

**PLANNING COMMISSION
CITY OF MADISON, ALABAMA
MINUTES OF THE APRIL 19, 2012 REGULAR MEETING**

The meeting was called to order by Chairman Mike Potter at 5:35 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman	
MICHAEL POTTER, C.A.P.Z.O.	PRESENT
Planning Commission Vice Chairman	
STEPHEN BROOKS	ABSENT
City Council Member	
TIM COWLES	PRESENT
CYNTHIA MCCOLLUM	PRESENT
STEVEN RYDER, C.A.P.Z.O.	ABSENT
CAMERON GROUNDS, C.A.P.Z.O.	PRESENT
DAMIAN BIANCA	PRESENT
LEWIE L. BATES, III, C.A.P.Z.O.	ABSENT
TROY WESSON, C.A.P.Z.O	PRESENT

PLANNING STAFF PRESENT

AMY BELL, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; GARY CHYNOWETH, P.E., CITY ENGINEER; KELLY BUTLER, CITY ATTORNEY; GINA ROMINE, PLANNER I AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Sacha Korell, Willie Thomas, Council Member, Tim Holcombe, Ray Clift and J.W. Kennedy.

ACCEPTANCE OF AGENDA

Chairman Potter accepted the agenda as presented and proceeded with regular business.

APPROVAL OF MINUTES

The first order of regular business was the approval of minutes of the March 22, 2012 Rescheduled Meeting. Ms. Romine stated the minutes were not yet completed and they would be distributed for approval during the May meeting.

PUBLIC COMMENT

Chairman Potter opened the floor to public comment.

There being no public comment, Chairman Potter closed the floor for public comment.

OLD BUSINESS

There being no old business Chairman Potter preceded to the public hearings.

PUBLIC HEARINGS

Requested Revision of the City of Madison's Zoning Ordinance (Map)

- 1. The City of Madison Planning Commission held a public hearing to consider Sacha Korell's request to zone property located at 30050 Hardiman Road to R-1B, Low Density Residential District*

Staff Report: Director Bell stated that the request is being presented prior to the annexation of this property into the City of Madison. Director Bell stated that the R-1B proposed zoning for low density residential is consistent with the old Land Use Map previously used by the City. Director Bell stated that the subject property is located immediately north of Brighton Park Subdivision.

Public Comments: No comments.

Board Comments: Chairman Potter asked staff why the zoning designation of R-1B was being requested. Director Bell stated that all of the lots along Hardiman Road that were developed in the county meet the 15,000 square feet requirement for R-1B zoning.

Motion: Mr. Cowles moved to approve Sacha Korrell's request to zone property located at 30050 Hardiman Road to R-1B, Low Density Residential District. Mr. Grounds seconded the motion and the vote was as follows:

Final Vote:

Michael Potter	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Cameron Grounds	Aye
Damian Bianca	Aye
Troy Wesson	Aye

Motion carried

2. *The City of Madison Planning Commission held a public hearing to consider Lacy's Spring A&C, Inc.'s request to rezone property located at 5191 Wall Triana Highway from B-2, Community Commercial District to B-3, General Business District.*

Staff Report: Director Bell stated that the applicant has withdrawn his request for rezoning.

Layout Plat Approval

3. *Brighton Park at Ashbury, Phase 3*
Location: South and east of Hardiman Road and north of Brighton Park Subdivision
Representative: Martin Survey/Trice PC
Owner/Applicant: Breland Homes, LLC
Lots: 44
Acreage: 18.08

Staff Report: Director Bell stated that the applicant has requested this item be tabled until the May Planning Commission meeting.

Developers Comments: No comments.

Public Comments: No comments.

Board Comments: No comments.

Motion: Mr. Cowles moved to approve the request to table the layout plat for *Brighton Park at Ashbury, Phase 3 to the May Planning Commission meeting*. Mrs. McCollum seconded the motion and the vote was as follows:

Final Vote:

Michael Potter	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Cameron Grounds	Aye
Damian Bianca	Aye
Troy Wesson	Aye

Motion carried

Preliminary Plat Approval

4. *Brighton Park at Ashbury, Phase 3*
Location: South and east of Hardiman Road and north of Brighton Park Subdivision
Representative: Martin Survey/Trice PC

Owner/Applicant: Breland Homes, LLC

Lots: 44

Acreage: 18.08

Staff Report: Director Bell stated that the applicant has requested this item be tabled until the May Planning Commission meeting.

Developers Comments: No comments.

Public Comments: No comments.

Board Comments: No comments.

Motion: Mr. Cowles moved to approve the request to table the layout plat for *Brighton Park at Ashbury, Phase 3 to the May Planning Commission meeting*. Mr. Wesson seconded the motion and the vote was as follows:

Final Vote:

Michael Potter	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Cameron Grounds	Aye
Damian Bianca	Aye
Troy Wesson	Aye

Motion carried

Certified Plat Approval

5. Kenadi's Hill

Location: North of Browns Ferry Road and west of Plaza Drive

Representative: JW Kennedy Land Surveyor

Owner/Applicant: JoAnn Couch

Acreage: 20.04

Staff Report: Director Bell presented the request stating: The applicant is requesting the subject property of 20.04 acres be divided into two (2) lots. The proposed Lot 1 is currently undeveloped and will contain 18.54 acres. Lot 2 is occupied with a single-family detached dwelling and accessory building and will contain 1.50 acres of land. This proposed subdivision will be the first subdivision of the subject property. Director Bell also stated that a rezoning may be required if redevelopment or new development occurs on the subject property. Staff and the Technical Review Committee recommend approval of the certified plat for *Kenadi's Hill*.

Outstanding Staff Comments: No comments.

Developers Comments: J.W. Kennedy, surveyor requested that the name of the plat be changed to Parvin Estates.

Public Comments: No comments.

Board Comments: No comments.

Motion: Mr. Bianca moved to approve the certified plat for Kenadi's Hill *subject* to the satisfaction of the outstanding contingencies. Mrs. McCollum seconded the motion and the vote was as follows:

Final Vote:

Michael Potter	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Damian Bianca	Aye
Troy Wesson	Aye

Motion carried

Chairman Potter discussed the process to govern public input to a planning commission discussion once the Public Hearing portion of the agenda had passed. Mr Potter stated that he was seeking to find "middle ground" to allow public input that may be germane to the discussion at hand without encouraging an uncontrolled meeting in which public comment does not provide insight into or resolution of a matter being discussed. He proposed to recognize public input when: 1) he believed the speaker would constructively add to the discussion, and 2) when at least one other planning commissioner motioned in the affirmative to allow the speaker to address the commission. He then asked feedback from the commission. The planning commission was supportive of this suggestion and added that a time limit of 3 minutes should be placed on the speaker.

(PUBLIC HEARINGS CLOSED)

NEW BUSINESS

1. Discussion of proposed changes to the City of Madison Zoning Ordinance.

Staff Comments: Director Bell provided an overview of the changes that were currently being prepared. The first section Director Bell discussed was the Agricultural District and how the primary use of the property would reflect the zoning restrictions on the properties in the Agricultural District. Mr. Bianca asked the reasoning for not making two different Agricultural

Districts. Director Bell explained that numerous properties would have to be rezoned. Director Bell also discussed the R-4, Multi-Family Residential section of the Zoning Ordinance and how staff is discussing the creation of an R-4A, Apartment District for apartment complexes since there was not an excess amount of properties that would need to be rezoned. Chairman Potter asked if the real estate, homebuyers, and developers were being included in the discussions. Director Bell stated that she would be drafting a list of various points of contact to gain input on the revisions and that feedback from the community is an important aspect of the process. Director Bell discussed the cluster zones and how Chief Planner Blizzard has done a great job in cleaning up those districts. Director Bell discussed various other changes that were being worked on including; aesthetic appearance of residences, restrictions to lots for impervious versus pervious surfaces, accessory building height and architectural controls for attached dwellings. Chairman Potter commended Chief Planner Blizzard on his hard work on these updates. Director Bell also stated that the Sign Ordinance was being updated. Chairman Potter asked if the regulations would apply to those properties located in the county. Attorney Butler stated that the City of Madison does not have jurisdiction over properties in the county.

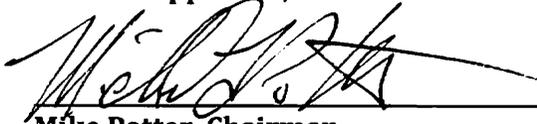
2. CAPZO training update

Staff Comments: Director Bell stated that she understood that several of the Commission members were nearing expiration of their CAPZO certifications and that staff is working to coordinate training in Madison for the Commission and Boards in early 2013.

ADJOURNMENT

With no additional business to discuss Chairman Potter adjourned the meeting at 6:20 p.m.

Minutes Approved,



Mike Potter, Chairman

ATTEST:



Gina Romine, Planning Commission Secretary