



**Planning Commission  
Minutes of the October 15, 2015 Regular Meeting**

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

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

<b>Planning Commission Chairman</b>	
Damian Bianca, CAPZO	Present
<b>Planning Commission Vice-Chair</b>	
Stephen Brooks, CAPZO	Present
<b>City Council Member</b>	
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Lewie L. Bates, CAPZO	Absent
Troy Wesson, CAPZO	Present

**PLANNING STAFF PRESENT**

Johnny Blizzard, AICP, Senior Planner; Ross Ivey, Assistant Planner; Gary Chynoweth, P.E., City Engineer

**REGISTERED PUBLIC ATTENDEES**

Jonathan Blakely, Lee Blakely, Heath Galloway, Kai Balew, Jerry South, Adam Carder, Mathis Sneed,  
Jonathan McGee

**ACCEPTANCE OF THE AGENDA**

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

**COMMENTS**

There were no comments from the Commission.

**APPROVAL OF THE MINUTES**

Mr. Bates moved to approve the minutes of the September 17, 2015 Regular Meeting minutes. Mr. Ryder seconded the motion.

**Final Vote:**

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

**OLD BUSINESS**

There was no Old Business to discuss.

**PUBLIC COMMENTS**

There were no comments from the public.

**PUBLIC HEARINGS**

**Location, Character Extent**

**Madison Fuel Depot**

Location: Madison Utilities: 101 Ray Sanderson Drive  
Representative: Mullins, LLC  
Applicant/Owner: City of Madison

**Applicant Comments:**

Mathis Sneed, Landscape Architect for Mullins, LLC presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant is the City of Madison and the property owner is Madison Utilities. The subject property is located north of Palmer Road and west of Ray Sanderson Drive. The location of the proposed fuel center is at the north end of the same property occupied by the Madison Utilities. The City is requesting location, character, and extent approval of a site plan to construct a fuel center on the subject property. The fuel center will service City of Madison, Madison County and Madison Utilities vehicles. The facility will include two fuel stations covered by a canopy, and a generator.

Staff and the Technical Review Committee recommend approval of the final plat for *Stone Brook Subdivision* with the contingencies noted in the staff report.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Mrs. McCollum asked if there were to be diesel pumps as well as petroleum. Mr. Chynoweth answered that there would be both kinds of tanks and that they would be ADEM approved.

Mathis Sneed addressed all of the Fire Department contingencies to the commission. He also stated that this is a "package deal" that would be 2 pumps that each have 10,000 gallon tanks.

**Motion:**

Mr. Brooks moved to approve the City of Madison Fuel Depot subject to the following contingencies:

**Planning Department Contingencies:**

1. All contingencies must be addressed within 45 days following the October 15, 2015 Planning Commission Meeting.

**Engineering Department Contingencies:**

1. Submit an approved ADEM permit

**Fire Department Contingencies:**

1. Note fire flows.
2. Note the size of the tanks.
3. Note the type of construction for tanks.
4. Containment must be designed for 110% capacity.

Mr. Cowles seconded the motion.

**Final Vote:**

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

**Motion Carried**

**YMCA Flood Control Pond Project**

Location: Hogan YMCA: 130 Park Square Lane

Representative: City of Madison Engineering Department

Applicant/Owner: City of Madison

**Applicant Comments:**

Mr. Chynoweth informed the Commission the City of Madison is requesting location, character, and extent of a site plan to provide grading at the YMCA site. The grading work is in association with the second phase of a flood control property to reduce flooding in the general area and improve water

quality. The excavated soil used to enlarge the floodplain will be used to prepare the grounds for additional parking and athletic fields.

Funding for this project is being requested. The project will include the pond excavation and the fill and grading for the future improvements. The design would be a low impact design with the goal to increase the water quality in the stream. The construction of a detention pond is already underway on the adjoining property to the north.

Staff and the Technical Review Committee recommend Location, Character, Extent approval of YMCA Flood Control Pond project with the contingencies noted in the staff report.

**Staff Comments:**

There were no other comments from the Staff.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Mr. Wesson asked if the City would be building soccer fields. Mr. Chynoweth answered that the city would be grading for athletic fields; however, the City is only working on the storm water project and that the YMCA will be responsible for sodding and providing the sidewalk and the parking lot.

**Motion:**

Councilman Potter moved to approve the YMCA Flood Control Pond subject to the following contingencies:

**Planning Comments:**

1. All comments must be addressed within 45 days following the October 15, 2015 Planning Commission Meeting
2. Add correct signature certificates

**Engineering Comments:**

1. Need PE Stamp
2. ADEM Permit Required

Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	----
Troy Wesson	Aye

Tim Cowles  
**Motion Carried**

Aye

### **Subdivision Plats**

#### **Collinwood Estates, Phase IX – Preliminary Plat**

Location: South of Gillespie Road and east of Balch Road  
Representative: Engineering Design Technologies, Inc.  
Applicant/Owner: Campbell & Mance Resources, LLC  
Lots: 13  
Acreage: 3.80 acres

#### **Applicant Comments:**

Kai Belew presented the request on behalf of the developer.

#### **Staff Comments:**

Mr. Blizzard informed the Commission that the subject property is located in *Collinwood Estates*, which is generally south of Gillespie Road and east of Balch Road. The subject property is located south of Meadowglade Lane and west of Jarrett Lane.

The subject is zoned *R3A, Single-Family Detached Residential*. The Planning Commission recommended the subject property be rezoned to *R3A, Single-Family Detached Residential*, in April of 2015 and the City Council approved the rezoning. The property was originally split between two zoning districts with the west portion being zoned *R3, High Density Residential District* and the eastern half being zoned *AG, Agriculture*. The property originally was two separate parcels and consolidated into one lot with the recording of *Collinwood Estates, Phase VIII*. The Planning Commission approved the certified plat for *Collinwood Estates, Phase VII* in April of 2010.

The applicant is requesting preliminary plat approval to resubdivide the subject property into thirteen residential lots. The smallest lot will be 8,117 square feet. Meadowglade Lane will be extended 219 feet south as part of the development of this resubdivision.

Mr. Blizzard concluded that Staff, and the Technical Review Committee, recommend approval of the preliminary plat for *Collinwood Estates, Phase IX* with the contingencies noted in the staff report.

#### **Public Comments:**

There were no comments from the public.

#### **Commission Comments:**

Mr. Wesson asked if the Utility & Drainage easement must be vacated before the City Council meeting. Mr. Blizzard answered him that the easement must be vacated by the time the final plat is approved.

#### **Motion:**

Mrs. McCollum moved to approve Collinwood Estates, Phase IX Preliminary Plat subject to the following contingencies:

**Planning Department Contingencies:**

1. All contingencies must be addressed within 45 days following the October 15, 2015 Planning Commission Meeting.
2. Add a certificate for the Fire Department.
3. Delete the words "and Building" in the Planning Department Certificate.
4. Several sheets references the subdivision name, as "Phase VIII."

**Engineering Department Contingencies:**

1. The design speed may not be greater than 25 MPH
2. Submit an ADEM permit application.
3. Submit the approved ADEM permit.
4. Label the size and depth of rip rap on Sheet 12.0
5. The typical detail depicted on Sheet 14 must include curb and gutter on subsoil.
6. Change the line type depicting easement for clarity.

Mr. Wesson seconded the motion.

**Final Vote:**

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

**Motion Carried**

**Greenbrier Woods Phase 4B – Preliminary Plat**

Location: South of Powell Road and west of Burgreen Road

Representative: 4-Site, Inc.

Applicant/Owner: Walden Land Company

Lots: 23

Acreage: 20.03 acres

**Applicant Comments:**

Heath Galloway, 4-Site Inc. presented the request on behalf of the developer.

**Staff Comments:**

Mr. Blizzard informed the Commission that *Greenbrier Woods Subdivision* is located south of Powell Road and west of Burgreen Road. The subject property is located west of Green Creek Road and south of Autumn Ashe Lane.

The subject property is within the *R3A, Single-Family Detached Residential District*, as are all the adjoining property to the north, south and west. All these properties are part of *Greenbrier Woods*

*Subdivision.* The adjoining properties to the east are located in unincorporated Limestone County and have no zoning.

The Planning Commission approved the preliminary plat for *Greenbrier Woods, Phase IV* in August of 2014. The approval authorized the development of 37 lots and related infrastructure. In May of 2015, the Planning Commission approved a final lot for *Greenbrier Woods, Phase IV-A*. The final plat approval was for 14 of the 37 lots approved with the original preliminary plat.

The applicant is requesting approval of a preliminary plat for the remaining 23 lots that received preliminary plat approval in August of 2014. The one-year expiration date was August 14, 2015.

Staff and the Technical Review Committee recommend approval of the final plat for *Greenbrier Woods Phase IV-B* with the contingencies noted in the staff report.

**Public Comments:**

Jonathan Blakely, 2917 Tribble Road, asked about the 35' strip of land is listed as an easement and what will it be used as. Mr. Galloway answered that it is a Utility & Drainage easement and it will possibly be a ditch.

Lee Blakely, 2917 Tribble Road, asked who owned the easement. Mr. Brooks answered that whoever the property owner is that buys the property will own the easement.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Brooks moved to approve *Greenbrier Woods, Phase IV-B, Preliminary Plat* with the following contingencies:

**Planning Department Contingencies:**

1. All contingencies must be addressed within 45 days following the October 15, 2015 Planning Commission Meeting.
2. The following certificates must be endorsed:
  - a) Telephone Service Provider
  - b) Cable Provider
  - c) Huntsville Utilities
  - d) North Alabama Has

Mr. Cowles seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	----

Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Chestnut Acres, Phase 4 – Certified Plat**

Location: South of Chestnut Drive and east of Wall Triana Highway  
Representative: South & Associates  
Applicant/Owner: Butch Chandler  
Lots: 1  
Acreage: 3.79 acres

**Applicant Comments:**

Jerry South, South & Associates, presented the request.

**Staff Comments:**

Mr. Ivey informed the Commission the subject properties are within the *B3, General Business District*. The Planning Commission recommended the properties be rezoned from *R1A, Low Density Residential* or *B3, General Business* at the June 2015 regular meeting. The City Council rezoned the properties in July of 2015.

The adjoining property to the north is zoned *B1, Neighborhood Business* and is developed as an office complex. Two properties adjoin the east boundary of the subject properties and both are zoned *R1A, Low Density Residential*. Two properties adjoining the east boundary of the subject properties includes Lot 4, Block 2, of *Chestnut Acres Subdivision* and a 4.74 acre metes and bounds parcel that fronts Gooch Lane. Lot 4 is undeveloped and the metes and bounds tract is occupied by a residential dwelling. The adjoining property to the south in the *R1A, Low Density Residential District* and is currently undeveloped. There are two adjoining properties to the west. The southernmost property is zoned *R4, Multi-Family Residential* and is occupied by a church. The northernmost property is zoned *B3, General Business* and is occupied by a car wash facility.

The subject properties consist of five individual parcels. Three of the properties are part of *Chestnut Acres Subdivision* and identified as Lots 1, 2, 3, Block 2. Each lot has an area of approximately 0.45 acres. The two remaining parcels are not part of any subdivision and each has an area of approximately 1.20 acres. The total area of the five properties is 3.79 acres.

The applicant is requesting certified plat approval to consolidate the five properties into one 3.79 acres lot.

Mr. Ivey concluded that Staff, and the Technical Review Committee, recommend approval of the certified plat for *Chestnut Acres, Phase 4* with the contingencies noted in the staff report.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

Motion:

Mr. Cowles moved to approve *Chestnut Acres, Phase 4* Certified Plat with the following contingencies:

**Planning Department Contingences**

1. All contingencies must be addressed within 45 days following the October 15, 2015 Planning Commission Meeting.
2. The surveyor's seal must be signed.

Mr. Ryder seconded the motion.

**Final Vote:**

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

**Motion Carried**

**NEW BUSINESS**

There was no new business to discuss.

**ADJOURNMENT**

Chairman Bianca adjourned the meeting at 5:55 p.m.

**Minutes Approved**



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**Damian Bianca, Chairman**

**ATTEST:**



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**Ross Ivey, Assistant Planner and Recording Secretary**