



Planning Commission
2016 Regular Meeting Agenda
Thursday, July 21, 2016
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 Troy Wesson, CAPZO
Cynthia McCollum, CAPZO
Lewie L. Bates, CAPZO
Stephen Brooks, CAPZO

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

City Staff

Mary Beth Broeren, A.I.C.P, Director of Planning; 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 – Approval of Minutes for June 16, 2016 Regular Meeting**
- V. Public Comments**
- VI. Public Hearings**

Each vote taken on Zoning Ordinance Amendments and Zoning Map Amendments 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

Page 1 of 3

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.

follow the amendment schedule, please visit www.madisonal.gov, click Your Government, then Public Hearing Announcements.

Zoning Map Amendments

1. Zoning Map Amendment to rezone 4.68 acres from R-1B (Low-Density Residential District) to R-2 (Medium Density Residential District).
Location: East of Shelton Road and North of Old Madison Pike
Applicant/Owner: Jeff Enfinger
[Staff Report](#)

Subdivisions

2. [The Cove at Eastview](#)
Preliminary Plat for 21 Lots & 2 Common Areas
Variance to Section 6-1-3 (3) of the Subdivision Regulations
Location: West of Slaughter Road and North of Eastview Drive
Applicant/Owner: JWE Properties, LLC
[Staff Report](#)
3. [Jack Clift Subdivision, Phase 6](#)
Certified Plat to modify two plat notes related to access and parking
Location: 8050 U.S. Hwy. 72 W (North of Hwy. 72 W and West of Wall-Triana Hwy.)
Applicant/Owner: Lowe Family II, LLC
[Staff Report](#)
4. [Moore's Creek](#)
Layout Amendment increasing number of lots & relocation of a stub street
Location: West of Segers Road and south of Powell Road
Applicant/Owner: Smart Living, LLC
[Staff Report](#)
5. [Moore's Creek, Phase 3](#)
Preliminary Plat for 47 lots & 2 tracts
Location: West of Segers Road and south of Powell Road
Applicant/Owner: Smart Living, LLC
[Staff Report](#)

(Public Hearing Closed)

VII. Site Plans

1. [Shepherd Health Assisted Living Facility](#)
Site Plan for new 86,010 square feet assisted living facility
Location: 10801 and 10803 County Line Rd. (East of County Line Rd. and south of Palmer Rd.)
Applicant/Owner: Erdman Company, Inc.
[Staff Report](#)

Page 2 of 3

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.

VIII. New Business

1. WSMP Update – Carol Rhea, Orion Planning and Design

IX. Adjournment