



**Planning Commission
Minutes of the April 21, 2022, 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
Anthony Caudle	Present
John Seifert, CAPZO, City Council Member	Present (arrived 5:34 p.m.)
Steve Ryder, CAPZO	Present (arrived 5:35 p.m.)
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Present
Terri Johnson, CAPZO	Present
Michael Potter, CAPZO	Present
Carmelita Palmer, CAPZO	Absent

PLANNING STAFF PRESENT

Mary Beth Broeren, Director of Development Services; Johnny Blizzard, Senior Planner; Ngozi Ajufo, Assistant Planner; Michelle Dunson, Acting City Engineer; Megan Zingarelli, City Attorney.

REGISTERED PUBLIC ATTENDEES

Luke Mathias, Bebe Oetjen, David Mikhail, Mary E.B. Robinson, Robbie Stewart, Jason Goerlich, Jinann Lee Goerlich, Yiloh Daniel Je, Joey Ceci, Parker Smith, Walt Lorcheim, Don Spencer, Lakyth Hardy, Jeffrey Blackwood, Carol Blackwood, Doug Goldstein.

ACCEPTANCE OF THE AGENDA

Mr. Wesson asked for any addition or corrections to the agenda and there being none, the agenda was accepted without modification.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the March 24, 2022, regular meeting with no corrections. Mrs. Johnson seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye

Stephen Brooks	Abstain
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	-----
Anthony Caudle	Aye
Motion Carried	

PUBLIC COMMENTS

Mr. Wesson requested that a member of the HOA be present to represent its members when they get to the Learning Zone site plan.

Jason Goerlich stated that he was a HOA representative for the Applewood Subdivision and that since the last meeting they had met with the developers of the property trying to reach a compromise. He noted that their concern was the traffic flow going towards Idared Lane. He stated that they are interested in options and would like to be a part of the process.

Mr. Wesson asked if he was a senior member of the HOA board. Mr. Goerlich noted that he was not the most senior member.

Mr. Wesson requested they let him know who their representative was for the HOA when it is time to address the issue of the Learning Zone. The representative of the HOA stepped forward, and Mr. Wesson acknowledged his presence and noted that when it is time he would be given the opportunity to speak.

PUBLIC HEARINGS

1. **Intergraph North Campus, Phase 6 (CP 2022-007)**
Certified Plat for 2 commercial lots on 17.67 acres
Location: North of Graphics Drive, West of Angry Beaver Way
Applicant/Property Owner: Old Town II, LLC

Applicant Comments

Robbie Stewart, representing the applicant, indicated he was available to answer any questions.

Staff Report

Mr. Blizzard stated the property was north of Intergraph Drive and east of Wall Triana Highway. He noted that it was zoned Urban Center, and the developer wanted to split one lot into two lots for future development. He stated that the northern part of the property is adjacent to Duluth Trading Center, and there will be an ingress/egress extending from Angry Beaver Way. Mr. Blizzard noted that staff recommends approval with contingencies. He concluded by reporting that there was a small triangular area along the Interstate that is being quitclaimed to the City.

Public Comments

None

Planning Commission

None

Motion:

Mr. Potter motioned to approve the Certified Plat for Intergraph North Campus, Phase 6 (CP 2022-007) with contingencies.

Planning Department

- 1. Signatures:
 - a) Huntsville Utilities
 - b) Dedication
 - c) Notary
 - d) Certificate of Accuracy

Engineering Department

- 1. Submit Vacation of Easement paperwork before plat will be signed

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	----

Motion Carried

- 2. **Intergraph North Campus, Phase 7 (CP 2022-008)**
Certified Plat for 4 lots on 22.54 acres
Location: South of Graphic Drive, East of Wall Triana
Applicant/Property Owner: Old Town II, LLC

Applicant Comments:

Robbie Stewart, representing the applicant, indicated he was available to answer any questions.

Staff Report

Mr. Blizzard stated this property was across the street from the first project, and it consisted of 22.54 acres. He reported that the property had been previously developed with Intergraph Corp. buildings and was zoned Urban Center. The request is to subdivide the lot into four lots. Mr. Blizzard informed the Commission that Lot D is the most significant because the site plan for Livano at Town Madison, which is also on the agenda, is proposed for this lot. There are no development proposals for the other lots. Mr. Blizzard stated that staff recommended approval with contingencies, reporting that notes on the plat indicating that the easements will be vacated should be deleted.

Public Comments

None

Commission Comments

None

Motion:

Mr. Brooks motioned to approve the Certified Plat for Intergraph Campus Phase 7 (CP 2022-008)

Planning Department

- 1. Delete references to easements to be vacated
- 2. Sheet 2: Signatures:
 - a) Huntsville Utilities
 - b) Notaries
 - c) Dedication

Mr. Seifert seconded the motion

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	----
Anthony Caudle	Aye

Motion Carried

3. **Greenbrier Hills, Phase 4 (FP 2022-001)**

Final Plat for 32 residential lots on 34.85 acres

Location: South of Ginsberg Road, East of Faulkner Road

Applicant/Property Owner: Madison Land Resources, Inc

Applicant Comments

None

Staff Report

Mr. Blizzard explained this was the next phase of Greenbrier Hills and included the extension of Hemingway Drive and Dylan Drive. He stated the proposal would create 32 lots on 34.85 acres and the property was zoned R3-A. He noted that staff recommends approval with contingencies.

Public Comments

None

Commission Comments

Mrs. Johnson asked if the final plat was consistent with the overall plat originally approved for Greenbrier Hills Subdivision. Mr. Blizzard explained that it was consistent with the preliminary and final plat.

Motion:

Mrs. Johnson motioned to approve the final plat for Greenbrier Hills, Phase 4 (FP 2022-001) with contingencies.

Planning Department

1. The vacation of easement must be approved before the plat is signed
2. Include title chain in Surveyor's Certificate and description of Land Platted
3. Sheet 3: Signatures:
 - a) Huntsville Utilities
 - b) Notaries
 - c) Dedication

Engineering Department

1. Pay Sign Fee for street signs
2. Expand easement in SW corner of Tract A to include all the 1% annual chance SFHA
3. Submit copy of ADEM permit

Fire Department

1. Correct scale on the As Built to be 40 Scale

Mr. Brooks seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	-----
Anthony Caudle	Aye

Motion Carried

4. **Bellawood, Phase 2 (PP 2021-008)**

Preliminary Plat for 39 residential lots on 51.98 acres

Location: North of Huntsville-Brown Ferry Road, East of Holladay Boulevard

Applicant: DILTINA Development Corporation

Property Owner: DILTINA Development Corporation and Southern Latitude Investments, LLC

Applicant Comments

None

Staff Report

Mr. Blizzard stated this was the second phase of Bellawood Subdivision and included 39 lots on 16.06 acres of the 51.98 acres. He noted that they were under the allotted 40 lots by one lot. Mr. Blizzard confirmed the applicant would be adding 2,370.70 linear feet of new street, and he noted the preliminary plat was compliant with all applicable regulations and staff recommends approval with contingencies.

Public Comments

None

Commission Comments

Mr. Wesson commented that for the January 21, 2021 meeting, the minutes indicated that 47 lots were allowed and only 41 certificates of occupancy could be issued. He asked if this phase was over the allowed number of lots. Mr. Blizzard explained that no final plat has been approved; therefore, no certificate of occupancies have been issued to date. The development agreement restricts the preliminary plat for Phase 2 to 40 lots for development and 30 certificates of occupancy allowed.

Mr. Wesson noted that the minutes indicated that they were going to build to the west and not to the north, and he inquired as to whether the second access was necessary with Phase 2. Donnie Spencer, the applicant's representative, noted that there was a change of plans from the original plan to construct this section north of Phase 1. He stated development of this section is in harmony with the number of lots allowed to be developed by the development agreement for the second phase. He further indicated Phase 3 would be developed in the section shown as Phase 2 in the development agreement. Mr. Spencer noted the stub street to the east would count as establishing a second entrance. Mr. Wesson asked if the Fire Department was okay with the plan. Mr. Blizzard responded that the Fire Department does not have any remaining contingencies.

Motion:

Mr. Brooks motioned to approve the Preliminary Plat for Bellawood, Phase 2 (PP2021-008) with contingencies.

Engineering Department

1. Submit ADEM permit

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	----
Anthony Caudle	Aye

Motion Carried

5. **Bradford Downs (PP 2021-011)**

Preliminary Plat for 61 residential lots on 40.01 acres

Location: 228 Mose Chapel Road (North of Mill Road, West of Mose Chapel Road)

Applicant: Goodall Homes

Property Owner: Tamera Kay Powers

Applicant Comments:

None

Staff Report

Mr. Blizzard stated the request was for a preliminary plat on 40 acres in two zoning districts. Mr. Blizzard stated that 20 lots would be constructed in the R-1A section and 41 lots would be constructed in the R-2 section. He explained that the smallest lot in R-1A is 18,000 square feet, and the smallest in the R-2 area is 10,500 square feet. He noted that the overall average lot size in the subdivision was 15,633 square feet, and there will be 9,217 linear feet of streets within the subdivision. He stated that the applicant is asking for a waiver to allow for only a partial sidewalk on one side of one of the streets. He explained that on the narrow strip that adjoins the right-of-way of Mose Chapel they are proposing to put a 5 ft wide sidewalk on the north side of the street and a 4 ft wide sidewalk on the portion of the south side that is within their subdivision. He noted that most of the adjoining properties on the south side are not within this subdivision, and if the adjoining properties are developed, they would be responsible for putting the sidewalk on that side. Mr. Blizzard noted he had received an email from Mr. Price stating his concerns about the subdivision and that Michelle Dunson, Deputy City Engineer, had provided a response. Staff recommends approval with contingencies.

Public Comments

Mr. Price stated that he lives at 188 Mose Chapel Road and expressed that he was concerned with the flooding and drainage of the area. He noted that he was an adjoining landowner and already had an existing flooding problem. He shared that during the rainy season that area is usually in bad shape and that was his main concern. He stated that the last time there was a meeting about this project in October of last year there was a turn lane on Mose Chapel, but it was not on this plan. He also expressed his concern about the density of the housing in the area in relation to the

soil analysis. He stated that he had no idea when it was rezoned and that he has been living in that neighborhood since 1996.

Mrs. Bebe Oetjen asked what the minimum lot size was in the R-2 district. Mr. Blizzard stated that the minimum lot size was 10,500 square feet.

Mr. Wesson asked the applicant and staff to respond to the comments.

Mr. Luke Mathias, Morell Engineering, stated that there was an additional turn lane within the construction plans. In response to drainage concerns, they are constructing two large detention ponds on the southwest corner of the property. He noted that all information is in the drainage report and shows a reduction of stormwater by 50 percent, which is significant and more than meets requirements. He explained that for the 25 year storm they reduce stormwater by 43 percent, for a 50 year storm water was reduced by 24 percent, and in a 100 year storm water was reduced by 13 percent. He shared that he talked with the previous City engineer who knew about the drainage problem, and the proposed berm on the west side of the property would reduce the amount of water that currently runs into Mr. Price's backyard. He noted that they understand the property was in the flood zone but as far as this property they will do everything they possibly can to make sure his property is not impacted.

Mr. Wesson clarified that Mr. Price's property was the one at the south side of the entrance. He noted that there are two drainage issues, and he asked if they were going to move the drainage on Royal Ascot Drive to the back ponds. Mr. Mathias explained that all the water drains from east to west towards the creek and that they were not impacting anything to the east, and everything will be draining down towards the detention facility. He stated that the storm drain will catch and release the flow into the detention facility.

Mr. Price stated that the neighborhood was all woods when he moved there in December 1996, and Ms. Powers bought the property in January 1997. He noted that he does not use the rear of his property since the property is fenced. He stated there was a 12 to 18 inch diameter culvert that carries water from the north pasture to his property. He stated that it rains all the time, and his backyard is always wet. Mr. Wesson provided a summary of the developer's plans to address drainage and suggested that Mr. Price meet with them at the end of the meeting.

Mr. Wesson asked about the zoning of the property. Mr. Blizzard responded that the property has been zoned R-2 and R-1A since at least 2005. He stated that all properties within 500 feet are notified by mail.

Commission Comments

Mr. Seifert asked if there were two entrances and exits off Mose Chapel. Mr. Blizzard responded in the affirmative.

Mr. Wesson confirmed that there will be a sidewalk along Mose Chapel where the common areas are designated and the locations of the greenway access.

Mr. Caudle asked why the developer didn't want to build the sidewalk on both sides of the one street. Mr. Mathias explained that they did not have lots or frontage on that portion of the street. Mr. Brooks added that, according to staff, if and when the other properties developed that developer would be responsible for the remaining sidewalk. Mr. Caudle stated that puts the burden on another developer. Mr. Mathias noted that they were already building a roadway for future developers.

Mr. Seifert noted that the number of lots requires two entrances and exits with sidewalk. He asked if there was room to put in the sidewalk. Mr. Mathias responded that the width of the right-of-way was 50 feet and that they should have the room to put in the sidewalks but might need a retaining wall. He noted that they were asking to put the sidewalk on one side for connectivity up to Mose Chapel. Mr. Seifert asked for the standard sidewalk width. Mr. Blizzard responded that it was 4 feet. Mr. Brooks added that they are installing 5 feet wide sidewalk on the one side, which is what is required.

Motion:

Mr. Books motioned to approve the sidewalk variance for a portion of Royal Ascot Drive.

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	----
Anthony Caudle	Nay

Motion Carried

Mr. Brooks motioned to approve the Preliminary Plat for Bradford Downs (PP2021-011) with contingencies.

Engineering Department

1. A copy of the ADEM permit is required before Preliminary Plat will be signed

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye

Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	----
Anthony Caudle	Nay
Motion Carried	

6. **Barnett’s Crossing, Phase 3 (PP 2022-002)**

Preliminary Plat for 60 residential lots on 21.46 acres

Location: Southeast of Hardiman Road, East of Greenbrier Hills Subdivision

Applicant: Safe Harbor Development

Property Owner: Barnett’s Crossing, LLC

Applicant Comments

None

Staff Comments

Mr. Blizzard explained that this preliminary plat represents the last two sections of the project. He described that the area on the south end is zoned R-3 and is age-restricted townhomes, and the part on the north end is zoned RC-2. He stated that there are 35 lots in the northwest part and 25 lots in the southwest. Mr. Blizzard stated that there will be 2,722 linear footage of street that will connect the internal street system. He concluded that staff recommends approval with contingencies.

Mr. Wesson asked that Mr. Blizzard address the comment about a multi-use path being required. Mr. Blizzard responded that that requirement was going to be a part of Phase 2.

Public Comments

None

Planning Commission

Ms. Johnson asked how residents would access the property in the southwest corner. Mr. Wesson stated that they would access it through Greenbrier Hills.

Motion:

Mr. Potter motioned to approve the Preliminary Plat for Barnett’s Crossing Phase 3 (PP2022-002) with contingencies.

Planning Department

1. Show boundary line for greenway easement along south property line.

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	-----
Anthony Caudle	Aye
Motion Carried	

7. **Bradford Station, Phase 2 (PP 2022-003)**

Preliminary Plat for 50 residential lots on 77.41 acres

Location: South of Norfolk Southern Railroad, West of Kyser Boulevard

Applicant/Property Owner: Lennar Homes of Alabama

Applicant Comments:

Robbie Stewart, representing the applicant, indicated he was available for questions.

Staff Report

Mr. Blizzard explained the property was west of Kyser Boulevard and South of Norfolk Southern Railroad. He stated that there were 46 lots in this preliminary plat. He noted that the smallest lot was 4,906 square feet and that the plat would extend Rugby Drive 898 linear feet and improve other streets. He stated this was the next phase of the subdivision, and staff recommends approval with contingencies.

Public Comments

None

Commission Comments

Ms. Johnson asked if there were private streets. Mr. Blizzard replied that there were not.

Mr. Wesson confirmed if the greenway right-of-way is dedicated with the recording of this plat.

Motion:

Mr. Brooks motioned to approve the Preliminary Plat for Bradford Station, Phase 2 (PP 2022-003) with contingencies.

Planning Department

1. Cover Sheet: Signatures
 - a) Knology
 - b) AT&T
 - c) Huntsville Utilities
 - d) North Alabama Gas

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	-----
Anthony Caudle	Aye
Motion Carried	

Public Hearing Closed

8. **The Learning Zone (LP 2021-038)**

Site Plan for 17,825 square feet childcare center on 2.40 acres

Location: South of Gillespie Road, West of Balch Road

Applicant/Property Owner: CML Properties

Applicant Comments:

Mary Beth Robinson, representing the applicant, indicated she was available to answer any questions.

Staff Report

Mr. Blizzard indicated that he did not have anything to report.

Commission Comments

Mr. Wesson stated that the Commission had received the staff memorandum and it was published on the city website. He noted that in addition to the right in-right out at Balch Road there was a discussion about whether to limit traffic exiting to the south on to Idared Lane. He welcomed the representative of the HOA who has had discussions with the developer about the site plan.

Doug Goldstein stated that he was the HOA secretary and that they had a meeting with the developers in which they reviewed a plan that was a little different with no exit to the south. He stated that the plan was distributed amongst the HOA members for feedback, and the feedback was positive for the most part. He added that if there is two way travel to/from Idared, the HOA requests a stop sign be added for traffic heading south on the easement.

Mr. Wesson noted that according to the report there were two options: the first allowed for two-way traffic on Idared lane and the other only allowed for one-way northbound traffic on Idared Lane. He asked Mr. Goldstein if they discussed the options. Mr. Goldstein said yes. Mr. Wesson asked for clarification on the stop sign location. Mr. Goldstein replied that it will be for egressing onto Idared Lane.

Mr. Wesson explained that the Commission had been presented with information from the developer and staff. He summarized the revised access plan that incorporates an off ramp from Balch Road to take 50 percent of the traffic coming in from the north and an entrance off Gillespie Road, which will take the other 25 percent of traffic from the north. Motorists from the south would use the entrance into Idared Lane. He noted that traffic flow will take the drop-off through the parking lots down to the car lane and then back out either the south exit or circle back through and go out through the north exit. He stated that if they block the exit and make it an entrance only then all exits will happen on Gillespie Road whether going east or west.

Mr. Potter commented that he didn't like restricting exiting to Gillespie. Mr. Seifert stated that staff's alternative provides exiting out through Idared Lane.

Mary Beth Robinson, representing the applicant, stated that the alternative shows movement in and out of Idared Lane. She added that the teachers instruct parents on how to leave and they would encourage the parents to use Gillespie Road to exit and not Idared Lane unless the parents lived in the subdivision around there. She explained that there will be a training opportunity for teachers to instruct parents on how to drop off and leave the premises.

Mr. Seifert asked if she foresees backup going through the parking lot getting into the line. He asked if that would force people not to want to go back to the parking lot a second time. Ms. Robinson stated that they have a video they can show of parents dropping their children off, and she noted they drop their children and circle through and exit.

Mr. Wesson asked if there would be a back-up issue in the parking lot. Mary Beth Robinson explained that not all parents arrive at the same time and based on their other operations, they do not expect that to be an issue.

Mr. Brooks asked for clarification regarding the two plans. Ms. Robinson noted that the alternative was both in and out from Idared and that on Gillespie they had a left out otherwise most people that made a right out would have to go around the roundabout to head west. Mr. Brooks asked if on the alternative plan you cannot turn left on to Gillespie Road. Ms. Robinson said that was the old version of the plan where they only had right in right out.

Mr. Seifert summarized the two options. Mr. Brooks clarified that staff is recommending the alternative that allows for exiting to Idared Lane. Ms. Robinson concurred with the alternative.

Mr. Wesson noted that it reduces traffic at the entrance on Idared from 75 percent to 25 percent and 50 percent of the traffic comes off from Balch. He stated they were considering the alternative plan. Mr. Seifert stated that it was the developer's request, and it limits the quantity of traffic in and out of Idared Road. Mr. Wesson noted that the HOA asked that a stop sign be required.

Motion:

Mr. Brooks motioned to approve the Site Plan for the Learning Zone (SP 2021-038) with contingencies and the addition of the stop sign.

Engineering Department

- 1. Provide ADEM permit
- 2. Add a stop sign for southbound traffic in the easement going to Idared Lane.

Fire Department

- 1. Add Fire Department notes on the fire access page on Sheet C3.0.

Mr. Potter seconded the motion

Mr. Caudle asked about the drop off for the children. A representative from the Learning Zone responded that the older kids are dropped off at the door and parents enter the building with infants. She stated she was a director at one of their locations for eight years and is familiar with traffic. She stated that the core lane is encouraged for quick drop off and about 50 percent of their enrollment parks before going in. She said their traffic flow is slow and steady and different from the traditional school traffic pattern. Mr. Caudle stated that was why he asked the question and wanted the homeowners to know that it would be a steady flow. She added that even though they are open through the year they will see a significant drop during the summer, which may help with the concern about the flow when kids are using the HOA pool.

Motion:

Mr. Brooks motioned to approve the Site Plan for the Learning Zone (SP 2021-038) with contingencies.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	----
Anthony Caudle	Aye

Motion Carried

9. **Livano Town Madison (SP 2022-008)**

Site Plan for a 316-unit apartment complex on 12.49 acres

Location: South and east of Graphics Drive, East of Wall-Triana Highway

Applicant: LIV Development

Property Owner: Old Town Madison II, LLC

Applicant Comments:

Robbie Stewart, representing the applicant, indicated he was available for questions.

Staff Report

Mr. Blizzard stated this was in association with the Intergraph Phase 7 Plat also on the agenda, with the development being proposed for Lot D. He summarized the project indicating it was a 316 unit apartment complex with 20 buildings. Mr. Blizzard provided a brief description of the distribution of the units amongst the buildings. He explained that there will be individual garages on the periphery and reported on the bedroom count. He stated that the amenities include a clubhouse, flex office space, business center, swimming pool, storage and a dog wash. Mr. Blizzard stated that staff recommends approval with contingencies.

Public Comments

None

Commission Comments

Ms. Johnson asked if this apartment complex had been before the City Council. Ms. Broeren replied that it had not.

Ms. Johnson stated that the city has a lot of apartments in Town Madison. She noted she was serving on the City's Comprehensive Plan Advisory Committee and that the market study completed for that project estimated that the city needed between 375 to 1,375 multifamily units going forward. She noted that the Commissioners have been approving a lot of apartments, cottages, duplexes, and multi-family units, and she was interested in the ideal number the Comprehensive Plan update project will come up with. She concluded that she would like them to put a pause on these approvals until they know more about what the needs of the community would be.

Mr. Wesson asked if the zoning allows the project. Staff replied that it did.

Ms. Johnson commented that the master plan approved in 2015 envisioned the subject property as being commercial instead of residential and that although the zoning permits the project that does not mean that was what was envisioned for this property.

Ms. Broeren explained that the zoning does allow for the project, but the City would prefer commercial development. She added that it would be a nice project and they have office components, but given the number of apartments and houses already approved in Town Madison, the City would like to see a commercial project. She explained that in the market analysis Ms. Johnson referred to, the consultant had identified a target range between 375 and 1,375 for new multi-family projects and that there were two projects, this current project and one other project, that would put us over what the consultant is thinking the market demand will ultimately be. She stated that we would not be that far over what their number is, but these two projects will put us over their estimate.

Ms. Johnson said that it was a huge range. Ms. Broeren clarified that the total would be over the 1,375 number. She explained that the consultant expects that not all of the projects will be built whether in Madison or outside of Madison due to rising construction costs and escalating rents, and he indicated that if everything gets built they could be over built in a certain product type

and see a shift in other product types. For example, if the City gets more of these millennium focused apartments, we would expect to see less of small detached single family housing that would be attractive to that market segment. She stated that there will be market correction, but we don't know exactly what that market correction would be. She concluded that while the consultant has provided his estimate of demand, that is separate from what the existing zoning allows, and the City has very limited ability to stop them from moving forward under current regulations.

Ms. Johnson stated that the project comes before the Commissioners, and they have the ability to vote on it. Ms. Broeren reiterated that staff thinks it is a nice project, but there is a higher and better use for the property.

Mr. Wesson asked if a moratorium would have to come from the City Council. Ms. Broeren replied in the affirmative.

Mr. Wesson asked if it meets the zoning regulations. Ms. Broeren said that it does.

Mr. Potter wanted clarification on how the consultant accounts for the numbers. Ms. Broeren explained that the consultants looked at what is going on generally in Madison and Huntsville and based their analysis on the market trends in these areas.

Motion:

Mr. Brooks motioned to approve the Site Plan for Livano Town Madison (SP 2022-008) with contingencies.

Planning Department

1. Verify parking space counts.

Engineering Department

1. Correct 10 year and 25-year HGL on storm profiles and ensure they correlate with pond elevations for same rain events.
2. A copy of the ADEM permit is required before site plan will be signed.

Fire Department

1. Group 3 FDCs in the Island across from the Hydrant in front of building 13 and have 2 FDCs with the Hydrant.

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Nay
Cameron Grounds	Aye
Stephen Brooks	Aye

Terri Johnson	Nay
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	-----
Anthony Caudle	Nay

Motion Carried

10. **Veracity Management, Inc. (SP 2022-009)**

Site Plan for a 10,754 square feet commercial building on 1.997 acres

Location: South and east of West Dublin Drive, West of Arlington Drive

Applicant/Property Owner: Veracity Management, Inc.

Applicant Comments:

None

Staff Report

Mr. Blizzard stated that the property was on West Dublin Drive, west of Arlington Drive in Arlington Park. He explained that Veracity Management was an umbrella corporation that included Integrity Services, who would occupy the building. Mr. Blizzard noted that it was zoned B-3, and they have some vacant property, which may be designated for another use at some point. He stated that it was a 10,754 square foot building. He concluded that staff recommends approval with contingencies.

Public Comments

None

Commission Comments

Mr. Potter asked if the underground stormwater facility involved injection. Michelle Dunson replied that it did not and explained the system.

Motion:

Mr. Potter motioned to approve the Site Plan for Veracity Management (SP 2022-009) with contingencies.

Planning Department

1. Submit Outdoor Lighting Plan

Engineering Department

1. Need ADEM approval for proposed underground storm water storage.
2. A copy of the ADEM permit is required before site plan will be signed

Fire Department

1. Note Occupancy Type

Ms. Johnson seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	Aye
Terri Johnson	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Carmelita Palmer	----
Anthony Caudle	Aye

Motion Carried

NEW BUSINESS

None.

ADJOURNMENT

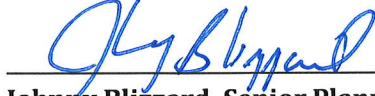
Mr. Wesson adjourned the meeting at 6:45 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner