



**Planning Commission
Minutes of the April 16, 2020 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	Present
Cynthia McCollum, CAPZO	Absent
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Terri Johnson	Absent
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Gary Chynoweth, City Engineer; Megan Zingarelli, City Attorney

REGISTERED PUBLIC ATTENDEES

Donnie Spencer, Michael Shamsie, Jeff Mullins

ACCEPTANCE OF THE AGENDA

The agenda was accepted with no additions.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the March 19, 2020 regular meeting. Mr. Ryder seconded the motion.

Final Vote:

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

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

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

1. Madison Dental Center, Phase 2 (CP 2020-002)

Certified Plat for two commercial lots on 4.80 acres

Location: 8263 Madison Boulevard (South of Madison Boulevard, West of Research Boulevard)

Applicant/Property Owner: CHS, LLC

Applicant Comments

None.

Staff Report

Mr. Blizzard stated this was a certified plat request to divide one lot into two lots. The western portion of the property is undeveloped and is expected to be sold after this subdivision. He noted that the Planning Commission approved this same request in 2017, but that plat was never recorded. There have been no changes to the property since that time. Mr. Blizzard concluded that staff recommended approval with contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Potter motioned to approve the Certified Plat for Madison Dental Center, Phase 2 (CP2020-002) with contingencies.

Planning Department

1. Signatures:
 - 1) Surveyor
 - 2) Dedication
 - 3) Mortgage Holder
 - 4) Notary
 - 5) Certificate of Accuracy
 - 6) Flood Note

Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

2. Bellawoods Subdivision (LP 2020-003)

Layout Plan for 144 Residential lots on 79.88 acres

Location: North of Huntsville-Browns Ferry Road, East of Holladay Road

Applicant: Diltina Development Corporation, LLC

Property Owner: Southern Latitude Investments, LLC

Applicant Comments

Michael Shamsie, representing the applicant, played a 3D video that gave a drive-through orientation of the proposed subdivision. He described aspects of the open space including the forested area, indicating that there had been a 25 percent increase in open space since the Planning Commission’s action on the development plan at the time of the rezoning request. There was general commentary by some of the Commission members regarding aspects of the project. In response to those prompts, Mr. Shamsie noted that the residential lot count had dropped from 166 units to 144 units, the open space had increased from 17.25 acres to 21.91 acres, and the preserved forested area had increased from 8.81 acres to 13.58 acres. He concluded by summarizing their proposed street section, which includes 40 feet right-of-way, five feet wide sidewalk on both sides and a 10 foot wide parkway on both sides.

Staff Report

Mr. Blizzard noted that pursuant to Planning Commission action on the rezoning development plan, the applicant had made changes in the northeast corner of the project and also reduced development in the southeast cul-de-sac area. He summarized the lot reduction and increase in open space. Mr. Blizzard reviewed the variance request to street width, indicating that the Engineering Department was not in support and wanted the standard 50 feet width for the streets that stub to the east and west. He concluded that staff recommended approval of the layout with contingencies.

Mr. Chynoweth discussed the standards for roads, indicating that roads with more than 400 vehicles per day needed to be 50 feet wide per the standard. Marginal access roads, i.e. roads with less than this amount, could be narrower in width.

Public Comments

None.

Commission Comments

Mr. Potter asked the applicant about the right-of-way variance and if that was necessary. Michael Shamsie stated they could reduce the front setback area, and that it wouldn't be detrimental to the project if it was not approved.

Motion:

Mr. Potter motioned to approve a variance request to Section 5-4-1 of the Subdivision Regulations to allow a 40 foot right-of-way for all non-cul-de-sac streets. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	----
Steven Ryder	Nay
Cameron Grounds	Nay
Stephen Brooks	Nay
Terri Johnson	----
Mike Potter	Nay
City Council Member Seifert	Nay
Tim Cowles	Nay

Motion Failed

Motion:

Mr. Potter motioned to approve the Layout Plan for Bellawood Subdivision (LP2020-003) with contingencies.

Planning Department

1. Sketch Plat: Note the area of open space to be preserved in the northeast corner of the property and southeast cul-de-sac.
2. The two streets that will stub into adjoining properties to the east and west must have a right-of-way width of 50 feet.

Engineering Department

1. Resubmit layout with Corps of Engineers jurisdictional wetlands.

Fire Department

1. The street right-of-way cross-section must be the pavement width at 26 feet to face of curb.

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
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Cynthia McCollum	----
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	----
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

3. West Haven, Phase 2, Part 1 (FP 2020-002)

Final Plat for 43 residential lots on 30.58 acres

Location: South of Havenbrook Drive, East of Henderson Drive

Applicant/Property Owner: Valor Communities, LLC

Applicant Comments

Jeff Mullins, representing the applicant, stated he was available for questions.

Staff Report

Mr. Blizzard stated that this was a request for a final plat for West Haven, Phase 2. The property is zoned R3-A. He noted that this plat was for 43 lots, approximately half of the subdivision, and that the remainder is expected to be processed in the next 60 days. The subject plat will provide access to Burgreen Road, which will improve access for the entire subdivision. Mr. Blizzard concluded that staff recommended approval with contingencies.

Public Comments

None.

Commission Comments

Chair Wesson commented that this is the subdivision where there have been drainage issues.

Mr. Blizzard reported that a resident on Havenbrook had commented that they are seeing a lot of construction traffic on their street.

Mr. Cowles commented that this subdivision has been building out a long time.

Motion:

Mr. Brooks motioned to approve the Final Plat for West Haven, Phase 2A (FP2020-002) with contingencies.

Engineering:

1. Provide performance and sidewalk Letters of Credit

Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

4. The Heights at Town Madison, Phase 4A (FP 2020-003)

Final Plat for 10 residential lots on 7.19 acres

Location: South of St. Louis Street, East of Town Madison Boulevard

Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments

Jeff Mullins, representing the applicant, stated this is the location of their commercial center where commercial buildings are currently under construction, and this plat is for townhomes in that area.

Staff Report

Mr. Blizzard stated the request was for the neighborhood commercial area, and the property was zoned TND. He noted that in November 2019, the Planning Commission approved the six residential lots to the south. For the current request, lots 12 through 16 are in the neighborhood commercial area and would be live/work units or apartments, while the rest of the lots may be single family units. Mr. Blizzard showed the overall site plan and lot layout. He concluded that staff recommended approval with contingencies.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Ryder motioned to approve the Final Plat for the Heights at Town Madison, Phase 4A (FP 2020-003) with contingencies.

Planning Department

1. Note on Plat: Vehicle access and off-street parking for vehicles is prohibited in the front yard.

Engineering Department

1. Provide Pedestrian Access Easement for sidewalk outside of Right-Of-Way.

- 2. Provide additional PUDE for water main outside of PUDE shown on drawing.

Mr. Potter seconded the motion.

Final Vote:

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

Motion Carried

Public Hearings Closed

5. Marriott at Town Madison (SP 2020-006)

Site Plan for Marriott Hotel on 4.27 acres

Location: North of Stadium Way, West of Zierdt Road

Applicant/Property Owner: Old Town Investments, LLC

Applicant Comments

Jeff Mullins, representing the applicant, stated this is the fourth hotel in Town Madison and would be located east of the stadium. It will have 212 rooms and be seven stories.

Mr. Brooks inquired if this hotel would be in lieu of Margaritaville. Mr. Mullins replied that plans for Margaritaville are still being worked on.

Staff Report

Mr. Blizzard showed an aerial of the subject site and vicinity and noted the property was zoned UC. He stated the number of rooms and stories as reported by Mr. Mullins and added the site will have 243 parking spaces. There will be two Marriott hotel flags in the building: a Courtyard and a Residence Inn. He concluded that staff recommended approval with contingencies.

Commission Comments

None.

Motion:

Mr. Seifert motioned to approve the Site Plan for the Marriott at Town Madison (SP2020-006) with contingencies.

Planning Department

1. Cover Sheet: Label address

Engineering Department

1. Provide information for detention/retention lake wall.
2. Provide plans for construction of the two lakes with completion of lakes prior to CO for motel.
3. Provide the 100 year discharge elevation over the weir of the south lake.
4. Remove the word "Alabama" from the MUTCD note on the cover sheet.
5. Storm pipes are discharging below normal pool elevation.
6. Match and label storm profiles on plan sheets.
7. Is there a retaining wall along the apartment property line at the Park? Who and when will this be built?
8. Use the HydroCad "Simultaneous Routing" calculation since the two ponds are directly connected to each other.
9. Provide safety fencing around ponds and sidewalk areas.
10. Provide detail showing pipe through retainage wall - 60" pipe crown is above top of retaining wall.
11. Lot is not a lot of record yet - provide information to get plat recorded.

Fire Department

1. Need fire flow information from source
2. Show closest hydrant on Stadium Blvd
3. Exterior fire protection components must be designed by a Fire Protection Engineer
4. State needed fire flow (Fire Protection Engineer could provide)

Mr. Potter seconded the motion.

Final Vote:

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

Motion Carried

NEW BUSINESS

None.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:00P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary