



Planning Commission Agenda
April 15, 2010

Planning Commission Board Members

Chairman, Charlie Brown C.A.P.Z.O

Vice-Chairman, Stephen Brooks
Cynthia McCollum
Damien Bianca
Cameron Grounds

City Council Member, Tim Cowles
Steven Ryder
Lewie L. Bates, III
Michael Potter

Staff

Johnny Blizzard, AICP, CFM, Chief Planner; Gary Chynoweth P.E., City Engineer; Keith Conville, GIS Coordinator; Kelly Butler, City Attorney, Gina Romine, CFM, Planning Commission Secretary and Planner I and Sherri Blair, Zoning Administrator and Recording Secretary.

The Planning Commission welcomes you to the meeting.
Thursday, April 15, 2010, 5:30 p.m.

Madison Municipal Building
100 Hughes Road
Madison, AL 35758
Council Chambers

About the meeting:

After approval of the minutes, the Chairperson of the Planning Commission will ask for business from the floor beginning with public comments. If you wish to discuss an item which is not listed on the agenda, you should address the commission at this time. Please list comments to three minutes.

Next, the Planning Commission will discuss each item on the agenda. For the items that are public hearings the Planning Commission will normally follow the procedure listed below:

1. Public hearing opened
2. Staff comments
3. Comments from the applicant
4. Public comments
5. Public hearing closed
6. Planning Commission discussion and vote
 - I. Roll Call – Planning Commission Board Members
 - II. Minutes Approval – [March 25, 2010](#)
 - III. Public Comments – Floor open for public comments unrelated to agenda items

IV. Public Hearings – Related to developments/subdivisions/special use petitions

Requested revision to the City of Madison's
Zoning Ordinance

- 1) The City of Madison's Planning Commission will hold a public hearing to consider Wiz Kidz, LLC's request to rezone land located west of Balch Road and south of Gillespie Road from R3A, Single-Family Detached Residential to B-2, Community Commercial – request consists of 5.49 acres

[Staff Report](#)

[Map](#)

- 2) The City of Madison's Planning Commission will hold a public hearing to consider Wiz Kidz, LLC's request to rezone land located West of Balch Road and South of Gillespie Road from R-3A, Single-Family Detached Residential District to B-2, Community Commercial – request consists of 2.75 acres

[Staff Report](#)

[Map](#)

Certified Plats

- 3) [North Madison Commercial Park](#)

Location: north of Highway 72 and east of Wall-Triana Highway

Representative: McElroy Land Surveying Co.

Owner: Don Spencer

Lots: 2

Acreage: 32.24

[Staff Report](#)

Layout Plats

- 4) [Applewood](#)

Location: west of Balch Road and south of Gillespie Road

Representative: Johnson and Associates

Owner: Wiz Kidz, LLC

Lots: 61 residential, 2 commercial, 1 park and 3 common areas

Acreage: 28.59

[Staff Report](#)

Preliminary Plats

- 5) [Olde Heritage, Phase 1](#)

Location: south side of Brown's Ferry Road between Bowers Road and Morris Drive

Representative: Johnson & Associates

Owner: Howard Gray Winn, Jr. and Darren Sides

Lots: 77 residential, 3 commercial and 4 tracts

Acreage: 156

[Staff Report](#)

6) [Whitworth Farms, Phase 4](#) – Re-preliminary plat approval

Location: northeast corner of Hardiman Road and Burgreen Road

Representative: Landmark Engineering

Owner: Diltina Development Corporation

Lots: 49

Acreage: 22.21

[Staff Report](#)

Final Plats

7) [Greenbrier Woods](#)

Location: west of Burgreen Road, south of Powell Road and north of Cedar Acres Drive

Representative: Wilbanks Land Surveying Company

Owner: Walden Land Company

Lots: 35 and 1 tract

Acreage: 69.62

[Staff Report](#)

8) [Brighton Park at Ashbury, Phase 1](#)

Location: east and south of Hardiman Road

Representative: Goodwyn, Mills & Cawood

Owner: Huntsville Enterprises

Lots: 30

Acreage: 50.09

[Staff Report](#)

9) [Chelsea Park](#)

Location: east of Balch Road and north of Foxfield Subdivision

Representative: Wilbanks Land Surveying Company

Owner: Jeff Benton Development, Inc.

Lots: 25 and 1 tract

Acreage: 24.73

[Staff Report](#)

10) [Rainbow Mountain Preserve](#)

Location: north of Scenic Drive and Kensington Drive

Representative: Goodwyn, Mills & Cawood

Owner: Rainbow Mountain Preserve, LLC

Lots: 18

Acreage: 46.19

[Staff Report](#)

V. Other Business

1. Introduction of proposed change to [Commercial Districts in the Madison Zoning Code](#).

VI. Adjournment