



**Planning Commission  
Minutes of the September 19, 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	Absent
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**

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Sarah Sitterle, Associate Planner; Becky Grimes, City Prosecutor

**REGISTERED PUBLIC ATTENDEES**

Susan Pierce, Jonathan Pierce, Nancy Waye, Michael E. Rogers, Rob Wojciechowski, Sharron Wojciechowski, Jeff North, Luke Sheldon, Taz Morell, Lars Rosberg, Kenneth Hudson, Terri Johnson, Lynn Bates, Liz Schmelling, Kirt Mitchell, Barbie Breen, Joey Ceci, Cheryl Austin, M. Negn, Karen Denzine, Divya Panati, Patricia Strother, Yanxia Li, Paul McArthur

**ACCEPTANCE OF THE AGENDA**

The agenda was accepted.

**APPROVAL OF THE MINUTES**

Mr. Potter moved to approve the minutes of the August 15, 2019 regular meeting. 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	-----
Tim Cowles	Aye
<b>Motion Carried</b>	

**PUBLIC COMMENTS**

Jeff North inquired as to whether the Planning Commission would take action on the proposed elementary school. Staff replied that it was scheduled for the October 24<sup>th</sup> meeting as a Location, Character & Extent approval.

**PUBLIC HEARINGS**

- Amendment of the Subdivision Regulations to Add Section 7-11 Bonding of Wearing Surface Improvements (STA 2019-001)**  
**Applicant: City of Madison**

**Staff Report**

Mr. Blizzard explained that the proposed change to the Subdivision Regulations was to allow a developer to post a bond for the final wearing surface in multi-phase projects with a minimum 100 acres. This would help to minimize impacts to the final wearing surface while significant construction may be occurring. Such a request would require City Council approval, posting of a performance bond and be allowed for up to two years.

**Public Comments**

None.

**Commission Comments**

Mr. Potter commented that this was a good idea, noting the example of County Line Road construction that experienced significant delays related to completion of improvements.

Mr. Brooks asked if the proposed language had been modeled after a specific example. Staff responded that it had been modeled after the City of Huntsville’s regulations.

Mr. Brooks motioned to approve the Amendment to the Subdivision Regulations (STA 2019-001). 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	-----
Tim Cowles	Aye

**Motion Carried**

2. **Nuthi Commercial Rezoning (MP 2019-001/ZMA 2019-009)**  
**Re-zone a 25 acre property from M1 (Restricted Industrial District) to B3 (General Business District) and amend the West Side Master Plan from I (Industry) to CC (Convenience Commercial) and amend the PNA (Parks & Natural Area) boundary**  
**Location: east side of County Line Road, south of Palmer Road**  
**Applicant: Srikrishna M. Nuthi**  
**Property Owner: Ankinbbdu P. Ravi**

**Applicant Comments**

None.

**Staff Report**

Mr. Blizzard recommended the request be continued to a date uncertain to allow time to clarify property ownership. New public hearing notices will be sent out once a date is known.

**Public Comments**

None.

**Commission Comments**

None.

Mr. Brooks motioned to continue the Nuthi Commercial Rezoning to a date uncertain with new public hearing notification. 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	-----
Tim Cowles	Aye

**Motion Carried**

3. **Windermere, Phase 1 (PP2019-010)**  
**Preliminary Plat for 41 single family lots on 72.01 acres**  
**Location: North of Norfolk Southern Railroad, East of Shelton Road**  
**Applicant: Premium Properties, LLC**  
**Property Owner: Gayle Wann Guy & Guy Holdings, LLC**

### **Applicant Comments**

Taz Morrell, representing the applicant, stated he was available for questions. He also addressed questions that had been raised at the Planning Commission meeting when the Layout request for the overall project was approved. He noted that the schedule for the first phase of the project was six months and that they expected to construct 30 to 40 units per year. He reported that it would likely be two years before Phase 2 would start. Finally, he said the builder would save as many trees along the north property line as possible.

### **Staff Report**

Mr. Blizzard reported that the preliminary plat consists of 41 residential lots. The smallest lot will have an area of 10,873 square feet, and the average lot size will be 12,786 square feet. There are two common areas: one for a clubhouse and one for stormwater detention. Mr. Blizzard reviewed the contingencies and concluded that staff recommended approval.

### **Public Comments**

Cheryl Austin noted concerns related to ingress and egress to the subdivision because it had only one access point off of Shelton Road in close proximity to the railroad. She stated that she would like to see the construction of Portal Lane to Old Madison Pike constructed first. She stated she was concerned about traffic on Alderwood and that it was not wide enough.

Jeff North stated that he thinks subsequent phases of the project conflict with the 2040 Transportation Plan because improvements to Shelton are not proposed.

Rob Wojciechowski commented that he was concerned about traffic from the project and that extending Portal Lane to Old Madison Pike was important.

### **Commission Comments**

Mr. Wesson asked staff to address the concern regarding Sheldon Road access and traffic backing up. Staff noted that the approved layout shows a re-striping for a dedicated left turn lane. Mr. Wesson asked staff to address the comment about the Transportation Plan. Staff replied that the 2040 Transportation Plan indicated improvements to Shelton were not recommended.

### **Motion:**

Mr. Brooks motioned to approve the Preliminary Plat for Windermere, Phase 1 (PP 2019-011) with contingencies.

Planning Department

1. Signatures
  - 1) Huntsville Utilities North Alabama Gas
  - 2) Madison Utilities
  - 3) Cable
  - 4) Phone

Engineering Department

Plan Review

1. Extend pipe and headwall #33 to clear temp turn-around.

2. Grade around temp turn-around and provide erosion control to prevent washing onto roadway.
3. Continue ditch along north of lots 66 and 67.
4. Extend pipe 31 to eliminate slope steeper than 3:1 along south boundary.
5. Pond 2 detention box call out does not match detail on sheet 18 or hydrocad calcs.
6. Pond 2 detail shows a weir but there is not one within hydrocad calcs.
7. Pond 2 detail does not show 30" RCP discharge thru outlet control structure.
8. Pond 2 detail does not show 10' weir as called out in hydrocad calcs.
9. Correct flume and details to match drainage report.
10. Add note: If approval from any State or Federal Regulatory Agency is required to perform work on this project, a copy of each permit required shall be delivered to the City of Madison Engineering Department prior to the approval of the project.
11. Add note: The Contractor is required to schedule a Pre-Construction meeting with the Engineering Inspector before commencement of work. Call 256-797-8025 for scheduling or go to [www.madisonal.gov/index.aspx?NID=126](http://www.madisonal.gov/index.aspx?NID=126) (pre-construction requirements) for more information.
12. Add note: Driveways shall be placed such that the driveway is not within the radius of any intersection, does not conflict with intersection sight distance, does not conflict with any utility, and does not conflict with any ADA accessibility structure.
13. 3 diamond end-of-road markers to be installed by contractor at each stub street.

**Drainage Report**

1. Most of Old Ivy should not be a part of drainage area map. Existing internal pipe system drains to detention ponds at NE and SW corners. Only areas of Old Ivey that might drain into area are rear of lots along east and south boundaries.
2. Provide Pre-Developed hydrocad file, calculations, and summary.
3. Use n=.012 for all concrete pipe calculations.
4. Use Dyn-Sto-Ind (under calculation settings) for reach routing and pond routing especially when connecting 2 or more ponds together.
5. Pond 1 weir does not control 100 year event. Peak elevation is 664.74 - which is 0.74 higher than rim of pond. Try 20' crest length.
6. Pond 1 - Raise the invert of headwall of discharge pipe to 658.5 to provide MS4 retention and sedimentation control during construction.
7. Pond 2 - Raise invert 649.50 to provide MS4 retention and sedimentation control during construction.

**Fire Department**

1. Hydrant spacing exceeds 500'.

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	-----
Tim Cowles	Aye
<b>Motion Carried</b>	

**3. Greenbrier Hills, Phase III (PP 2019-007)**

**Preliminary Plat Amendment to add 30 single family lots on 57.22 acres**

**Location:** South of Tubman Drive, East of Faulkner Road

**Applicant/Property Owner:** Madison Land Resources

**Applicant Comments**

Liz Schmeling, representing the applicant, stated she was available for questions.

**Staff Report**

Mr. Blizzard stated that this was an amendment to an existing preliminary plat, adding 30 lots and additional streets. The smallest lot will have an area of 8,396 square feet and the average lot size will be 9,115 square feet. He noted that an amendment to a preliminary plat is authorized by Section 4-9-5 of the Subdivision Regulations. He concluded that staff recommended approval and that there were no remaining contingencies.

**Public Comments**

None.

**Commission Comments**

None.

**Motion:**

Mr. Cowles motioned to approve the amendment to the Preliminary Plat for Greenbrier Hills, Phase III (PP2019-007). 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	-----
Tim Cowles	Aye

**Motion Carried**

**4. The Heights at Town Madison, Phase 2 (FP 2019-007)**

**Final Plat for seven single-family lots on 16.25 acres**

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

**Applicant/Property Owner:** Old Town Investment, LLC

**Applicant Comments**

Joey Ceci, representing the applicant, stated he was available for questions.

**Staff Report**

Mr. Blizzard stated this was a request for a final plat for seven lots on 16.25 acres. The six smaller lots will be developed with townhomes and the larger lot with a detached home. Iberville Street will be extended north 112.50 feet and an alley will be constructed along the rear of the lots for vehicular access. He noted that most of the infrastructure has been installed and a performance bond will be posted. Mr. Blizzard reviewed the contingencies and stated staff recommends approval.

**Public Comments**

Patricia Strother stated that she lives on Canterbury and wasn't sure of where this project was relative to her lot and wanted to know what it would back up to.

Jonathan Pierce inquired about Lot 1's property line and easement area. Mr. Wesson explained that having an easement along the back of a lot is common. Mr. Potter added that building in the easement is not allowed.

Lars Rosberg inquired about noise and fireworks that would be generated by the ballpark.

Joey Ceci stated that they will have single family detached homes back to existing single family detached homes in Mountain Brook and Edgewater.

**Commission Comments**

None.

**Motion:**

Mr. Cowles motioned to approve the Final Plat for the Heights at Town Madison, Phase 2 (FP2019-007) with contingencies.

Planning Department

1. Signatures:

- 1) Huntsville Utilities
- 2) North Alabama Gas
- 3) Dedication
- 4) Notary's

Engineering Department

1. Provide spreadsheet for calculating letter of credit amounts.

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	-----
Tim Cowles	Aye

**Motion Carried**

**(Public Hearing Closed)**

**Subdivision Bonds**

**1. The Village at Oakland Springs Sidewalk Bond Extension**

**Location:** East of Bowers Road and South of Huntsville-Browns Ferry Road

**Applicant/Property Owner:** Placemakers North America, LLC

Mr. Blizzard reported that this was a request to extend the life of a bond for sidewalk completion and that staff recommended approval.

**Motion:**

Mr. Brooks motioned to approve the request. 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	-----
Tim Cowles	Aye

**Motion Carried**

**New Business**

**1. Resolution 2019-003-PC  
Lewie L. Bates – Recognition of Service**

Mr. Wesson read a resolution recognizing Mr. Bates' many years of service on the Planning Commission.

**ADJOURNMENT**

Mr. Wesson adjourned the meeting at 6:07 P.M.

**Minutes Approved**



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**Troy Wesson, Chairman**

**ATTEST:**

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

