

RESOLUTION NO. 2018-360-R

**A RESOLUTION ADOPTING GROWTH POLICY
FOR RESIDENTIAL DEVELOPMENT IN THE CITY OF MADISON**

WHEREAS, pursuant to Alabama Code §11-45-1, municipal corporations may adopt resolutions and ordinances to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of the inhabitants of the municipality; and

WHEREAS, to that end, the City of Madison ("City") has enacted its Zoning Ordinance, as well as amendments to it from time to time, and it has adopted master plans for the development of the of the municipality, including the City's Growth Plan (Resolution No. 2011-353-R) and the West Side Master Plan (Resolution No. 2016-245-R) (collectively, "Comprehensive Plans"), which include areas outside of the City's current boundaries that relate to the municipality's planning; and

WHEREAS, the City also has collaborated with the City of Madison Board of Education through the Madison Schools Growth Committee ("Growth Committee") to develop a plan to keep Madison City Schools as the best K-12 educational value in the State of Alabama by analyzing the impact that City growth will have on schools throughout the next 10-20 years, and the Growth Committee has recommended that the City adopt a growth policy that supports reduction of high-density residential development and regulates the rate of residential growth in approved developments; and

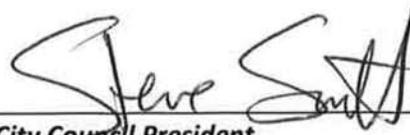
WHEREAS, the Department of Planning and Economic Development has developed a residential growth policy ("Growth Policy"), a copy of which is attached to this resolution as "Exhibit A," in order to support the findings and recommendations of the Growth Committee, as well as to serve the goals articulated in the City's Comprehensive Plans, which include achieving sustainable growth, providing high quality City services, developing sufficient infrastructure, and supporting new and enhanced school system facilities; and

WHEREAS, the Growth Policy, as well as the Growth Committee's recommendations and the City's Comprehensive Plans, have been discussed in multiple public meetings in accordance with the Open Meetings Act with opportunity for and solicitation of public input;

NOW, THEREFORE, be it resolved by the City Council for the City of Madison, Alabama, that the Growth Policy attached to this Resolution as Exhibit A is hereby adopted as the official Growth Policy for the City and shall be implemented consistently with City ordinances and applicable laws; and

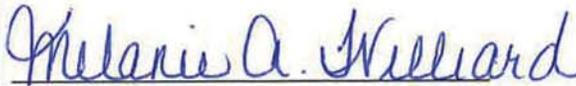
BE IT FURTHER RESOLVED that the City Council supports implementation actions to carry out the intent of the Growth Policy and Comprehensive Plans, including the use of development agreements, tracking and reporting of residential projects, evaluation of amendments to the Zoning Ordinance, and an analysis of impact fees, each of which shall be subject to applicable legal approval processes.

READ, PASSED, AND ADOPTED this 13th day of November, 2018.



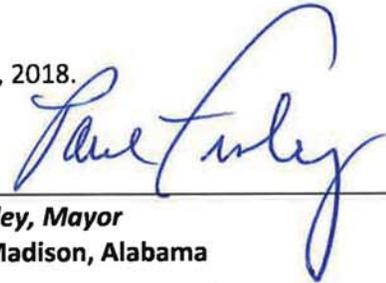
City Council President
City of Madison, Alabama

ATTEST:



Melanie A. Williard, City Clerk-Treasurer
City of Madison, Alabama

APPROVED this 14th day of November, 2018.



Paul Finley, Mayor
City of Madison, Alabama

EXHIBIT A
**City of Madison Growth Policy
for Residential Development**

The Madison City Council and Mayor support the following policies pertaining to residential growth. The City reserves the right to modify these policies as circumstances warrant.

Property currently in Madison

Policy 1:

The City supports development of new detached, low density, single family residential projects on property currently in the city limits and zoned for residential uses.

Policy 2:

The City supports active adult and senior independent living communities, i.e. age-restricted communities for older adults.

Policy 3:

Requests to re-zone property currently zoned for Agriculture use to R-1, R-1A, R-1B, R1-C (if established), or cluster zoning may be supported provided that protection of tree canopy/natural features and a phasing plan is incorporated into any development plan.

Policy 4:

Requests to re-zone property to RZ, R3, R3-A or R4 zoning, regardless of density, will not be supported for detached single family development unless they are for single lots that are infill to an approved project or a project consistent with Policy 2.

Policy 5:

The City supports limited development of new attached single-family or multi-family residential projects on property currently in the City limits and already zoned for such residential uses.

Policy 6:

Property zoned or recommended for commercial or industrial development should not be supported to be rezoned to residential unless other significant City objectives are achieved.

Property requesting annexation into Madison

Policy 7:

The City supports annexation of property proposed to include residential development if (1) the property is approximately three acres or less in size, or (2) the property is part of a strategic annexation, which is defined as an annexation that results in a meaningful increase in commercial land inventory, preserves the City's ability to annex other potential commercial land, or includes property that will be offered and suitable for public facilities such as schools, critical infrastructure, fire stations, etc.

Ordinance/Resolution Adoption Action Form

Document Number: 2018-360-R

1. Date Introduced: November 13, 2018
Minutes No.: 2018-23-RG
2. Date Approved: November 13, 2018
Minutes No.: 2018-23-RG

Votes of Council

Council Member	Absent	Aye	Nay	Abstain
Wroblewski		X		
Smith		X		
Powell		X		
Shaw		X		
Overcash		X		
Clark		X		
Seifert		X		

4. Date signed by President/
Pro Tempore of Council: November 13, 2018
5. Date signed by Mayor: November 14, 2018
If vetoed by Mayor, further Council action:
6. Publication Date:
Newspaper:
7. Effective Date: November 13, 2018

Distribution: