



**Planning Commission
Minutes of the June 18, 2020 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	Absent
Terri Johnson	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Ngozi Ajufu, Assistant Planner; Gary Chynoweth, City Engineer; Megan Zingarelli, City Attorney

REGISTERED PUBLIC ATTENDEES

Sarah Tate, Kay Hambrick, Roger Berry, Doris Berry, Tom Hill, Maura Wroblewski, Jim McKee, Heath Galloway, Robbie Stewart, Taz Morrell, Karen Denzine, Renna Cummings

ACCEPTANCE OF THE AGENDA

The agenda was accepted with the addition of performance and sidewalk bonds for the Wells Estates subdivision.

APPROVAL OF THE MINUTES

Mr. Cowles moved to approve the minutes of the May 21, 2020 regular meeting. Mrs. Johnson seconded the motion.

Final Vote:

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

Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye
Motion Carried	

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

- 1. Three Springs (MPA 2020-001/ANN 2020-001/ZMA 2020-003)
Annexation of 16.35 acres and zone the property AG (Agriculture District) upon
annexation and West Side Master Plan Amendment for 30 acres
Location:** North of Walden Glen Road, East & West of Browns Ferry Road
Applicant/Property Owner: City of Madison

Staff Report

Mr. Blizzard stated that the City acquired the subject four properties. Lots 1 and 3 are within the City’s jurisdiction and zoned AG; Lots 2 and 4 are unincorporated, so the City is proposing to annex them and zone them AG. Mr. Blizzard reviewed the existing plat for the 30 acre site. He noted the first action is to amend the West Side Master Plan. Staff is recommending the Community Facility (CF) place type because it allows for community facilities and recreational facilities. The City intends to use the property for a community/senior center and passive recreational uses, such as walking paths. The second and third actions are the annexation and zoning of Lots 2 and 4. Staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mrs. McCollum motioned to approve Resolution No. 2020-PC-001 for Master Plan Amendment (MP2020-001) to amend the WSMP Vision Map for Tracts 1, 2, 3, and 4 from MRC and PNA to CF. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----

Tim Cowles Aye
Motion Carried

Motion:

Mr. Ryder motioned to approve the Annexation of Tracts 2 and 4 of Three Springs Subdivision (ANN2020-001) 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	----
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye

Motion Carried

Motion:

Mr. Potter motioned to approve Zoning Map Amendment (ZMA2020-003) to zone Tracts 2 and 4 of Three Springs Subdivision AG (Agriculture) upon annexation and forward to the City Council for adoption. Mr. Ryder seconded the motion.

Final Vote:

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

Motion Carried

**2. AAA Holdings Rezoning (MPA 2020-002/ZMA 2020-002)
 Zoning of 1.47 acres from AG (Agriculture District) and R2 (Medium Density Residential) to B2 (Community Business District) and West Side Master Plan Amendment**

Location: North of Belmont Lane, East of County Line Road

Applicant/Property Owner: AAA Holdings, LLC

Applicant Comments

Taz Morrell, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard reported that staff had received seven emails, including a petition, expressing concerns about traffic and the need for a traffic signal at the intersection of County Line Road and the Belmont Place/Heritage Elementary intersection. He noted that the Planning Commission has copies of the correspondence. Mr. Blizzard reviewed the request, stating the applicant wants to rezone the site from AG and R2 to B2. The overall property is 14 acres, and the area to be re-zoned is 1.47 acres. He stated that the West Side Master Plan would need to be amended. The property and much of the surrounding area is designated with a place type of PNA, designed to protect environmentally sensitive areas. He reported that the Army Corps of Engineers had approved a wetlands delineation and has agreed to allow the small area of wetlands along the eastern edge of the site to be filled. Mr. Blizzard stated that staff does not think the rezoning and subsequent development would have a negative impact on the rest of the wetlands. Therefore, staff recommends approval.

Public Comments

Renna Cummings stated that her family enjoys the area and wetlands and doesn't like the idea of it being disrupted.

Commission Comments

Mr. Ryder asked staff if the southern part of the overall site will remain as R2 and could be developed as such. Mr. Blizzard replied in the affirmative.

Mr. Wesson asked staff to address the concerns about traffic and a traffic signal. Mrs. Broeren replied that the overall improvement plans for County Line Road call for a traffic signal at the intersection. The City Engineer has determined that the traffic signal is warranted based on current traffic volumes. She added that moving forward with the signal is dependent on funding and the School District modifying its traffic circulation pattern and operation for Heritage Elementary. Mrs. Johnson asked who citizens should direct their request for the signal to. Mrs. Broeren replied that the City Council is the body that decides funding appropriations. Mr. Wesson inquired about making the rezoning conditional on the traffic signal. Mrs. Broeren replied that the zoning could not be conditioned, but the Planning Commission could make a recommendation to the City Council to fund that improvement. Mr. Potter stated that the traffic signal, as well as others, had been on the original plans for County Line Road but had been removed by the State.

Motion:

Mr. Cowles motioned to approve Resolution No. 2020-PC-002 for Master Plan Amendment (MP2020-002) to amend the WSMP Vision Map from PNA to CC. Mr. Potter seconded the motion.

Final Vote:

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

Stephen Brooks	----
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	----
Tim Cowles	Aye
Motion Carried	

Motion:

Mr. Cowles motioned to approve Zoning Map Amendment (ZMA2020-002) to rezone the subject area from AG and R2 to B2 and forward to the City Council for adoption. Mr. Potter seconded the motion.

Final Vote:

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

Motion Carried

Motion:

Mr. Potter motioned to recommend funding a traffic signal at the intersection of County Line Road and Belmont Place/Heritage Elementary as soon as possible and forward the recommendation to the City Council. Mr. Ryder seconded the motion.

Final Vote:

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

Motion Carried

3. Town Madison, Phase 6 (FP 2020-008)

Final Plat for three tracts on 14.80 acres

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

Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments

Robbie Stewart, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard stated this was a re-subdivision for future development. He noted the property is located between the Interstate and the apartment complex and zoned UC. The request would divide the property into three tracts. Mr. Blizzard concluded that staff recommended approval with contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Potter motioned to approve the Final Plat for Town Madison, Phase 6 (FP2020-008) with contingencies.

Planning Department

1. Label document number of all references to Town Madison, Phase 5
2. Some of the proposed property lines are not overlaid with a public utility and drainage easement
3. Signatures
 - 1) Dedication
 - 2) Mortgage Holder
 - 3) Notaries
 - 4) Huntsville Utilities
 - 5) North Alabama Gas

Engineering:

1. Ensure all easements are correct
2. Town Madison Phase 5 needs to be recorded before this one can be recorded

Mr. Cowles seconded the motion.

Final Vote:

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

City Council Member Seifert

Tim Cowles

Aye

Motion Carried

4. The Heights at Town Madison, Phase 4B (FP 2020-007)

Final Plat for seven live/work lots on 6.44 acres

Location: South of St. Louis Street, East of Iberville Street

Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments

None.

Staff Report

Mr. Blizzard stated the property was zoned TND. He showed diagrams of the subject property and surrounding area stating that the request was for live/work lots. He reviewed past approvals for the area. He concluded that staff recommended approval with contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Ryder motioned to approve the Final Plat for the Heights at Town Madison, Phase 4B (FP2020-007) with contingencies.

Planning Department

- 1. Submit title opinion
- 2. Submit floor plans for live/work units.

Engineering Department

- 1. Need sidewalk bond.

Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson

Aye

Cynthia McCollum

Aye

Steven Ryder

Aye

Cameron Grounds

Aye

Stephen Brooks

Terri Johnson

Aye

Mike Potter

Aye

City Council Member Seifert

Tim Cowles

Aye

Motion Carried

5. Greenbrier Hills, Phase III (FP 2020-009)
Final Plat for 68 residential lots on 57.22 acres
Location: South of Tubman Drive, East of Faulkner Road
Applicant/Property Owner: Madison Land Resources

Applicant Comments

Heath Galloway, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard stated this was a final plat for Phase III of the subdivision. It includes 68 lots. It was developed as two preliminary plats that are being combined into one final plat. He noted that a second entrance for the subdivision will be required at this stage. He concluded that staff recommends approval with contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Cowles motioned to approve the Final Plat for Greenbrier Hills, Phase III (FP2020-009) with contingencies.

Planning Department

- 1. Signatures
 - 1) Athens U
 - 2) Limestone County W&S

Engineering Department

- 1. Need proof of easement vacation
- 2. Provide Sidewalk LOC
- 3. Provide Performance LOC
- 4. Need street sign payment

Mrs. Johnson seconded the motion.

Final Vote:

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

Motion Carried

**6. Village at Oakland Springs, Phase 1A (CP 2020-004)
Certified Plat to re-plat seven residential lots on 0.29 acres**

Location: North of Kearny Street, East of Lombard Street

Applicant/Property Owner: Dilworth Homes, Inc

Applicant Comments

None.

Staff Report

Mr. Blizzard stated this was a minor change to the width of the lots to accommodate a specific floor plan. He concluded that staff recommends approval with contingencies.

Public Comments

Roger Berry stated that he lived next door to the property. He wanted to know if the changes would move the buildings closer to his house. Mr. Blizzard replied that the plat doesn't change the length of the lots and that the overall boundary of the lots doesn't change. Mr. Berry asked about the distance between his house and the new homes. Mr. Blizzard stated that the development would have to comply with setbacks.

Commission Comments

None.

Motion:

Mr. Cowles motioned to approve the Certified Plat for the Village at Oakland Springs, Phase 1A (CP2020-004) with contingencies.

Planning Department

- 1. Signatures
 - 1) Certificate of Accuracy
 - 2) Dedication
 - 3) Notaries

Mrs. McCollum seconded the motion.

Final Vote:

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

Motion Carried

7. Ashbury, Phase 7 (CP 2020-005)

Certified Plat to consolidate two commercial lots into one 2.51 acre lot.

Location: North of New Bristol Lane, West of County Line Road

Applicant/Property Owner: Colony Investment Company, LLC

Applicant Comments

None.

Staff Report

Mr. Blizzard stated the subject property was located at the northern end of the Ashbury Subdivision and was a request to consolidate two lots into one. He noted that the applicant will request to vacate the easement that bisects the property at the current lot lines. He informed the Commission that a site plan had been submitted for the July cycle. He concluded that staff recommends approval with contingencies.

Public Comments

Sarah Tate stated that she was the Ashbury HOA President. She asked if the lot consolidation would change the type of building that was allowed. Mr. Wesson stated that it would not. Ms. Tate asked if they had a way to affect what businesses would be allowed and expressed interest in the space between the building and the homes, as well as future traffic levels and the possibility of a traffic signal at New Bristol. Mr. Wesson replied that the property is zoned B2 and the Zoning Ordinance sets forth what is allowed. He stated that the site plan will be evaluated for the items she mentioned including access. He noted that there are examples of landscaping and walls between commercial and residential uses along County Line Road. Ms. Tate indicated the desire to compensate for any 24 hour operations. Mr. Wesson replied that those factors will be taken into account.

Commission Comments

Mr. Potter asked if Palmer Road would be extended west to provide access. Gary Chynoweth replied that is not currently proposed and requires further work. He stated that there is not likely to be a signal at New Bristol. Ms. Tate stated that many people drive through the subdivision to use the light at Lena Cain. Mr. Wesson concluded that the site plan will be reviewed for the items of concern.

Motion:

Mr. Cowles motioned to approve the Certified Plat for Ashbury, Phase 7 (CP2020-011) with contingencies.

- Planning Department
- 1. Signatures
 - 1) Surveyor
 - 2) Dedication
 - 3) Notary
 - 4) Flood Certificate
 - 5) Certificate of Accuracy

Mr. Ryder seconded the motion.

Final Vote:

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

Motion Carried

Public Hearings Closed

NEW BUSINESS

1. Wells Estates Performance Bond

Applicant Comments

None.

Staff Comments

Mr. Blizzard stated the request.

Planning Commission Comments

None.

Motion:

Mr. Potter motioned to approve the Performance Bond. Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

2. Wells Estates Sidewalk Bond

Applicant Comments

None.

Staff Comments

Mr. Blizzard stated the request.

Public Comments

None.

Planning Commission Comments

None.

Motion:

Mrs. McCollum motioned to approve the sidewalk bond. Mr. Potter seconded the motion.

Final Vote:

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

Motion Carried

ADJOURNMENT

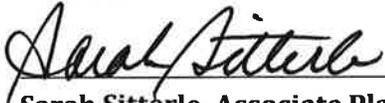
Mr. Wesson adjourned the meeting at 6:10 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Sarah Sitterle, Associate Planner and Recording Secretary