



**Planning Commission
Minutes of the August 19, 2021 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	Absent
Terri Johnson, CAPZO	Present
Michael Potter, CAPZO	Present
Carmelita Palmer	Present

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Sarah Sitterle, Associate Planner; Michael Griffin, City Engineer; Megan Zingarelli, City Attorney

REGISTERED PUBLIC ATTENDEES

Robbie Stewart, Blake Heiman, Jim Taylor, Karen Denzine, Jennifer Coe

ACCEPTANCE OF THE AGENDA

The agenda was accepted with the addition of Performance and Sidewalk bonds for Wann Subdivision Phase 2, Moore’s Creek Phase 5A, and a renewal of the sidewalk bond for the Village of Oakland Springs.

APPROVAL OF THE MINUTES

Mrs. Johnson moved to approve the minutes of the July 15, 2021 regular meeting. Mr. Potter seconded the motion.

Final Vote:

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

Stephen Brooks	-----
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	Aye
Motion Carried	

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. **Skyline Road (ANN2021-003/ZMA2021-006)**
Annexation of two lots totaling 0.72 acres and zone the property R-2 (Medium Residential District) upon annexation
Location: Skyline Road (North of Stella Drive, East of Skyline Road)
Applicant/Property Owner: MM Holdings, LLC

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that the request was for annexation and zoning of two lots on Skyline Road that back up to Slaughter Road. He stated that the request was for R-2 zoning to make the lots compliant with the Zoning Ordinance due to the lot sizes of approximately 15,000 square feet each. He stated that the annexation meets Policy 7 of the Growth Policy. Mr. Blizzard concluded that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Seifert motioned to approve the annexation of two lots on Skyline Road (ANN2021-003). 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	Aye
Carmelita Palmer	Aye
Motion Carried	

Motion:

Mr. Potter motioned to approve the rezoning of two lots on Skyline Road to R-2 (ZMA2021-006). Mr. Seifert 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	Aye
Carmelita Palmer	Aye
Motion Carried	

2. 8179 U.S. Highway 72 (ZMA2021-005)

Rezone 1.13 acres from MC (Medical Center District) to (B3 (General District District)
Location: 8179 U.S. Highway 72 (South of U.S. Highway 72, East of Brookridge Drive)
Applicant/Property Owner: PRG Investment Equities, L.P.

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this was a rezoning of the property where an existing Panera Bread restaurant was located on Highway 72 West from Medical Center (MC) to General Business (B-3). He stated that the realtors and owners had contacted him about wanting to sell the property. He noted that through due diligence it was revealed that the Medical Center District regulations no longer allowed restaurants with drive through windows and that if the property were destroyed, the existing drive through window could not be replaced. He mentioned that the prospective new owner was concerned about the future use of the restaurant in the event it was damaged beyond repair. He noted that it was determined that rezoning the property was the easiest and fastest way to handle the issue. Mr. Blizzard provided a brief history of how the group of parcels had been zoned Medical Center District and noted that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mrs. McCollum motioned to approve the rezoning of 8179 Highway 72W from MC to B3 (ZMA 2021-005). Ms. Palmer 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	Aye
Carmelita Palmer	Aye

Motion Carried

3. James R. Bailey Subdivision (CP 2021-011)

Certified Plat for two residential Lots on 1.15 acres

Location: 116 Martin Street (South of Martin Street, East of Garner Street)

Applicant: McElroy Land Surveying Company, Inc.

Property Owner: James R. Bailey

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that this was a request for a certified plat to divide the property into two lots. He mentioned that the property was in the downtown east of the City parking lot and zoned R-2. He noted that the purpose of the division was to sell the undeveloped lot. Mr. Blizzard concluded that staff recommended approval with contingencies.

Mr. Griffin provided an explanation of the Engineering comments regarding the City floodplain on the property. He stated that if the buildable area were raised on the undeveloped lot it would help the applicant to construct a home on the property out of the floodplain area.

Mr. Potter asked how much the lot needed to be raised. Mr. Griffin stated that raising the lot approximately 1.5 feet would get water to the easements.

Public Comments

None.

Commission Comments

Mr. Wesson asked about sidewalk requirements. Mr. Blizzard noted that 4-foot sidewalks were required on the undeveloped lot associated with a building permit. Mr. Griffin noted

that the City could enforce construction of the sidewalk when a building permit was requested.

Motion:

Mr. Ryder motioned to approve the certified plat for the James R. Bailey Subdivision at 116 Martin Street (CP 2021-011) with contingencies.

Planning Department

- 1. Signatures:
 - a. Surveyor
 - b. Dedication
 - c. Mortgage Holder
 - d. Notary
 - e. Certificate of Accuracy
 - f. Flood Hazard Certificate
 - g. North Alabama Gas
 - h. Huntsville Utilities

Engineering Department

- 1. Modify Flood Hazard Certificate on Plat to include: This Subdivision lies within City of Madison defined Special Flood Hazard Area "AE" and is subject to the regulations and requirements of the City of Madison Flood Hazard Prevention Ordinance and any amendments and/or revisions thereof.

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	Aye
Carmelita Palmer	Aye

Motion Carried

4. Town Madison, Phase 8A (CP 2021-012)

Certified Plat for two commercial Lots on 2.12 acres

Location: South of Stadium Way, East of Outfield Drive

Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments

Mr. Robbie Stewart, representing the applicant, stated he was available to answer questions.

Staff Report

Mr. Blizzard stated that this was a certified plat to divide two commercial lots on 2.12 acres in the Town Madison Subdivision. He mentioned that the lots faced Zierdt Road and Outfield Drive and were zoned Urban Center (UC). He noted that the division was for development purposes. Mr. Blizzard concluded that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Seifert motioned to approve the certified plat for Town Madison Phase 8A (CP 2021-012). 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	Aye
Carmelita Palmer	Aye

Motion Carried

5. Town Madison, Phase 10 (CP 2021-013)

Certified Plat to reconfigure two commercial tracts and one Common Area on 7.38 acres

Location: North of Stadium Way, West of Moon Shot Drive

Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments

Mr. Robbie Stewart, representing the applicant, stated he was available to answer questions.

Staff Report

Mr. Blizzard stated that this was a certified plat to reconfigure two commercial tracts and one common area on 7.38 acres in the Town Madison Subdivision. He noted that the property was on Stadium Way across from The Station apartments and near the ballfield. He mentioned that the property was zoned Urban Center (UC), and the purpose of the reconfiguration was to accommodate a Marriott Hotel on the site. Mr. Blizzard concluded that staff recommended approval with contingencies. Mr. Griffin noted that Common Area B had been shifted 20 feet

and the plat showed a retaining wall. He mentioned that once those features were included on a site plan that the comment would be satisfied.

Commission Comments

None.

Motion:

Mr. Potter motioned to approve the certified plat for Town Madison Phase 10 (CP 2021-013) with contingencies.

Planning Department

1. Signatures:
 - a) Surveyor
 - b) Dedication
 - c) Notary
 - d) North Alabama Gas
 - e) Huntsville Utilities

Engineering Department

1. Provide Common Area pond information (need to know impact of proposed property line change on detention pond and on the proposed retaining wall).

Mr. Seifert 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	Aye
Carmelita Palmer	Aye

Motion Carried

6. **Brazelton Park, Resub of Lot 2E (CP 2021-014)**
Certified Plat for one commercial lot on 2.41 acres
Location: East of Intergraph Way, North of Interstate 565
Applicant: TGC Madison Hotel, LLC
Property Owner: Brazelton Properties, LLC

Applicant Comments

Mr. Blake Heiman represented the applicant and was present to answer questions.

Staff Report

Mr. Blizzard stated that this was a certified plat to vacate an 80-foot building line on the 2.41 acre lot adjacent to Intergraph Way and I-565. He noted that the old regulations for the B-3 District had an 80-foot front setback and the former practice was to place the minimum building line on the plats. He mentioned that over time the front setback had changed to 20 feet, which resulted in the need to update plats when there was a conflict with a proposed structure and the old minimum building line. Mr. Blizzard concluded that staff recommended approval with contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Seifert motioned to approve the certified plat for Brazelton Park, Resub of Lot 2E (CP 2021-014) with contingencies.

Planning Department

1. Submit Title Opinion
2. According to the Madison County Tax Map, the adjoining property to the west is TDR Properties, LLC, 520 Madison Street, STE A, Huntsville, Alabama 35801
3. Label adjoining property owners on plat.
4. Note the following information:
 - a. Name, address and deed recording number of the legal owner
5. Add the following certificates:
 - a. Mortgage Holder (or can signed the Dedication)
 - b. Certificate of Accuracy
 - c. Flood Zone
6. Signatures:
 - a. Surveyor
 - b. Dedication
 - c. Notary
 - d. North Alabama Gas
 - e. Huntsville Utilities

Engineering Department

1. Clarify easements. Provide additional where needed and vacate where not required.

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	Aye
Carmelita Palmer	Aye
Motion Carried	

Public Hearings Closed

7. Extended Stay America (SP2021-020)

Site Plan for a four-story, 48,070 square foot hotel on 2.41 acres

Location: East of Intergraph Way, North of Interstate 565

Applicant: TGC Madison Hotel, LLC

Property Owner: Brazelton Properties, LLC

Applicant Comments

Staff Report

Mr. Blizzard stated that this was a site plan to construct a 4-story, 48,070 square foot hotel on the property. He mentioned that the access was from Intergraph Way and with an ingress/egress easement on Brazelton Circle. He noted that Brazelton Circle will be improved with the project. Mr. Blizzard noted that staff recommended approval with contingencies. He noted that the two contingencies were a lighting plan and to provide the required parking on site.

Mr. Griffin stated that the Engineering Department was working through the easement and drainage issues with the applicant. He stated that the Singing River Trail project had a sidewalk planned along Intergraph Way. He mentioned that it was unknown what side of the street it would be located along, but that the trail group was close to finishing up details for the project.

Public Comments

None.

Commission Comments

Mrs. Johnson asked if the Commission was approving a substandard plan with contingencies to provide parking. Mr. Blizzard noted that it was an approval with contingencies and that staff will work with the applicant. He mentioned that the plan would come back to the Planning Commission if there were significant changes.

Mr. Potter asked about the 1.2 spaces per room for parking. Mr. Griffin noted that some localities request a parking study in lieu of providing all required parking. The applicant noted that their industry standard was to provide one parking space per guest room, plus five employee spaces. He mentioned that a couple of extra spaces over the room count has been

adequate. Mr. Blizzard noted that the City was updating the Zoning Ordinance to revise the parking requirements.

Mr. Wesson inquired how the sidewalk would be handled along Intergraph Way if it was unknown where it was going. He asked if there would be a bond or fee in lieu. Mr. Blizzard stated that it would be a fee in lieu based on the bond calculation. Mr. Wesson noted that a contingency should be added for the fee in lieu for the sidewalk. Mr. Griffin stated that both sides of Intergraph Way did not have curb and gutter and that was important to accommodate.

Mr. Seifert asked if the road on the southern end connected to the existing hotel. Mr. Blizzard stated that it did and that the road will be paved and improved as part of the project.

Motion:

Mr. Seifert motioned to approve the site plan for the Extended Stay America (SP 2021-020) with contingencies.

Planning

1. Submit an outdoor lighting plan, including a photometric drawing, location of the light fixtures, fixture detail
2. Sheet C-4.0 –Parking: The ordinance requires 1.2 spaces per room, which is 130 spaces for 108 rooms. Add 11 parking spaces to the site plan in compliance with the Zoning Ordinance.
3. A fee in lieu will be required for the sidewalk on Intergraph Way.

Engineering

1. There will need to be additional easement placed on the electrical line along the south end on the building or the line re-located per Huntsville Utilities.
2. Additional easement on the east side for the storm pipe –minimum of 15’ with pipe centered within easement or center storm line in existing 10’ easement.
3. Label section of 20’ easement under the detention pond to be vacated.
4. Existing 15’ easement along ROQ cannot be vacated.
5. Stop curb and gutter at pipe crossing to prevent conflict with future work along Intergraph Way. 18” curb and gutter can be used back to ROW line.
6. Spillway is not necessary –remove from plans. West rim of pond can be lowered to 640 elevation.
7. C-5.2 –Revise outlet structure design –use raised outlet invert above pond invert, use open throat design instead of re-bar grate.
8. Drainage Report –Provide Pre and Post 1.14” rainfall event volumes. Retain delta in volume by using outlet structure with elevated outlet control orifice.

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	Aye
Carmelita Palmer	Aye

Motion Carried

SUBDIVISION BONDS

Staff Comments

Mr. Blizzard summarized the performance and sidewalk bond requests.

1. Wann Subdivision Phase 2 Performance Bond (FP2021-005)

Motion:

Mrs. McCollum motioned to approve the performance bond for the Wann Phase 2 Subdivision. 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	Aye
Carmelita Palmer	Aye

Motion Carried

2. Wann Phase 2 Subdivision Sidewalk Bond (FP2021-005)

Motion:

Mr. Ryder motioned to approve the sidewalk bond for the Wann Phase 2 Subdivision. Mr. Seifert 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	Aye
Carmelita Palmer	Aye
Motion Carried	

3. Moore's Creek Phase 5A Subdivision Performance Bond (FP2021-007)

Motion:

Mr. Potter motioned to approve the performance bond for the Moore's Creek Phase 5A Subdivision. Ms. Palmer 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	Aye
Carmelita Palmer	Aye

Motion Carried

4. Moore's Creek Phase 5A Subdivision Sidewalk Bond (FP2021-007)

Motion:

Mr. Ryder motioned to approve the sidewalk bond for the Moore's Creek Phase 5A Subdivision. 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	Aye
Carmelita Palmer	Aye

Motion Carried

5. The Village at Oakland Springs Phase 1 Subdivision Renewal of Sidewalk Bond

Motion:

Mr. Potter motioned to approve the renewal of the sidewalk bond for the Village of Oakland Springs Phase 1 Subdivision. Mr. Seifert 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	Aye
Carmelita Palmer	Aye

Motion Carried

OTHER BUSINESS

None.

ADJOURNMENT

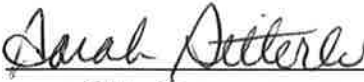
Mr. Wesson adjourned the meeting at 6:02 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Sarah Sitterle, Associate Planner and Recording Secretary

