



**PLANNING COMMISSION**  
**CITY OF MADISON, ALABAMA**  
**MINUTES OF THE SEPTEMBER 16, 2010 REGULAR MEETING**

The meeting was called to order at 5:30 p.m. by Commission Chairman Charlie Brown.

**ROLL CALL**

**Planning Commission Board Members**

<b>Planning Commission Chairman</b>	
CHARLIE BROWN, C.A.P.Z.O.	PRESENT
<b>Planning Commission Vice Chairman</b>	
STEPHEN BROOKS	PRESENT
<b>City Council Member</b>	
TIM COWLES	PRESENT
CYNTHIA MCCOLLUM	ABSENT
STEVEN RYDER, C.A.P.Z.O.	PRESENT
DAMIEN BIANCA	PRESENT
LEWIE L. BATES, III, C.A.P.Z.O.	PRESENT
CAMERON GROUNDS, C.A.P.Z.O.	PRESENT
MICHAEL POTTER, C.A.P.Z.O.	PRESENT

**PLANNING STAFF PRESENT**

AMY FURFORI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; JOHNNY BLIZZARD, CHIEF PLANNER; KELLY BUTLER, CITY ATTORNEY; GARY CHYNOWETH, CITY ENGINEER.

**REGISTERED PUBLIC ATTENDEES**

Lannie McCaig; Elizabeth S. Jackson; Elsie Brown; David Cochran and two illegible signatures

**MINUTES APPROVAL**

Minutes of the August 19, 2010 Regular Meeting - Chairman Brown requested suggested changes and/or corrections. After the request to confirm the recorded vote of Mrs. McCollum, regarding the 2 rezoning requests, Chairman Brown entertained a motion.

**Motion:** Mr. Potter moved to approve the minutes of the August 19, 2010 Regular Meeting pending the confirmation of Mrs. McCollum's votes regarding the 2 rezoning requests. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Abstain
Planning Commission Vice Chairman – Stephen Brooks	Abstain
Planning Commission Member – Tim Cowles	Abstain
Planning Commission Member – Cynthia McCollum	Absent

Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Abstain
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Michael Potter	Aye

**Motion Carried.**

**PUBLIC COMMENT**

Chairman Brown opened the floor to public comment. There being no public comment, Chairman Brown closed the floor.

**PUBLIC HEARING**

**Requested Revision of the City of Madison  
Zoning Ordinance**

- 1) The City of Madison Planning Commission held a public hearing to consider Thanh Nguyen’s request to rezone land located at 5220 and 5206 Wall Triana Highway from R-1A, Low Density Residential to B-2 Community Commercial.

**Staff Report:** Johnny Blizzard explained staff’s recommendation stating: The Technical Review Committee recommends the applicant address the lighting issue by providing a landscape buffer along the rear of both lots (to be reviewed at time of site plan approval). The landscape buffer should be planted with a hearty species of Evergreen or Cyprus and planted in a quality and arrangement that will block the view of the lot from the residence at the east end of Little Oak Lane. The height of the plants should be at least 6 ft. when planted. He further stated there is a concern that the lights will shine onto adjoining property. The Technical Review Committee recommends approval of both rezoning requests.

**Developer Comments:** Developer stated there was no specific plan for development but will maintain the appearance of the area and add value to the community.

**Public Comments:** Elizabeth Jackson, adjoining property owner, asked what would be built and expressed her concerns about traffic safety. Chairman Brown stated that the developer has not decided but they will be allowed to build whatever the zoning code allows in any B-2 area. Johnny Blizzard stated that the improvement of Wall-Triana intersection will make it a safer area. Mr. Potter reiterated the requirement of the developer to have a site plan reviewed prior to construction.

**Board Comments:** Mr. Bates questioned the possibility of having one entrance into the property from Gillespie. Johnny Blizzard stated it would more likely be on the Wall-Triana side. Mr. Grounds asked for verification of the required 500’ distance between Madison Worship Centers and the property to be rezoned if alcohol sales will take place. Mr. Blizzard stated he had measured the distance and it is approximately 550’.

**Motion:** Mr. Brook’s moved to approve Thanh Nguyen’s request to rezone land located at 5220 and 5206 Wall Triana Highway from R-1A, Low Density Residential to B-2 Community Commercial. Mr. Bianca seconded the motion and the vote was as follows:

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Cynthia McCollum	Absent
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member - Cameron Grounds	Aye

**Motion Carried.**

### **OTHER BUSINESS**

Chairman Brown opened the floor to Other Business:

Amy Furfori, Director of Community Development and Planning, updated Board Members on Key Development Team discussions with Urban Collage, the City's consultant from Atlanta. Urban Collage will speak, one-on-one, with the stakeholders – major property owners in town that weren't in the groups but were spoken about by each of the groups. The next stage of the process is the public announcement and first public meeting, scheduled for Tuesday, October 19. She asked Commission members please put the item on their calendars and spread the word throughout the community. The Key Development Teams will be an integral part of the evening. The information will be posted on the website. A follow-up meeting will be held in December, before the holiday season. The consultants will bring some alternatives to the community after the New Year. It has been an exciting process; gathering all the information about Madison and familiarizing Urban Collage with Madison. Mr. Bates questioned the location of the public meetings and Ms. Furfori stated she was hopeful the new "Y" will be open and the meeting can be held there. It would provide the community an opportunity to see the "Y" and would provide a more flexible environment for the meeting.

Mr. Potter commented he enjoyed being a part of the process. He asked about the interconnectivity between the 10-year plan and the City's comprehensive plan – replace it, supplement it? Ms. Furfori stated it was her belief it would replace the comprehensive plan. It has been named the "Growth Plan" with a 10-year horizon, to ensure reference to action-items and not ethereal planning with no-action items. Discussions with Planning Commission members will take place in order to determine how to best present it, keeping within State law, and projecting information to the community.

### **ADJOURNMENT**

With no Other Business, Chairman Brown adjourned the meeting.

**Minutes Approved,**



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Charlie Brown, Chairman  
Madison Planning Commission

**ATTEST:**



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Sherri Blair, Recording Secretary