



**Planning Commission
2014 Regular Meeting Agenda**

Thursday, August 21, 2014

5:30 p.m.

Madison Municipal Building, Council Chambers

100 Hughes Road

Madison, Alabama 35758

Planning Commission Board Members

Chairman, Damian Bianca, C.A.P.Z.O

Vice-Chairman, Stephen Brooks

Cynthia McCollum, C.A.P.Z.O

Lewie L. Bates, C.A.P.Z.O

Troy Wesson, C.A.P.Z.O

City Council Member, Mike Potter, C.A.P.Z.O

Steven Ryder, C.A.P.Z.O

Cameron Grounds, C.A.P.Z.O

Tim Cowles

Staff

Amy Bell, Director of Planning & Economic Development; Gary Chynoweth, Director of Engineering; Kelly Butler, City Attorney; Johnny Blizzard, Senior Planner; Beverly Zendt, Senior Planner

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 July 17, 2014**
- V. Public Comments**
- VI. Public Hearings**

Zoning Ordinance Amendments

1. Public Hearing to consider the City of Madison's request to amend *Section 4-6, Neighborhood Commercial District; Section 4-7, Community Commercial District; Section 4-7A, B-2/S-1 Community Commercial Special District 1; Section 4-8, Section 4-8A, B-3, General Business District; MC (Medical Center) District Regulations; Section 4-8A-6 Permitted Uses for B1, B2, B2/S1, B3, and MC of the Madison Zoning Ordinance*
[DRAFT Ordinance Amendment](#)

Zoning Map Amendments

1. Public hearing to consider Lou Ann Atkinson, Thomas D. Atkinson & Big Acres, LLC's request to rezone property located generally south of Hardiman Road and east of Segers Road from *AG, Agriculture District* to *R3A, Single-Family Detached Residential District*
[Public Hearing Notice](#)
[Staff Report](#)
2. Public hearing to consider Barbara Biles, Executor of the Estate of Margaret A. Coefer, request to zone property identified as West ½ of Lot 13 & 14, Block 1, according to the map of survey of Skyline Acres, as recorded in the Office of the Judge of Probate of Madison County, Alabama, in Plat Book 1, Page 394 to *R1B, Low Density Residential District*
[Public Hearing Notice](#)
[Staff Report](#)
3. Public hearing to consider Ralph C. & Carol W. Kimball's request to rezone property located at 10304 Segers Road from *AG, Agriculture District* to *R3A, Single-Family Residential District*
[Public Hearing Notice](#)
[Staff Report](#)
4. Public hearing to consider Mungo Homes of Alabama Inc.'s request to zone property located west of Burgreen Road north of Powell Road to *R3A, Single-Family Detached Residential District*
[Public Hearing Notice](#)
[Staff Report](#)

Subdivision Plat Approval

Layout Plats

1. [The Villages of Oakland Springs](#)
Location: South of Huntsville-Browns Ferry Road and east of Bowers Road
Representative: Goodwyn, Mills & Cawood
Owner/Applicant: Ron Roberts, David Slyman & Todd Slyman
Lots: 349
Acreage: 157.12
[Staff Report](#)

2. [**Burgreen Farms Subdivision**](#)

Location: The northwest corner of Powell Road and Burgreen Road

Representative: Smith Engineering Company

Owner/Application: Mungo Homes of Alabama Inc.

Lots: 273

Acreage: 108

[**Staff Report**](#)

Preliminary Plats

1. [**Greenbrier Woods Subdivision, Phase 4**](#)

Location: South of Powell and west of Burgreen Road

Representative: 4-Site, Inc.

Owner/Applicant: Walden Land Company

Lots 37 and 1 Tract

Acreage: 25.29

[**Staff Report**](#)

2. [**Hilltop Ridge Subdivision**](#)

Location: South of Henderson Circle and west of Burgreen Road

Representative: Busbin Engineering Company

Owner/Applicant: Community Developers, LLC

Lots 61

Acreage: 29.85

[**Staff Report**](#)

Certified Plats

1. [**Greenbrier Hills Subdivision**](#)

Location: Generally south of Hardiman Road and Segers Road

Representative: 4-Site, Inc.

Owner/Applicant: Big Acres LLC, Christian List, Laura L. Atkinson, Thomas D.

Atkinson, Lou Ann Atkinson

Lots: 5

Acreage: 94.99

[**Staff Report**](#)

VII. **New Business**

VIII. **Adjournment**