



Planning Commission Agenda

Thursday, April 18, 2013

5:30 p.m.

Madison Municipal Building, Council Chambers

100 Hughes Road

Madison, Alabama 35758

Planning Commission Board Members

Chairman, Damian Bianca

Vice-Chairman, Stephen Brooks

Cynthia McCollum, C.A.P.Z.O

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

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

City Council Member, Mike Potter, C.A.P.Z.O.

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

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

Tim Cowles

Staff

Amy Bell, Director of Community Development & Planning; Johnny Blizzard, Chief Planner; Gary Chynoweth, Director of Engineering; Kelly Butler, City Attorney; 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 March 21, 2013 Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearings**

Zoning Amendments

1. Public hearing to consider Richard and Judith Hayes request to zone property located at 221 Foy Road to *R-1B, Low Density Residential District*.
[Staff Report](#)
[Map](#)
2. Public hearing to consider Majid and Judith Babai's request to rezone property located at 205 Browns Ferry Road from *R-2, Medium Density Residential District and R-4, Multi-Family Residential District to B-2, Community Commercial District*.
[Staff Report](#)
[Map](#)

Subdivision Plats

3. *Burgreen Place, Layout Plat*
Location: West of Burgreen Road and south of US Highway 72
Representative: Smith Engineering Co. Inc.
Owner/Applicant: Wright Homes LLC.
Lots: 62 and 4 common areas
Acreage: 23.08
[Staff Report](#)
[Map](#)
4. *Grove Park, Phase 3, Preliminary Plat*
Location: South of Doc Murphy Drive and on the south side of Grove Park Lane
Representative: Smith Engineering Co. Inc.
Owner/Applicant: Enfinger Steele Development LLC
Lots: 18
Acreage: 24.41
[Staff Report](#)
[Map](#)
5. *Millstone, Phase 6, Preliminary Plat*
Location: South and east of Mill Walk Court
Representative: Smith Engineering Co. Inc.
Owner/Applicant: Mill Road Developers LLC
Lots: 34
Acreage: 13.31
[Staff Report](#)
[Map](#)
6. *Ashbury, Phase 4, Preliminary Plat*
Location: West of Ashbury Subdivision, Phase 3 and south of Brighton Park Subdivision
Representative: Trice P.C. / Martin Surveys

Owner/Applicant: Ashbury Development & Properties, LLC

Lots: 81

Acreage: 22.82

[Staff Report](#)

[Map](#)

7. *Lot 31A, Shiloh Run Subdivision, Certified Plat*

Location: South of Coach Lamp Drive and west of Shiloh Creek Drive

Representative: Mullins, LLC

Owner/Applicant: Mark E Harris Homes, LLC

Lots: 1

Acreage: 0.81

[Staff Report](#)

[Map](#)

8. *Resurvey Lot 1 of Jack Clift Subdivision, 2nd Addition, Certified Plat*

Location: North of the intersection of Highway 72 and Wall-Triana Highway

Representative: Gonzalez-Strength and Associates, Inc.

Owner/Applicant: Greg P. Wooten

Lots: 1

Acreage: 6.3

[Staff Report](#)

[Map](#)

(Public Hearings Closed)

VII. Site Plans

1. *Valley View Health and Rehabilitation*

Location: North of the intersection of Highway 72 and Wall-Triana Highway

Representative: Gonzalez-Strength and Associates, Inc.

Owner/Applicant: Greg P. Wooten

Acreage: 6.3

[Staff Report](#)

[Map](#)

2. *7th Day Adventist Church*

Location: South and west of Shelton Road

Representative: Martin Surveys

Owner/Applicant: South Central Conference Association of the 7th Day Adventist

Acreage: 21.04

[Staff Report](#)

[Map](#)

VIII. New Business

1. *Applewood Subdivision* waiver request to *Section 5-6 (f)* of the *Subdivision Regulations* requirement for side lot lines being radial to the street lines.

IX. Adjournment

Agenda Note: It should be noted that there are times when circumstances arise that require items be added to or deleted from the agenda at 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 meeting.