



**PLANNING COMMISSION
CITY OF MADISON, ALABAMA
MINUTES OF THE MARCH 17, 2011 REGULAR MEETING**

The meeting was called to order at 5:30 p.m. by Chairman Charlie Brown.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman

CHARLIE BROWN, C.A.P.Z.O. PRESENT

Planning Commission Vice Chairman

STEPHEN BROOKS PRESENT

City Council Member

TIM COWLES PRESENT

CYNTHIA MCCOLLUM PRESENT

STEVEN RYDER, C.A.P.Z.O. PRESENT

CAMERON GROUNDS, C.A.P.Z.O. PRESENT

DAMIEN BIANCA PRESENT

LEWIE L. BATES, III, C.A.P.Z.O. PRESENT

MICHAEL POTTER, C.A.P.Z.O. ABSENT

PLANNING STAFF PRESENT

AMY FURFORI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; JOHNNY BLIZZARD, CHIEF PLANNER; KELLY BUTLER, CITY ATTORNEY AND SHERRI BLAIR, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Russell Smith; BeBe Oetjen; Kurt Webb; Jeff Enfinger; Gloria Goldman; Mack Goldman; Katrina M. Wynn; Jon Chalmers; Katherine Enfinger; Jackie Whitaker; Bland Warren; Hall Bryant; Joe Murphy; Rhonda Furr.

APPROVAL OF MINUTES

The first order of regular business was the approval of minutes from the January 20, 2011 Annual Organizational and Regular Meeting. Mr. Brown requested one (1) change and asked board members for other requested changes and/or corrections, if any. Board members requested no changes and/or corrections. Mr. Brown stated the minutes would be approved, as corrected.

CONSENT AGENDA

- 1. Grove Park, Phase 2, 20110124000044180 - Affidavit to delete Note 12: All dwellings require a fire sprinkler system.

Johnny Blizzard stated that the note was erroneously placed on the Plat for Grove Park, Phase 2 and that an affidavit to delete the note has been prepared.

Motion: Ms. McCollum moved to approve the recording of the Affidavit to delete Note 12: All dwellings require a fire sprinkler system, as presented. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Absent

Motion carried.

PUBLIC COMMENT

Chairman Brown opened the floor to public comment: Jeff Enfinger expressed his concerns about item 3 on the agenda stating that his adjacent lot will not have access to Hwy 72, if approved. He requested the matter be tabled giving time for agreement details to be worked out. There being no public comment, Chairman Brown closed the floor.

OLD BUSINESS

Amendment of the Mixed Use (MU) District in the Madison Zoning Ordinance: Staff requested postponement until the next scheduled meeting. Mr. Brown granted Staff's request.

PUBLIC HEARING

PRELIMINARY PLATS

- 1. *Greenbrier Woods Subdivision, Phase 2*
 Location: South of Powell Road and west of Burgreen Road
 Representative: Jackie Whiter, PE, 4-Site Inc.; Keith Joseph Mills, PLS, 4-Site, Inc.
 Owner: Walden Land Company
 Lots: 29
 Tracts: 1
 Acreage: 50.71

Staff Report: Chief Planner Johnny Blizzard presented the request stating Staff (and Technical Review Committee) recommends approval of the preliminary plat for *Greenbrier Woods, Phase 2*, contingent on the completion of the following items:

- 1. Signature-Athens Utilities
- 2. Signature-North Alabama Gas
- 3. Signature-Madison Utilities
- 4. Include Tract information in lot table, area of subdivision and legal description
- 5. Note on Preliminary Plat: No additional phases of the preliminary plat will be approved without providing a second entrance.

Developers Comments: No comments

Public Comments: Kurt Webb stated that the growth plan encourages no cul-de-sacs and asked if the plat was reviewed to have through streets. Director Furfori stated that connectivity would be required from the southeast corner and subdivision to the west at a later date.

Board Comments: Mr. Cowles inquired about a back entrance. Chief Planner Johnny Blizzard stated that no additional phases will be approved before a second entrance is provided. He further stated that the Fire Marshal has approved the contingency.

Motion: Mr. Brooks moved to approve the Preliminary Plat of *Greenbrier Woods Subdivision, Phase 2*, pending satisfaction of outstanding staff comments. Mr. Cowles seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye

Planning Commission Member – Lewie L. Bates III
Planning Commission Member – Michael Potter

Aye
Absent

Motion carried.

2. Millstone Subdivision, Phase 3

Location: North of Mill Road, south of Browns Ferry Road and east of Mill Creek Elementary School

Representative: Billy Smith, PE, Smith Engineering; Howard J. Benson, PLS, Smith Engineering

Owner: Mill Trace Run, LLC; Mill Road Developer, LLC

Lots: 53

Tracts: 2

Acreage: 78.02

Staff Report: Chief Planner Johnny Blizzard presented the request stating Staff (and Technical Review Committee) recommends approval of the preliminary plat for *Millstone Subdivision, Phase 3*.

Developers Comments: No comments

Public Comments: Director Furfori stated that one (1) emailed inquiry concerning connectivity had been received. She further stated that it is connected as well can be.

Board Comments: No comments

Motion: Mr. Ryder moved to approve the Preliminary Plat of *Millstone Subdivision, Phase 3*, as presented. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Absent

Motion carried.

CERTIFIED PLATS

1. Farrell Subdivision

Location: West on Wall-Triana Highway and south of Radisson Lane

Representative: Russell Smith PE, PLS, Landmark Engineering, Inc.
Owner: Rodney J. Farrell
Lots: 2
Acreage: 4.94

Staff Report: Chief Planner Johnny Blizzard presented the request stating Staff (and Technical Review Committee) recommends approval of the certified plat for *Farrell Subdivision*, contingent on the completion of the following items:

1. The legal description should describe the boundary of the subdivision
2. Show location of iron pins found and set
3. The drawing is not to scale
4. Add the date to flood certificate
5. Provide a closure tape
6. Provide a vicinity map

Developers Comments: No comments

Public Comments: Bebe Oetjen, 109 Radisson Lane questioned number of lots being approved and notification process of future requests, if any. Rhonda Furr, 5636 Wall Triana, stated she is the adjacent property owner to the south, knows the applicant and that a single family home is to be built on the back lot. Mack Goldman, Radisson Lane, asked if apartments would be allowed and questioned drainage impact. Staff informed Mr. Goldman that apartments are not an allowed use and that drainage cannot be impacted by development.

Board Comments: No comments

Motion: Mr. Brooks moved to approve the Certified Plat of *Farrell Subdivision*, contingent upon the satisfaction of Staff comments. Mr. Cowles seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Absent

Motion carried.

SITE PLANS:

1. *Medical Office Building*

Location: South of US Highway 72 and east of the *Madison Hospital* site.

Representative: Nathan Tomberline PE, Goodwyn, Mills and Cawood

Owner: Madison MOB, LLC

Acreage: 3.15

Staff Report: Chief Planner Johnny Blizzard presented the request stating that there will be no parking within 50' of adjacent residential property and that no trees will be cut along the rear of the lot. Director Furfori stated that Staff is working with ALDOT and owners to gain shared access. She further stated Staff (and Technical Review Committee) recommends approval of the site plan for The Medical Office Building contingent on the completion of the following items:

1. Site plan matches location of access drive to approved ALDOT plans.
2. Provide a copy of approved ALDOT access drive permit. However, if this permit is delayed in approval at the state it shall not unnecessarily delay issuance of a building permit, but it will be required for certificate of occupancy.

Additionally, Staff (and Technical Review Committee) strongly recommends that the applicant work with the City and the adjacent property owner to the east to provide for a joint access at the property line to serve both parties. This recommendation is due to the access management policy that City of Madison has proposed to ALDOT (Highway 72 Corridor Study) which includes, among others, the access management strategy stated below:

"Maintain a policy for new developments along corridor to be interconnected for access".

Though beneficial access is provided at the south end of the property, it does not provide direct access from Highway 72. Given the approximate 500-foot separation requirement for access by ALDOT, the proposed access to the subject property prohibits any additional access permits west of the Madison Utilities property fronting Highway 72 147 feet from the common property line.

Developers Comments: Hall Bryant, attorney for Madison Office Building, stated that the applicant has complied with all the requirements and that the property was purchased from Enfinger. Bland Warren stated that he has been working for six (6) months for ALDOT permit and for a reasonable, fair and equitable solution to joint access.

Public Comments: Jeff Enfinger stated that Director Furfori offered to broker a deal with the owner and City.

Board Comments: Mr. Ryder questioned right-in/right-out ingress, egress. Mr. Cowles questioned the amount of traffic. Ms. McCollum inquired about ALDOT's request that a policy of connectivity be maintained for adjoining properties. She further commented that a delay in the project could put a wedge between the owner and City.

Motion: Ms. McCollum moved to approve the site plan of *Medical Office Building*, contingent upon the satisfaction of outstanding staff comments and with a strong recommendation that the property owner work with the adjoining property owner for joint access. Mr. Brooks seconded the motion and the vote was as follows:

Final Vote:

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Nay
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Abstain
Planning Commission Member – Michael Potter	Absent

Motion carried.

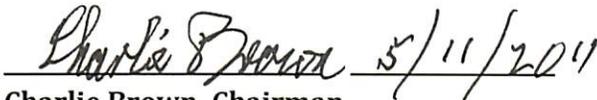
OTHER BUSINESS

Chairman Brown opened the floor to other business. There being no other business for discussion Chairman Brown closed the floor.

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 6:52 p.m.

Minutes Approved,


Charlie Brown, Chairman

ATTEST:


Sherri Blair, Recording Secretary