



**Planning Commission**  
**2015 Regular Meeting Agenda**  
Thursday, August 20, 2015  
5:30 p.m.

*Madison Municipal Building Council Chambers*  
*100 Hughes Road*  
*Madison, Alabama 35758*

**Planning Commission Board Members**  
**Chairman Damian Bianca, CAPZO**

Vice-Chairman Stephen Brooks, CAPZO  
Cynthia McCollum, CAPZO  
Lewie L. Bates, CAPZO  
Troy Wesson, CAPZO

City Council Member, Mike Potter, CAPZO  
Steven Ryder, CAPZO  
Cameron Grounds, CAPZO  
Tim Cowles CAPZO

**City Staff**

Amy Sturdivant, Director of Planning & Economic Development; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Johnny Blizzard, A.I.C.P, Senior Planner; Ross Ivey, Assistant Planner and Planning Commission Secretary; Megan Zingarelli, Assistant City Attorney

***Please silence all cell phones, pagers and/or electronic devices for the duration of the meeting.***  
***The Planning Commission welcomes you to the meeting.***

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – Minutes of the July 16, 2015 Regular Meeting**
- V. Public Comments**

## VI. Public Hearings

### Zoning Map Amendments

*Each vote taken on Zoning Map Amendment by the Planning Commission is a recommendation only. The final decision will be made by the City Council, after they hold another public hearing, at a future City Council meeting. To follow the amendment schedule, please visit [www.madisonal.gov](http://www.madisonal.gov), click Your Government, then Public Hearing Announcements.*

1. A public hearing will be held to consider Focus Investments, LLC request to rezone property located south of Browns Ferry Road and east of Millstone Subdivision from AG, Agricultural to R-3A, Single-Family Detached Residential District.

[Staff Report](#)

2. A public hearing will be held to consider Keril Rieger's request to rezone property located at Lot 2 of Martin Heights Subdivision, south of Carter Road and west of Slaughter Road from R-1A, Low Density Residential District to B2, Community Business District.

[Staff Report](#)

3. A public hearing will be held to consider Elisabeth Coan's request to zone Lot 8 of Skyline Acres Subdivision, located at 210 Nancy Road to R-1B, Low Density Residential District. This zoning is in conjunction with a request to be annexed into the City of Madison.

[Staff Report](#)

4. A public hearing will be held to consider Michael and Patricia Broadhurst's request to zone Lot 37 of Morris Estates Subdivision, located at 11166 Dove Drive to R-1A, Low Density Residential District. This zoning is in conjunction with a request to be annexed into the City of Madison.

[Staff Report](#)

### Subdivisions

5. [Burgreen Farms – Layout Amendment](#)

Location: West of Burgreen Road and north of Powell Road

Representative: Smith Engineering Company

Applicant/Owner: Mungo Homes, Inc.

Lots: 273

Acreage: 103.42

[Staff Report](#)

6. [Stone Brook – Final Plat](#)

Location: North and west of Hardiman Road and east of Segers Road

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC

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Lots: 113  
Acreage: 38.49  
[Staff Report](#)

7. [Hilltop Ridge – Final Plat](#)

Location: West of Burgreen Road and south of U.S. Highway 72  
Representative: Busbin Engineering, Inc.  
Applicant/Owner: Community Developers, LLC  
Lots: 29  
Acreage: 26.14  
[Staff Report](#)

8. [Northside Place, 2<sup>nd</sup> Addition – Certified Plat](#)

Location: East of Hughes Road and north of Roema Drive  
Representative: Stanley Land Surveying, Inc.  
Applicant/Owner: Amiras, Inc.  
Lots: 2  
Acreage: 2.97  
[Staff Report](#)

9. [Parker Hall – Certified Plat](#)

Location: East of Morris Drive and north of Powell Road  
Representative: 4-Site, Inc.  
Applicant/Owner: Foxfield Development, LLC  
Tracts: 2  
Acreage: 23.59  
[Staff Report](#)

10. [Parker Hall – Preliminary Plat](#)

Location: East of Morris Drive and north of Powell Road  
Representative: 4-Site, Inc.  
Applicant/Owner: Foxfield Development, LLC  
Lots: 33  
Acreage: 23.59  
[Staff Report](#)

11. [Cedar Cove Phase 2 – Preliminary Plat](#)

Location: South of Powell Road and east of Segers Road  
Representative: 4-Site, Inc.  
Applicant/Owner: Diltina Development  
Lots: 14  
Acreage: 15.24  
[Staff Report](#)

**(Public Hearing Closed)**

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*Agenda Notes: Circumstances may arise that require items be added to or deleted from the meeting agenda. Also all attached documents are to be considered a draft until approved by the Planning Commission. All attendees are advised that Planning Commission meetings are televised and that their statements and actions are viewed by more than just those persons in attendance.*

**VII. New Business**

**VIII. Adjournment**