

**CITY OF MADISON, ALABAMA
PLANNING COMMISSION
MINUTES OF THE DECEMBER 20, 2012 REGULAR MEETING**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

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

PLANNING STAFF PRESENT

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

REGISTERED PUBLIC ATTENDEES

Richard Nelson, Paul S. Lane, Larry Mason, Edward Shea, Fred Cole, Councilman Gerald Clark, Brian Walton, Wayne Benson, Kathy Benson, Joe Murphy, Wayne Blaxton, Keith Mandel, Councilman Tim Holcombe, and Tim Morris.

ACCEPTANCE OF AGENDA

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

APPROVAL OF MINUTES

Approval of minutes of the May 17, 2012 Regular Meeting

Motion: Mr. Bates moved to approve the May 17, 2012 minutes as written. Councilman Potter seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

Approval of minutes of the November 15, 2012 Regular Meeting.

Motion: Vice-Chairman Brooks moved to approve the November 15, 2012 minutes as written. Mr. Ryder seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

PUBLIC COMMENT

Chairman Bianca opened the floor to public comment.

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

OLD BUSINESS

There being no old business, Chairman Bianca proceeded with public hearings.

PUBLIC HEARINGS

Preliminary Plat

1. *Greenbrier Woods, Phase 3*
 Location: South side of Powell Road, ¼ mile west of Burgreen Road
 Representative: 4 Site Inc.

Owner/Applicant: Walden Land Company
Lots: 34, 1 tract, and 1 common area
Acreage: 38.63

Applicant Request: Joe Murphy, representing Walden Land Company, presented the request for preliminary plat approval.

Staff Report: Chief Planner Blizzard stated the subject property is zoned *Single-Family Detached Residential (R-3A)*. The adjoining properties to the west are *Greenbrier Woods, Phase I* and *Greenbrier Woods, Phase II* which are also, zoned *Single-Family Detached Residential (R-3A)*. The remaining adjoining properties are all within unincorporated Limestone County and not zoned. The applicant is requesting preliminary plat approval to begin construction of *Greenbrier Woods, Phase III*. This phase will create an additional 34 lots, bringing the total number of lots to 98, when *Greenbrier Woods, Phase III* receives final plat approval. A second access point was required with the third phase of *Greenbrier Woods Subdivision*. The second access has been provided and will connect to Cedar Acres Drive, located at the southeast point of the proposed subdivision.

Staff, and the Technical Review Committee, recommends approval of the preliminary plat for *Greenbrier Woods, Phase III* with the following contingencies:

1. Provide K values for crest and sag vertical curves.
2. Signatures
 - A. Phone
 - B. Cable
 - C. North Alabama Gas
 - D. Limestone County Water
 - E. Athens Utilities

Developers Comments: No comments.

Public Comments: Paul Lane discussed the second entrance being through his property. City Engineer Chynoweth stated that it was a marginal access drive. Tim Morris, representing 4Site Inc. stated that he would be glad to further discuss the issue with Mr. Lane.

Richard Nelson stated that the Cedar Acres Drive extension was an encroachment onto his property. City Engineer Chynoweth stated that the street would not be improved at this time beyond the subdivision boundary and that it was a 30 foot prescriptive right-of-way. Mr. Nelson expressed his concern regarding losing property.

Board Comments: Councilman Potter stated that there were not any plans to build roads past Greenbrier Woods Subdivision. City Engineer Chynoweth concurred.

Motion: Vice-Chairman Brooks moved to approve the preliminary plat for *Greenbrier Woods, Phase 3*. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

Final Plat

2. *Millstone, Phase 4*

Location: East of Balch Road, north of Mill Road and south of Browns Ferry Road

Representative: Smith Engineering Co. Inc.

Owner/Applicant: Mill Road Developers LLC.

Lots: 17 and 1 tract

Acreage: 19.49

Applicant Request: Howard Benson, representing Smith Engineering Co. Inc., presented the request for final plat approval.

Staff Report: Chief Planner Blizzard stated the subject property is zoned *Single-Family Detached Residential (R-3A)* and the adjoining properties are all zoned *Agricultural (AG)*. The applicant is requesting final plat approval for *Millstone Subdivision, Phase IV*.

Staff (and the Technical Review Committee) recommends approval of the preliminary plat for *Millstone Subdivision, Phase IV*, with the following contingences:

1. Performance bonds must be submitted

Public Comments: No comments.

Board Comments: No Comments.

Motion: Mr. Ryder moved to approve the final plat for *Millstone, Phase 4*. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Lewie Bates	Aye

Troy Wesson
Tim Cowles

Aye
Aye

Motion carried

3. *Millstone, Phase 3 Part 2*

Location: East of Balch Road, north of Mill Road and south of Browns Ferry Road

Representative: Smith Engineering Co. Inc.

Owner/Applicant: Mill Road Developers LLC.

Lots: 16

Acreage: 5.34

Applicant Request: Howard Benson, representing Smith Engineering Co. Inc., presented the request for final plat approval.

Staff Report: Chief Planner Blizzard stated the subject property is located north of Heritage Mill Drive and east of Mill Ridge Drive. The subject property is part of *Millstone Subdivision*, which is located north of Mill Road and east of Balch Road. The applicant is requesting final plat approval for "*Millstone Subdivision Phase III, Part 2.*"

Staff (and the Technical Review Committee) recommends approval of the final plat for *Millstone Subdivision Phase III, Part 2*" with the following contingences:

1. Performance bonds must be submitted.

Public Comments: No comments.

Board Comments: No Comments.

Motion: Mr. Cowles moved to approve the final plat for *Millstone, Phase 3 Part 2*. Councilman Potter seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

Certified Plat

4. *Moore's Creek Farm*

Location: West margin of Segers Road, north and adjacent to Stillwater Cove Subdivision

Representative: Martin Surveys

Owner/Applicant: Tom Valdes

Lots: 2

Acreage: 82.36

Applicant Request: Gerald Martin, representing Martin Surveys presented the request for certified plat approval.

Staff Report: Chief Planner Blizzard stated the subject property is located west of Segers Road and north of *Stillwater Cove Subdivision*. The applicant is requesting approval to subdivide the subject property into 2 individual tracts.

Staff, and the Technical Review Committee, recommends approval of the certified plat for *Moore's Creek Subdivision* with the following contingencies:

1. The location of all existing utilities must be identified.
2. Signatures:
 - A. Dedication
 - B. Notaries Acknowledgement
3. The closure tape is incorrect.
4. Provide correct FIRM panel and date.
5. Provide site assessment.

Developers Comments: No comments.

Public Comments: Wayne Benson asked the purpose of dividing the land. Gerald Martin stated that Tract 2 was for a church.

Board Comments: No comments.

Motion: Councilman Potter moved to approve the certified plat for *Moore's Creek Farm*. Mr. Ryder seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

(PUBLIC HEARINGS CLOSED)

Site Plans

1. *Merrill Gardens at Madison*

Representative: Goodwyn, Mills and Cawood, Inc.

Owner/Applicant: Merrill Gardens

Acreage: 6.12

Applicant Request: Chad Lorenz, representing Urbal Architecture, presented the report for the site plan.

Staff Report: Chief Planner Blizzard stated that the subject property is located south of U.S. Highway 72, approximately 1,700 feet east of Balch Road and approximately 2,775 feet west of Wall-Triana Highway. The subject property is bisected with both a stream, under the jurisdiction of the U.S. Army Corps of Engineers and a sanitary sewer truck line. Both the stream and sanitary sewer truck line are being relocated along the north and east boundaries of Lot 2. The relocation of the stream has been approved by the U.S. Army Corps of Engineers and the relocation of the stream and sanitary sewer truck line is being completed as part of "*Hospital Park, Phase II.*" The applicant is requesting approval of a 147,966 square foot assisted living facility and memory care facility.

Staff, and the Technical Review Committee, recommends approval of the site plan for *Merrill Gardens at Madison* with the following contingencies:

1. An engineering change order has been submitted to the City of Madison to add the relocation of the stream and sanitary sewer truck line to the construction plans for *Hospital Park* subdivision.

The sanitary sewer truck line must be relocated to its new location and the sanitary sewer easement dedicated to Madison Utilities before the issuance of a building permit. The existing sanitary sewer easement must also be vacated by the Madison City Council before the building permit can be issued.

2. The engineering change order for the relocation of the stream and sanitary sewer line must be approved.
3. The correct grading of the re-located ditch as depicted on the approved engineering change order for *Hospital Park* must be shown on the site plan.
4. All pertinent ditch relocation information must be submitted and approved.
5. The new location of the utility and drainage easement; and sanitary sewer easement must be shown on the site plan.
6. Sheet A1.00 Site Plan: Provide bearings and distance on all property lines.

Developers Comments: No comments.

Board Comments: No comments.

Chairman Potter left the meeting during the presentation of the site plan but returned prior to the vote.

Motion: Mr. Bates moved to approve the site plan for *Merrill Gardens at Madison*. Mr. Wesson seconded the motion and the vote was as follows:

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member, Mike Potter	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

NEW BUSINESS

1. Status of Zoning Ordinance Update
2. Status of Comprehensive Planning Efforts

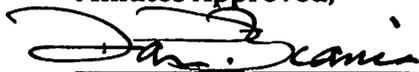
Director Bell provided an update on the progress of the Zoning Ordinance update and stated that the *Mixed Use District, Downtown Redevelopment Incentive District, Parking and Access Section, Definitions Section and the Sign Ordinance* will need to be brought to the Commission for review.

Director Bell also stated that a Comprehensive Plan would be drafted with the creation of a bicycle and pedestrian plan.

ADJOURNMENT

With no additional business to discuss Chairman Bianca adjourned the meeting at 6:15 p.m.

Minutes Approved,



Damian Bianca, Chairman

ATTEST:



Gina Romine, Planning Commission Secretary