



**Planning Commission
Minutes of the May 16, 2019 Regular Meeting**

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

ATTENDEES

PLANNING COMMISSION MEMBERS

| | |
|---|---------|
| Troy Wesson, CAPZO, Planning Commission Chair | Present |
| John Seifert, CAPZO, City Council Member | Absent |
| Cynthia McCollum, CAPZO | Absent |
| Steve Ryder, CAPZO | Present |
| Cameron Grounds, CAPZO | Absent |
| Stephen Brooks, CAPZO | Present |
| Lewie L. Bates, CAPZO | Present |
| Michael Potter, CAPZO | Present |
| Tim Cowles, CAPZO | Present |

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services.

REGISTERED PUBLIC ATTENDEES

Jeff Enfinger, Veronica Scarborough, Danny Scarborough, Chelsea Adams, Jennipher Belgrave, Martin Belgrave, Wade Carpenter, Daniel Feld, Jeff Mullins, Mark Anderson, Robbie Stewart, Michael Bias, S. Bias.

ACCEPTANCE OF THE AGENDA

Mr. Johnny Blizzard noted that there are two changes to the agenda: the addition of performance and sidewalk bonds for Nature’s Trail, Phase 2 and a request to remove a Planning Commission contingency for the Heritage Hills subdivision. The agenda was accepted with the proposed changes.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the April 18, 2019 regular meeting. Mr. Cowles seconded the motion.

Final Vote:

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|-----------------------|------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ---- |
| Steven Ryder | Aye |

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| Cameron Grounds | ----- |
| Stephen Brooks | Aye |
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ----- |
| Tim Cowles | Aye |
| Motion Carried | |

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

1. Zoning Map Amendment (ZMA 2019-005) to rezone 1259 Browns Ferry Road to R2 (Medium Density Residential District)

Location: 1259 Browns Ferry Road (North of Conservancy Drive, East of Browns Ferry Road)

Applicant/ Property Owner: Jennifer Burgess Belgrave

Applicant Comments

Ms. Belgrave indicated she was available for questions.

Staff Report

Mr. Blizzard stated that the subject property is located on Browns Ferry Road and backs to the Walden Subdivision. The property is zoned Agriculture and was annexed into Madison at an undetermined date. The subject lot is 13,068 square feet and does not meet the minimum size for an AG lot, which is three acres. Staff evaluated the property for R2 and AG standards and setbacks and recommends R2 zoning. Re-zoning the property to R2 would make the lot conforming for lot size and would be consistent with the zoning of Walden subdivision. Mr. Blizzard stated that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Brooks motioned to approve Zoning Map Amendment (ZMA 2019-005) for 1259 Browns Ferry Road and forward to the City Council for adoption, Mr. Bates seconded the motion.

Final Vote:

| | |
|-----------------------|-------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ----- |
| Steven Ryder | Aye |
| Cameron Grounds | ----- |
| Stephen Brooks | Aye |

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|-----------------------------|-------|
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ----- |
| Tim Cowles | Aye |

Motion Carried

**2. Zoning Text Amendment (ZTA 2019-001)
 Parking Space and Drive Aisle Dimension Amendment
 Location: citywide
 Applicant: City of Madison**

Staff Report

Mr. Blizzard stated that the City of Madison is requesting amendments to Section 5-15-5 *Development and Maintenance of Off-Street Parking Facilities* and Section 12-2 *Definitions of Commonly Uses Terms and Words*. The amendment will change the minimum parking stall dimension, which would allow for a narrower width, and add minimum drive aisle dimension standards. Mr. Blizzard reported that the proposed changes would make Madison’s requirements consistent with those in the region. He reviewed the proposed dimensions and compared them with the size of various vehicles. Mr. Blizzard stated that staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Potter motioned to approve Zoning Text Amendment (ZTA 2019-001) for Parking Space and Drive Aisle Dimension Amendments and forward to the City Council for adoption, Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

3. 3 Park Preserve Subdivision (LP 2019-002)

Layout Plat for 132 lots on 54.91 acres

Location: Southeast of Hardiman Road, East of Segers Road

Applicant: Tennessee Valley Communities, LLC.

Property Owner: Tennessee Valley Communities, LLC and John Paul Atkinson

Applicant Comments

Mr. Jeff Enfinger reviewed the request and noted there were a couple of changes since the Conceptual Plan was approved. They have moved the walking trail from the center of the spine road to the east for safety reasons and possible ADA conflicts. They have also moved the walking trail along the northerly cul-de-sac to along Hardiman Road. He indicated he was available for questions.

Staff Report

Mr. Blizzard stated that this request is for a layout plan for 132 lots on 54.91 acres. The average lot size will be 14,174 square feet and the smallest lot proposed is 11,284 square feet. Mr. Blizzard compared the Sketch Plat with the approved Concept Plan and reviewed the changes summarized by the applicant. Mr. Blizzard stated that staff recommends the greenway be added back to the west side of the northernmost cul-de-sac unless an acceptable alternative is provided. He indicated that the conveyance of the 16 acre common area is under review by the Legal Department. Mr. Blizzard reviewed the subdivision variance request for non-radial lot lines. Mr. Blizzard reviewed contingencies and stated that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Wesson asked if there would still be a pool and clubhouse on the 16 acres north of Hardiman Road. Mr. Enfinger replied there would not be a pool, but there may be a clubhouse. Mr. Wesson asked if there would be a sidewalk on the west side of the spine road, and Mr. Enfinger replied that there would be one.

Motion:

Mr. Brooks motioned to approve the subdivision variance for non-radial lot lines for Lots 124 and 67. Mr. Potter seconded the motion.

Final Vote:

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

Motion Carried

Staff suggested that if the Planning Commission was amenable to the relocation of the greenway from the northerly most cul-de-sac to along Hardiman Road as proposed by the applicant that it add the wording "or equivalent" to Contingency item #2.

Motion:

Mr. Bates motioned to approve the layout plan for 3 Park Preserve (LP2019-002), with contingencies.

Planning Department

1. The cross section of the street right-of-ways must be revised to include the buffer strip along Parkland Hill Trace.
2. Add the greenway strip along the west side of the northern most cul-de-sac, as shown on the concept plan, or equivalent.
3. Note that the landscape buffer/greenway trail along Verbena Way and Parkland Hill Trace is a public access easement
4. Note that lot 99-123 & 127-130 have ingress/egress access through the common areas adjoining the front of these lots to Parkland Hill Trace and Verbena Way.
5. List the area and size of each open space and its use. For example recreation or detention.
6. All property owners must sign the subdivision application.
7. For the 30 foot wide common area along the spine road, change the term landscape buffer to greenway on the plat.

Engineering Department

1. Provide Corps of Engineers Jurisdictional Determination for wetlands and blue-line stream or completely place both within Conservancy/Common Area.

Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

4. Creekside Park, Phase 2 (Final Plat 2019-005)

Final Plat for 37 lots on 11.5 acres.

Location: South of Powell Road, West of Segers Road

Applicant/

Property Owner: Larry, Curley, and Nomo, LLC

Applicant Comments

Mark Anderson summarized the request. He stated that the property was a cluster-zoned project and that they had already deeded land to the City.

Staff Report

Mr. Blizzard stated that this is a request for a final plat for 37 lots and the street right-of-way for which those lots are fronting. The smallest lot will have an area of 9,244 square feet and the average lot size will be 10,995 square feet. Related to the approval of this final plat, the applicant has submitted deeds for the properties to be conveyed to the City of Madison. Mr. Blizzard stated that there is a 5 foot wide strip along the northerly property line that the City does not want to accept and this is reflected in Engineering's recommended contingencies. He reviewed the other contingencies and stated that staff recommended approval.

Public Comments

None.

Commission Comments

Mr. Potter asked if the 5 foot wide strip was already annexed into the City and staff replied that it was.

Mr. Wesson asked staff if the property to the west of the homes was part of a greenway, and staff replied that it would be part of the Oakland Spring Branch Greenway.

Motion:

Mr. Brooks motioned to approve the Final Plat for Creekside Park, Phase 2 (FP2019-005), with contingencies.

Planning Department:

1. Plat Notes: Note the following information:
 - 1) Zoning district
 - 2) The area of the set aside
 - 3) Minimum setbacks based on set aside
 - 4) Minimum lot sizes based on set aside
2. Add a certificate for Madison Utilities
3. Limestone County Water & Sewer references a site plan. It should be final plat

Engineering Department

1. Show FEMA BFE's.
2. Provide Minimum Floor Elevation (MFE) for each lot.
3. Provide Closure Report.

- 4. Remove 5 ft. wide strip between the rear of lots 18-21 and adjoining property to the north.
- 5. Tract 3 & 4 should be presented as adjoining properties.

Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

**5. Intergraph North Campus, Phase 5 (Certified Plat 2019-005)
 Certified Plat for two Lots on 20.82 acres.**

Location: North of Graphics Drive, East of Wall-Triana Highway

Applicant/Property Owner: Old Town II, LLC

Applicant Comments

Jeff Mullins of Mullins Engineering stated that he is available to answer questions.

Staff Report

Mr. Blizzard stated that this is a request for a certified plat to divide 20.82 acres into two lots and create one street right-of-way. The smallest lot will have an area of 2.85 acres. The right-of-way is located south of the Duluth Trading Center site. The area is currently platted as an ingress/egress easement and is being constructed in compliance with City regulations for a public street. The approval of the certified plat will allow for the creation of a new lot for future development. Mr. Blizzard stated that staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Ryder motioned to approve the Certified Plat for Intergraph North Campus, Phase 5 (CP2019-005) with contingencies.

Planning Department

- 1. Signatures:
 - 1) Surveyor’s Certificate of Land Platted
 - 2) Certificate of Accuracy
 - 3) Dedication
 - 4) Notary

Engineering Department

- 1. Update/ Correct FIRM information on flood note.

Mr. Bates seconded the motion.

Final Vote:

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

Motion Carried

(Public Hearing Closed)

6. Scriveners Affidavit – The Heights at Town Madison

Jeff Mullins stated that the purpose of this request is to clean up a plat note related to the timing of acceptance of Town Madison Boulevard and development of the homes.

Mr. Blizzard indicated that the City’s requirement is for acceptance of Town Madison Boulevard prior to certificate of occupancy but that the plat note reflects issuance of building permits. Staff recommends approval of the correction.

Motion:

Mr. Potter motioned to approve the Scriveners Affidavit for The Heights at Town Madison. Mr. Cowles seconded the motion.

Final Vote:

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|-----------------------|-------|
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ----- |
| Steven Ryder | Aye |
| Cameron Grounds | ----- |
| Stephen Brooks | Aye |
| Lewie Bates | Aye |

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| Mike Potter | Aye |
| City Council Member Seifert | ----- |
| Tim Cowles | Aye |
| Motion Carried | |

New Business

Subdivision Bonds

7. Performance/Sidewalk Bonds – Natures Trail, Phase 2

Mr. Blizzard reported on the bond request.

Motion:

Mr. Brooks motioned to approve the Performance Bond request. Mr. Potter seconded the motion.

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| Final Vote: | |
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ----- |
| Steven Ryder | Aye |
| Cameron Grounds | ----- |
| Stephen Brooks | Aye |
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ----- |
| Tim Cowles | Aye |
| Motion Carried | |

Motion:

Mr. Potter motioned to approve the Sidewalk Bond request. Mr. Bates seconded the motion.

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| Final Vote: | |
| Chairman, Troy Wesson | Aye |
| Cynthia McCollum | ----- |
| Steven Ryder | Aye |
| Cameron Grounds | ----- |
| Stephen Brooks | Aye |
| Lewie Bates | Aye |
| Mike Potter | Aye |
| City Council Member Seifert | ----- |
| Tim Cowles | Aye |
| Motion Carried | |

8. Removal of Planning Commission Contingency – Heritage Hills Subdivision
Location: South of Powell Road, East of Segers Road
Applicant: Tennessee Valley Communities, LLC

Mr. Blizzard explained that there is a sanitary sewer easement that traverses the middle of Lots 106 to 108, which may cause construction problems, or at the very least restrict the use of the back yards for future homeowners. For example, there can be no footing closer than 15 feet to the easement and no permanent structures would be allowed to be constructed behind the homes on Lots 106 and 107, one of which has a manhole in the middle of the yard. Staff had suggested the applicant revise the plat in some way to address this concern; however, the applicant wants to proceed with the plat as is. Mr. Blizzard stated that staff has brought the item back to the Planning Commission so it can decide to remove the contingency (Planning Department contingency #2 on the Layout Plat and Preliminary Plat, Phase 1) approved on April 18, 2019 or require a change in the plat design.

Motion:

Mr. Bates motioned to approve the removal of the contingency pertaining to the sanitary sewer easement and moving the rear property line. Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:05 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary