



**Planning Commission**  
**2016 Regular Meeting Agenda**  
Thursday, December 15, 2016  
5:30 p.m.

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

**Planning Commission Board Members**  
**Vice-Chairman Troy Wesson, CAPZO**

Councilmember  
Cynthia McCollum, CAPZO  
Lewie L. Bates, CAPZO  
Stephen Brooks, CAPZO

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;  
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 November 17, 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*

follow the amendment schedule, please visit [www.madisonal.gov](http://www.madisonal.gov), click Your Government, then Public Hearing Announcements.

### **Zoning Map Amendments**

1. Zoning Map Amendment to rezone approximately 50 acres from AG (Agriculture District) to RC2 (Residential Cluster Zone 2) (Medium Density Residential District), an amendment to the original request of R3A (Single-Family Detached Residential District) and revised request of R2 (Medium Density Residential District).  
(Tabled at the August 25, 2016 Planning Commission Meeting)  
Location: Southeast of Hardiman Road and east of Ashbury and Oxford Subdivisions)  
Applicant: Philimond S. Smith  
Property Owner: John Paul Atkinson  
[Staff Report](#)  
[Staff Report dated November 17, 2016](#)  
[Staff Report dated October 20, 2016](#)  
[Staff Report dated August 25, 2016](#)  
[Original Concept Plan - August 25, 2016](#)  
[Revised Concept Plan - October 20, 2016](#)  
[Revised Concept Plan - November 17, 2016](#)  
[Site Plan](#)

### **Subdivisions**

2. [Dublin Acres, Phase 3](#)  
Certified Plat for 2 lots  
Location: South of Gillespie Road and east of Hughes Road  
Applicant/Owner: D & D Investment Group, LLC  
[Staff Report](#)
3. [Greenbrier Woods, Phase V](#)  
Final Plat for 30 lots  
Location: South of Powell Road, west of Burgreen Road  
Applicant/Owner: Walden Land Company  
[Staff Report](#)
4. [Willow Creek Subdivision](#)  
Final Plat for 43 lots, two common areas, and one tract  
Location: South of Browns Ferry Road and east of Balch Road  
Applicant/Owner: Focus Investments, LLC  
[Staff Report](#)

**(Public Hearing Closed)**

## **VII. Site Plans**

5. [ACE Hardware](#)

Site Plan for 12,500 square foot facility

Location: East of Hughes Road, south of Carter Drive and north of Portal Lane

Applicant: Jeff Weathers

Owner: Mary Margaret Lanier Long

[Staff Report](#)

**VIII. New Business**

**IX. Adjournment**