

**PLANNING COMMISSION
CITY OF MADISON, ALABAMA
MINUTES OF THE JUNE 16, 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 @ 5:32
STEVEN RYDER, C.A.P.Z.O.	ABSENT
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.	PRESENT

PLANNING STAFF PRESENT

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

REGISTERED PUBLIC ATTENDEES

Jackie Whitaker; John Hoover; Ed Collins; Councilmember Tim Holcombe

ACCEPTANCE OF AGENDA

Chairman Brown accepted the agenda and proceeded with regular business.

APPROVAL OF MINUTES

The first order of regular business was the approval of minutes of the May 19, 2011 Regular Meeting. Board members requested one correction. Chairman Brown stated the minutes would be approved, as corrected.

PUBLIC COMMENT

Chairman Brown opened the floor to public comment. There being no public comment, Chairman Brown closed the floor.

OLD BUSINESS

There being no old business to consider, Chairman Brown proceeded with agenda items.

PUBLIC HEARING

LAYOUT PLAT AMENDMENT

1. *Crown Point Subdivision (formerly Gillespie Place)*
Location: East of Balch Road and north of Gillespie Road.
Representative: Jerry Cargile, PE, 4-Site, Inc.
Owner: Spencer Farms, LLC
Lots: 265
Acreage: 175.90

Staff Report: Chief Planner Johnny Blizzard presented the request stating: two cul-de-sacs will be replaced with a loop street and the lot sizes will be increased, reducing the number of residential lots from 38 lots to 30 lots. The overall number of lots previously approved will be reduced from 273 residential lots to 265 residential lots. The applicant also requested the subdivision name be changed from *Gillespie Place* to *Crown Pointe*. He further stated that the Technical Review Committee recommends approval with the following contingencies:

1. Delete Layout General Notes 5 thru 16. These notes will be required at the preliminary plat stage.
2. Delete Note: "There is no planned connectivity of streets between Crown Pointe Subdivision and Tract 2 of Spencer Green or any other adjacent properties to the east in this area." Replace with "Reserved for future right-of-way." If any street connectivity is planned, AASHTO Standards must be complied with.

Developers Comments: No comments

Public Comments: Ed Collins, 303 Crownridge Drive and Tim Holcombe, 215 Walden Glen, shared concerns with the use of the term "common area" and requested the City define what "common area" is, who owns it and how it can be developed. Director Furfori stated that Staff has discussed the need and as the subdivision regulations are revised and the growth plan approved, common area can be defined and criteria determined as well as standards. Attorney Butler stated that the City needs protection from non-involvement in, where/if developer sets common lands aside. The City can set up standards to protect and outline but City can't micromanage HOA's.

Board Comments: Mr. Potter stated developers should designate who owns common lands, HOA/Developer/City. Chairman Brown stated the City should be careful making regulations that cost money. A definition of the term "common area" should be determined now instead of waiting

for subdivision regulations/Growth Plan. Further, Chairman Brown appointed Mr. Potter to meet with Staff to define the term "Common Area" and report to the Commission at the August meeting.

Motion: Mr. Bates moved to approve the Layout Plat Amendment of *Crown Point Subdivision (formerly Gillespie Place)* contingent upon the satisfaction of outstanding staff comments. 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	Aye
Planning Commission Member – Steven Ryder	Absent
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	Aye

Motion carried.

CERTIFIED PLAT APPROVAL

1. *A Re-Subdivision of Lots 8 and 9 Chelsea Park Subdivision, 20100506000235370*
Location: East of Balch Road, south of *Foxfield Subdivision* fronting the south side of Chelsea Park Drive
Representative: Phillip E. Wilbanks LLS, Wilbanks Land Surveying Company
Owner: Jeff Benton Homes, LLC
Lots: 2
Acreage: 0.33

Staff Report: Chief Planner Johnny Blizzard presented the request stating: the applicant is requesting that the northern point of the common side yard property line be relocated to the east approximately 10 feet. The reason for the request is because retaining walls were installed along each side yard property line, allowing each lot to be terraced. The retaining wall between Lots 8 and 9 was constructed crossing the common side yard property line instead of along the property line. The relocation of the side yard property line will cause the retaining wall to be wholly on Lot 9A as shown in Figure 6 below. The Technical Review Committee recommends approval of *A Resubdivision of lots 8 & 9 Chelsea Park Subdivision*.

Developers Comments: No comment

Public Comments: No comment

Board Comments: No comment

Motion: Mr. Brooks moved to approve the Certified Plat for *A Re-Subdivision of Lots 8 and 9 Chelsea Park Subdivision, 20100506000235370*, 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	Absent
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	Aye

Motion carried.

NEW BUSINESS

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

ADJOURNMENT

With no additional business to discuss Chairman Brown adjourned the meeting at 5:37 p.m.

Minutes Approved,



for Charlie Brown, Chairman

ATTEST:



Sherri Blair, Recording Secretary