



Planning Commission Agenda

Thursday, February 16, 2012

5:30 p.m.

Madison Municipal Building, Council Chambers

100 Hughes Road

Madison, Alabama 35758

Planning Commission Board Members

Chairman, Michael Potter, C.A.P.Z.O.

Vice-Chairman, Stephen Brooks

Cynthia McCollum

Damien Bianca

Cameron Grounds, C.A.P.Z.O.

City Council Member, Tim Cowles

Steven Ryder, C.A.P.Z.O.

Lewie L. Bates, III, C.A.P.Z.O.

Troy Wesson, C.A.P.Z.O.

Staff

Amy Bell, Director of Community Development & Planning; Johnny Blizzard, Chief Planner; Gary Chynoweth, Director of Engineering; Kelly Butler, City Attorney; Sherri Blair, Zoning Administrator, and Gina Romine, Planner I and Planning Commission Secretary

Please silence all cell phones, pagers and/or other electronic devices for the duration of the meeting.

The Planning Commission welcomes you to the meeting.

- I. Call To Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – Minutes of the January 19, 2012 Regular Meeting**
- V. Public Comments**
- VI. Old Business**

ALL PERSONS REQUESTING DISABILITY RELATED MODIFICATION OR ACCOMODATION, INCLUDING AUXILIARY AIDS OR SERVICES, MAY CONTACT THE CITY OF MADISON PLANNING DEPARTMENT AT (256) 464-8427, 72 HOURS PRIOR TO THE PUBLIC MEETING

VII. Public Hearings

Requested Revision of the City of Madison's Zoning Ordinance

1. The City of Madison Planning Commission will hold a public hearing to consider Charles Arocha's request to rezone property on behalf of John and Alice Wessly. The property is located west of Hardiman Road and south of Halsey Drive, and the requested change is from AG, Agricultural to R-3A, Single-Family Detached Residential District.
[Staff Report](#) / [Map](#)
2. The City of Madison Planning Commission will hold a public hearing to consider an ordinance of the City of Madison relating to zoning; amending the Zoning Ordinance to revise the permitted uses table; providing an effective date. Requested change to Section 4-8A-6 Permitted Uses for B-1, B-2, B2/S1, B-3 and MC Table 1.
[Proposed Ordinance](#)
3. The City of Madison Planning Commission will hold a public hearing to consider an ordinance of the City of Madison relating to zoning; amending the Zoning Ordinance to revise the Zoning Ordinance Authority and to consolidate the Administration and Enforcement of the regulations; providing an effective date. Requested change to Article I: Purpose and Authority; Article II: Title; Article IX: Administration and Enforcement; Article XI: Amendments; and Article XIII: Remedies and Penalties.
[Article 1 & 2](#) / [Article 14](#)

VIII. Site Plans – *The following items are not considered public hearings. Comments or concerns should be expressed during the public comments portion of the agenda at the beginning of the meeting.*

1. Walgreen's
Location: southwest corner of the intersection of Brown's Ferry Road and County Line Road
Representative: Gonzalez-Strength and Associates/ RKM Development Alabama, Inc.
Owner/Applicant: William F. Wann & Gayle Wann Guy
Acreage: 1.92
[Staff Report](#)
[Map](#)

IX. New Business

1. *Discussion of rescheduling the March 15, 2012 regular scheduled meeting to March 22, 2012.*

X. Adjournment

Agenda Note: It should be noted that there are times when circumstances arise that require item be added to or deleted from the agenda at the time of the Planning Commission meeting. Also all attached documents are to be considered a draft until approved by the Commission. All attendees are advised that the Planning Commission

meetings are televised and that their statements and actions are therefore viewed by more than just those attending the meetings.