision. Mr. Blizzard and Mrs. Broeren stated that any adjustments to the lot count in this phase can be addressed during the final plat approval stage.

**Motion:**

Mrs. McCollum motioned to approve the preliminary plat for Heritage Hills Subdivision, Phase 1(PP 2019-004) with contingencies.

Planning Department:

1. The highest lot number shall be 109.
2. Sanitary sewer easement running through the middle of Lots 106-108 may create construction problems for structures on the property. Suggest moving rear property line such that sewer easement is in the common area and not on the proposed residential lots.
  - a. The applicant may combine 107 and 108 allowing for greater areas for foot print. It would also bring the total lot count back to 109.

- b. Provide foot print for house on Lots, 106, 107, and 108 with dimensions and coverage to ensure new lot configurations will be compliant.
- 3. Sheet 2: Note 10: Note all property owners
- 4. Sheet 2: Note 10: Include DB/PG of property owner

Engineering Department

- 1. Provide Minimum Finish Floor Elevations on plat.

Fire Department

- 1. Fire flows and projected flows at back of the subdivision is needed before the second connection can be made.
- 2. Entrance road must be 21 feet, back to back.

Mr. Bates seconded the motion.

**Final Vote:**

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

**Motion Carried**

**4. Willow Creek, Phase 3, Part 2 (Final Plat 2019-004) Final Plat for 18 Lots on 8.85 acres.**

**Location:** South of Coach Lamp Drive, East of Willow Bank Road

**Applicant/Property Owner:** Focus Investments, LLC.

**Applicant Comments**

Mr. Daniel Hopkins of Focus Investments, LLC stated that he is available to answer questions from the Planning Commission.

**Staff Report**

Mr. Blizzard stated that this is a request for a final plat for 18 lots on 8.85 acres. Mr. Blizzard stated that the final plat includes the dedication of 1,078 linear feet of public streets that will extend Coach Lamp Drive and Willow Bank Road. He also stated that this final plat represents the last phase of Willow Creek Subdivision to be developed bringing the total number of lots to 92. Mr. Blizzard stated that there were no remaining contingencies and staff recommends approval.

**Public Comments**

Ms. Judy Stewart Mc Murry stated that a drainage issue still remains to be addressed near her property. Gary Chynoweth, City Engineer, responded that the inspector will address this.

**Commission Comments**

None.

**Motion:**

Mr. Brooks motioned to approve the final plat for Willow Creek, Phase 3, Part 2 (FP 2019-004). Mr. Bates seconded the motion.

**Final Vote:**

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

**Motion Carried**

**5. Cedar Springs, Phase IX (CP 2019-002) Certified Plat for 2 Lots on 6 acres.**

**Location:** South of Hardiman Road, East of County Line Road

**Applicant:** Lewis Land, LLC

**Property Owner:** Animal Care Properties, LLC, Shailaja Karne and Vankineni Prasad

**Applicant Comments**

None.

**Staff Report**

Mr. Blizzard stated that this is a request for a certified plat to modify two lots on six acres to incorporate two acres from Lot 18-A, Cedar Springs Station, Phase IV into Lot 2A of Long Subdivision. Mr. Blizzard stated that the purpose of the certified plat is to provide additional acreage that will accommodate the expansion of the animal hospital located on Lot 2A.

Mr. Blizzard stated that the certified plat is compliant with all applicable regulations, however, a large portion of the properties are overlaid with the PNA place type, which will likely limit development in those areas of the properties. Mr. Blizzard reviewed the contingencies and recommended approval.

**Public Comments**

None.

**Commission Comments**

None.

**Motion**

Mr. Bates motioned to approve the Certified Plat (CP2019-002) for Cedar Springs Station with contingencies.

Planning Department:

1. Change second distance referenced in the second call from the "point of beginning" from 500 feet to 463.58
2. A reciprocal access agreement is required between lot 2A and lot 18 A before final approval is granted.
3. Note "Development in the areas with the PNA place type is restricted unless the West Side Master Plan Vision Map is amended to another place type for the subject area."

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

**Motion Carried**

**6. Animal Care Properties to Cedar Springs Station (CP 2019-004) Certified Plat for 2 Lots on 8.18 acres.**

**Location:** South of Hardiman Road, East of County Line Road

**Applicant:** Southwood Construction

**Property Owner:** Dr. Charles D. Whiteworth

**Applicant Comments**

Mr. Greg Day stated that he is available to answer questions from the Planning Commission on behalf of the applicant.

**Staff Report**

Mr. Blizzard stated that this is a request for a certified plat for two lots to re-subdivide one acre located at the southwest corner of the property, labeled as Lot 3-A. Mr. Blizzard stated that the

certified plat is compliant with all applicable regulations however, the future dental office being considered for this property would not have ingress/ egress access to County Line Road and would need access via Lot 3B. Mr. Blizzard stated that staff recommends approval.

**Public Comments**

None.

**Commission Comments**

None.

**Motion**

Mr. Brooks motioned to approve the Certified Plat (CP2019-004) for Animal Care Properties Addition to Cedar Springs Station. 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	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

**Motion Carried**

**7. Sumac Farms (CP 2019-003) Certified Plat for 2 Lots on 8.18 acres.**

**Location:** 450 Barrington Hills Drive, 1475 Hughes Road, and other lands (south of Bradford Farms Drive, East of Hughes Road).

**Applicant:** McElroy Land Surveying Company, Inc

**Property Owner:** Susan M. Whitehead and Madison Assembly of God Church

**Applicant Comments**

None.

**Staff Report**

Mr. Blizzard stated that this is a request for a certified plat to modify three lots on 50.99 acres. Mr. Blizzard stated that Mrs. Susan M. Whitehead, the property owner of Lots 1 and 2, plans to purchase 2.78 acres from Madison Assembly of God, the property owner of Lot 3. He explained that the certified plat also proposes to shift the common property line between Lots 1 and 2 east approximately 476 feet and that there is no compelling reason for the property line shift, except the desire of the property owner. Mr. Blizzard also stated a special conservation note is requested on the Certified Plat to ensure the acquired property remains undisturbed. Mr. Blizzard stated that staff recommends approval.

**Public Comments**

Mr. Luther Hinton stated that he wants the land being acquired be placed in a conservation easement.

Mr. David Churchill asked staff if there is any guarantee that acquired property is not developed in the future despite the conservation note on the plat.

**Commission Comments**

Mr. Wesson asked staff about the current zoning of the property and if chickens are allowed in that zone. Mr. Blizzard stated it is zoned R-1A and Mr. Potter stated that chickens are allowed in that zone except when it becomes a nuisance.

Mr. Wesson also asked staff how restrictive is the conservation note on the certified plat. Mr. Blizzard stated that the note serves as a plat restriction and that Planning Commission approval would be needed if that specific area is to be developed or disturbed.

**Motion**

Mr. Brooks motioned to approve the Certified Plat (CP2019-003) for Sumac Farms. Mr. Bates seconded the motion.

**Final Vote:**

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

**Motion Carried**

**8. Town Madison Master Sign Plan – West End (MP 2019-001)**

**Location:** North Graphics Drive, between Wall Triana Highway and Intergraph Way

**Applicant/ Property Owner:** Old Town Investments II, LLC

**Applicant Comments**

Mr. Joey Ceci stated that there are several construction projects and more to follow; therefore, guidance on signage is important and time sensitive. He also stated that he is available to answer questions from the Planning Commission

**Staff Report**

Mr. Blizzard stated that the applicant is seeking approval of a master sign plan for the portion of the Town Madison Development between Wall-Triana Highway and Intergraph Way. He described the Master Sign Plan consists of the following components:

- 1) Sign Plan Allowances – a description of sign allowances, including materials and design criteria
- 2) West End Design Criteria – a summary table of allowed signage
- 3) Site Map – showing locations of proposed freestanding and wall signs

Mr. Blizzard stated that the general intent is to allow for more wall signage and to allow for project identification and directional signage that is not typical of individual commercial parcels. He further explained that this initial phase of the master sign plan will provide a mechanism for several projects under construction to obtain approval of their signage. He also stated that eventually a master sign plan will be submitted for the entirety of Town Madison.

Mr. Blizzard stated that pursuant to the City’s sign regulations Section 7-11-9, in order for the Planning Commission to approve a master sign plan, it must find all of the following:

- 1. That the plan’s contribution to the design of the site and surrounding area will be superior to the quality that would result under the regulations and standards of this article;
- 2. That the signs proposed as part of the master sign plan will create a uniform sign package for the site related to materials, lighting, design and other features of the individual signs; and
- 3. That the proposed signs are compatible with the style or character of improvements and are well-related to each other in terms of location and spacing.

Mr. Blizzard stated that staff recommends approval with the deletion of the second sentence in paragraph 3 of the Town Madison Master Sign Plan Allowances document.

**Public Comments**

None.

**Commission Comments**

None.

**Motion**

Mr. Bates motioned to approve the Town Madison Master Plan (MP2019-001). Mr. Potter seconded the motion.

**Final Vote:**

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

Tim Cowles Aye

**Motion Carried**

**(Public Hearing Closed)**

**Subdivision Bonds**

**9. Subdivision Performance Bond – Willow Creek, Phase 3, Part 2**

Mr. Blizzard reported on the bond request.

**Motion:**

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

**Final Vote:**

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

**Motion Carried**

**10. Subdivision Sidewalk Bond – Willow Creek, Phase 3, Part 2**

Mr. Blizzard reported on the bond request.

**Motion:**

Mr. Ryder motioned to approve the request. 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	Aye

Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

**Motion Carried**

**New Business**

**None.**

**ADJOURNMENT**

Mr. Wesson adjourned the meeting at 6:14 P.M.

**Minutes Approved**



**Troy Wesson, Chairman**

**ATTEST:**



**Johnny Blizzard, Senior Planner and Recording Secretary**

