

**CITY OF MADISON, ALABAMA
PLANNING COMMISSION
MINUTES OF THE JANUARY 24, 2013 RESCHEDULED MEETING**

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

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman DAMIAN BIANCA, C.A.P.Z.O.	PRESENT
Planning Commission Vice Chairman STEPHEN BROOKS	PRESENT
City Council Member MICHAEL POTTER, C.A.P.Z.O.	PRESENT
TIM COWLES	PRESENT at 5:40 p.m.
CYNTHIA MCCOLLUM, C.A.P.Z.O.	ABSENT
STEVEN RYDER, C.A.P.Z.O.	PRESENT
CAMERON GROUNDS, C.A.P.Z.O.	PRESENT
LEWIE L. BATES, III, C.A.P.Z.O.	PRESENT
TROY WESSON, C.A.P.Z.O	PRESENT

PLANNING STAFF PRESENT

JOHNNY BLIZZARD, A.I.C.P, CHIEF PLANNER; AND GINA ROMINE, PLANNER I AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Roberta G. Malcolm, Stanley J. Souvenir, Russell B. Lackey, James R. Walker, Otis Vaughn, Vickie Parker, Michael Parker, Adam Dauro, Howell Lee, Don Spencer Jr. and Tim Morris.

ELECTION OF OFFICERS

Chairman Bianca opened the floor for nominations for Planning Commission Chairman.

Motion: Mr. Bates moved to nominate Mr. Bianca as Chairman. Mr. Brooks seconded the motion and with no further nominations from the Board the vote was as follows:

Final Vote:

Damian Bianca	Abstain
Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye

Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye

Motion carried

Chairman Bianca opened the floor for nominations for Planning Commission Vice-Chairman.

Motion: Mr. Wesson moved to nominate Mr. Brooks as Vice-Chairman. Mr. Bates seconded the motion and with no further nominations from the Board the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

ACCEPTANCE OF AGENDA

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

APPROVAL OF MINUTES

Approval of minutes of the December 20, 2012 Regular Meeting

Motion: Councilman Potter moved to approve the December 20, 2012 minutes as written. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Abstain

Motion carried

PUBLIC COMMENT

Chairman Bianca opened the floor to public comment.

There being no public comment, Chairman Bianca closed the floor for public comment.

OLD BUSINESS

There being no old business, Chairman Bianca proceeded with public hearings.

PUBLIC HEARINGS

Layout Plat

1. *Baker's Farm*

Location: East of Burgreen Road, west of Belmont Place Subdivision and south of Huntsville Brown's Ferry Road

Representative: Mullins LLC

Owner/Applicant: Breland Companies

Lots: 53

Acreage: 24.76

Applicant Request: Jeff Mullins, representing Breland Companies, presented the request for the layout plat approval and discussed the requirements imposed during the annexation of the property into the City of Madison.

Staff Report: Chief Planner Blizzard stated the In December of 2012, the City Council annexed the subject property with the following (minimum) conditions:

1. Development shall consist of no more than 53 single-family lots;
2. Development shall include one (1) access point to Burgreen Road;
3. Development shall include one (1) connection (south) to Belmont Place stubbing directly north (for connection to future development);
4. Development shall include one (1) stub to the north (for connection to future development);
5. Development shall preserve the tree line/hedge row at the west and north sides of Belmont Place and Browns Ferry Crossing (where adjacent) where preservation does not interfere with drainage, streets, and grading; and
6. Development will include a street cross section of 28 foot back-to-back of curb, providing traffic calming by narrower streets.

The applicant is requesting approval of layout that proposes 53 lots and provides access from Burgreen Road and Belmont Place Drive.

Staff and the Technical Review Committee recommend approval of the layout for *Baker's Farm* subdivision. The Planning Commission may wish to discuss requiring a stub street to the property south of the subject property in order to provide a connection for the future development of the 20 acres south. This would eliminate the future need for a variance on cul-de-sac length and also the added intersection/access on Burgreen (eliminating need for a second turn lane at a second Burgreen access point).

Developers Comments: No comments.

Public Comments: Adam Dauro, 10118 Brandywine Road, attorney representing the Belmont Place Homeowner's stated that his clients were against the proposed development and the northern stub poses additional traffic problems. The Belmont Place residents also have safety concerns.

Commission Comments: The Commission discussed traffic analysis, speed tables, and asked for a clarification for why the annexation contingencies were imposed by City Council. The Commission also discussed the concern of construction traffic entering through Belmont Place Subdivision.

Motion: Vice-Chairman Brooks moved to approve the layout plat for *Baker's Farm* subject to the addition of the note on the plat that construction traffic may not enter through *Belmont Place Subdivision*. Mr. Cowles seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

Final Plat

2. Crowne Pointe, Phase III

Location: Northeast corner of the intersection of Balch Road and Gillespie Road

Representative: 4 Site Inc.

Owner/Applicant: Spencer Farms LLC.

Lots: 13 lots and 1 common area

Acreage: 4.78

Applicant Request: Tim Morris, representing 4 Site Inc., presented the request for final plat approval.

Staff Report: Chief Planner Blizzard stated that the applicant is requesting final plat approval for a portion of the preliminary plat. The proposed final plat is for 13 lots and 1 common area.

Staff and the Technical Review Committee recommend approval of the final plat for *Crown Pointe, Phase III* with the following contingencies:

1. Performance bonds must be submitted

Public Comments: No comments.

Board Comments: No Comments.

Motion: Mr. Ryder moved to approve the final plat for *Crown Pointe, Phase III* subject to the satisfaction of the contingency. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

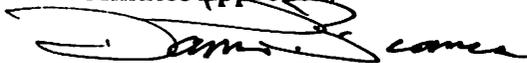
Motion carried

(PUBLIC HEARINGS CLOSED)

ADJOURNMENT

With no additional business to discuss Chairman Bianca adjourned the meeting at 6:15 p.m.

Minutes Approved,



Damian Bianca, Chairman

ATTEST:



Gina Romine, Planning Commission Secretary