



**PLANNING COMMISSION**  
**CITY OF MADISON, ALABAMA**  
**MINUTES OF THE NOVEMBER 18, 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	ABSENT
<b>City Council Member</b>	
TIM COWLES	PRESENT
CYNTHIA MCCOLLUM	PRESENT @ 5:43
STEVEN RYDER, C.A.P.Z.O.	PRESENT
DAMIEN BIANCA	ABSENT
LEWIE L. BATES, III, C.A.P.Z.O.	PRESENT
CAMERON GROUNDS, C.A.P.Z.O.	ABSENT
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; KEITH CONVILLE, GIS COORDINATOR; SHERRI BLAIR, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

**REGISTERED PUBLIC ATTENDEES**

Chad Williams; Don Brown; Phillip Wilbanks; Bill Parrish; Wayne Blaxton; Don Spencer, Jr.; John Owens and one illegible signature.

**MINUTES APPROVAL**

Minutes of the October 21, 2010 Regular Meeting: Chairman Brown requested suggested changes and/or corrections. With no suggested changes and/or corrections, Chairman Brown stated that the minutes would be approved as written.

**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's  
Zoning Ordinance**

1. The City of Madison's Planning Commission held a public hearing to consider Pedcor Investments' request to rezone land north of Brogans Way, west of Ridgeside Drive and east of Hughes Road from (B-3) General Business to (R-4) Multi-Family Residential.

**Staff Report:** Johnny Blizzard presented the request and stated that the subject property is surrounded by City of Huntsville property that is zoned Residence 2-A District. The district is very similar to the City of Madison's Multi-Family District (R-4). The remaining adjacent property within the City of Madison is zoned General Business District (B-3) and compatible with multi-family uses. A small area to the northeast may be wetland and should be studied. He further stated that the impact on Madison schools will not be as great as if inside Madison proper. Amy Furfori presented information regarding the roads including the extension of Uptown Drive creating better accessibility to Lowes, Home Depot, Publix and other businesses. Staff and the Technical Review Committee recommend approval of rezoning request.

**Developer Comments:** Bill Parish, Pedcor Investments, stated that the preliminary stages of site plan preparation are underway.

**Public Comments:** No comment.

**Board Comments:** Members discussed compatibility with the surrounding area, number of allowable units and number of entrances required, and impact on Madison schools. Amy Furfori stated that the requirements for multi-family developments are different from single family and will be applied to the plan. She further stated that retailers prefer highway frontage and that this is the best use for the property.

**Motion:** Mr. Ryder moved to approve Pedcor Investments' request to rezone land north of Brogans Way, west of Ridgeside Drive and east of Hughes Road from (B-3) General Business to (R-4) Multi-Family Residential as presented. Mr. Bates seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion Carried.**

**Certified Plats**

1. Brazelton Park  
Location: Southeast corner of Intergraph Way & Madison Blvd.  
Representative: Wilbanks Land Surveying Company  
Owner: Dewey Brazelton  
Lots: 2 Acreage: 3.99+

**Staff Report:** Johnny Blizzard presented the request and stated that the lot currently contains 1.58 acres. The prospective buyer wants to purchase 1.19 acres of the lot. The proposed certified plat will reconfigure two lots. Lot 2B will be reduced in size to 1.19 acres and be known as Lot 2G on the proposed plat. The remaining portion will be added to Lot 2E and become Lot 2F on the proposed

certified plat. Staff recommends approval of the certified plat for Brazelton Park. All outstanding staff comments have been satisfied.

**Developer Comments:** No comment.

**Public Comments:** No comment.

**Board Comments:** No comment.

**Motion:** Mr. Bates moved to approve the Certified Plat of Brazelton Park, as presented. Mr. Cowles seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion Carried.**

2. Grove Park, Phase Two

Location: South of Liberty Middle School, north of Gillespie Road, east of County Line Road

Representative: J.W. Kennedy

Owner: Enfinger Steele Development

Lots: 17 Acreage: 2.80

**Staff Report:** Johnny Blizzard presented the request and stated that the applicant is requesting approval of a certified plat to reconfigure the lot dimensions to allow for single-family *detached* dwellings. Not all of the new single-family lots are compliant with the Zoning Ordinance in lot area and lot width. The minimum lot size in R3 is 7,500 ft. and the minimum lot width is 60 ft. Both proposed lot area and width are in violation of the Madison Subdivision Regulations as well. The requirements in the subdivision regulations are the same as those found in the zoning ordinance. The applicant is requesting variances from the subdivision regulations from the Planning Commission meeting. The applicant has made application for a variance from the zoning ordinance to reduce the lot area and lot width to the Madison Zoning Board of Adjustments and Appeals. Lots 28-33 are not part of this subdivision and will remain as single-family attached townhome lots. Staff recommended approval of the certified plat for Grove Park Phase 2 contingent on the completion of the variance approvals and any outstanding comments.

**Variance Requests:**

1. The Applicant is requesting a variance to Section 5-6 (g) of the Subdivision regulations to allow a minimum lot area less than 7,500 square feet for the following lots:

Lot 3: 6,056.2 sq ft; Lot 4: 6,825.0; sq ft; Lot 5: 6,300.0 sq ft; Lot 7: 7,249.6 sq ft; Lot 8: 6,405.0 sq ft; Lot 9: 6,300.0 sq ft; Lot 10: 6,375.6 sq ft; Lot 13: 7,322.3 sq ft; Lot 14: 6,020.3 sq ft; Lot 15: 6,500.0 sq ft; Lot 16: 6,500.0 sq ft; and Lot 17: 7,092.9 sq ft.

**Motion:** Mrs. McCollum moved to approve a variance to Section 5-6 (g) of the Subdivision regulations to allow a minimum lot area than 7,500 sq. ft. for Lot 3: 6,056.2 sq ft; Lot 4: 6,825.0; sq ft; Lot 5: 6,300.0 sq ft; Lot 7: 7,249.6 sq ft; Lot 8: 6,405.0 sq ft; Lot 9: 6,300.0 sq ft; Lot 10: 6,375.6 sq ft; Lot 13: 7,322.3 sq ft; Lot 14: 6,020.3 sq ft; Lot 15: 6,500.0 sq ft; Lot 16: 6,500.0 sq ft; and Lot 17: 7,092.9 sq ft. Mr. Bates seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion Carried.**

2. The Applicant is requesting a variance to Section 5-6 (h) of the Subdivision Regulations to allow a width at the minimum building line less than 60 ft for the following lot: Lot 3: 54 ft. At the building line.

**Motion:** Mr. Ryder moved to approve a variance to Section 5-6 (h) of the Subdivision Regulations to allow a width reduction at the minimum building line from 60 feet to 54 feet for Lot 3. Mr. Cowles seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion Carried.**

**Motion:** Mr. Potter moved to approve the Certified Plat of Brazelton Park, contingent upon the approval of the variances by Zoning Board of Adjustments and Appeals and the completion of any outstanding comments. Mr. Bates seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion Carried.**

**Site Plans – Proposed Major Developments**

1. Eagle’s Landing Condominiums

Location: North of Royal Drive, east of Westchester Road, west of Lyons Ct.

Representative: Pilgreen Engineering, Inc.

Owner: Gateway Construction Corporation

Acreage: 8.16

**Staff Report:** Johnny Blizzard presented the request and stated that the outstanding comments are minor except for the need to demonstrate compliance with Title 35, Section 8, Code of Alabama, 1975 which pertains to condominium ownership.

**Developer Comments:** No comment.

**Public Comments:** No comment.

**Board Comments:** No comment.

**Motion:** Mr. Cowles moved to approve the Site Plan for Eagle’s Landing Condominiums pending the satisfaction of outstanding staff comments. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion Carried.**

2. Lifesouth

Location: 8190 Madison Blvd.

Representative: 4Site, Inc.

Owner: Lifesouth

Acreage: 5.02

**Staff Report:** Johnny Blizzard presented the request and stated that LifeSouth is a community blood supplier for local hospitals in Florida, Georgia and Alabama. They are in the process of moving to Madison from their current facility in Huntsville. LifeSouth purchased land fronting Madison Boulevard divided into several individual parcels. A plat consolidating the parcels was approved by the Madison Planning Commission earlier this year. LifeSouth is requesting approval to construct an approximately 12,000 square foot facility for administration and blood bank use. He further stated that Staff recommendations are contingent on the satisfaction of unresolved staff comments.

**Developer Comments:** No comment.

**Public Comments:** No comment.

**Board Comments:** No comment.

**Motion:** Mr. Cowles moved to approve the Certified Plat of LifeSouth contingent on the satisfaction of unresolved staff comments. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion Carried.**

**OTHER BUSINESS**

Chairman Brown opened the floor to Other Business:

Chairman Brown asked City Attorney Butler to explain the reasoning behind the recent change to a roll call vote. She stated that the League of Municipalities prefers a roll call vote to dispel any confusion when the vote is recorded in the minutes.

**ADJOURNMENT**

With no Other Business, Chairman Brown adjourned the meeting at 6:18 p.m.

Minutes Approved,



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Charlie Brown, Chairman  
Madison Planning Commission

ATTEST:



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Sherri Blair, Recording Secretary