

**CITY OF MADISON, ALABAMA
PLANNING COMMISSION
MINUTES OF THE FEBRUARY 21, 2013 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.	PRESENT at 5:40 p.m.
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	ABSENT

PLANNING STAFF PRESENT

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

Percell Sykes, Willie Thomas, Kasey Burnham, Philip Burnham, Carl Holden, Hattie Holden, John Blaesol, Richard Twitty, and Cynthia Twitty.

ACCEPTANCE OF AGENDA

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

APPROVAL OF MINUTES

Approval of minutes of the January 24, 2013 Rescheduled Meeting.

Motion: Mr. Ryder moved to approve the January 24, 2013 minutes as written. Mr. Bates seconded the motion and the vote was as follows:

Final Vote:

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

Zoning Amendments

1. The City of Madison Planning Commission held a public hearing to consider Kasey Burnham's request to zone properties located in the Morris Estates Subdivision to *R-1A, Low Density Residential District*.

Applicant Request: Kasey Burnham, petitioner presented the request for zoning approval.

Staff Report: Chief Planner Blizzard stated that the subject properties are individual lots within *Morris Estates Subdivision*, which is located north of Powell Road and west of Burgreen Road. *Greenbrier Woods Subdivision* adjoins the south side of the *Morris Estates Subdivision*. A large portion of the surrounding properties are within unincorporated Limestone County and not zoned. These properties are primarily utilized as family farms, with a single-family dwelling and pasture land. Of those nearby lands within the City of Madison, the developed properties are zoned *Single-Family Detached Residential (R-3A)* and the undeveloped tracts are zoned for Agriculture. Those lands zoned *Agricultural (AG)* has the same land use pattern as those lands within unincorporated Limestone County. The lots within *Morris Estates Subdivision* are approximately 20,000 square foot, which is more consistent with *Low Density Residential (R-1A)* than any other zoning district. The forty-nine (49) lots should not greatly impact the school system or City services. The subject properties have access to public electricity and water but not public sanitary sewer. *Low Density Residential (R-1A)* does accommodate development serviced by private septic tank systems. Staff and the Technical Review Committee, recommends approval of the zoning designation for of *Low Density Residential (R-1A)* for the lots in *Morris Estates Subdivision* that are annexed into the City of Madison.

Public Comments: No comments.

Board Comments: No comments.

Motion: Mr. Cowles moved to approve Kasey Burnham's request to zone properties located in the *Morris Estates Subdivision to R-1A, Low Density Residential District*. 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
Cameron Grounds	Aye
Lewie Bates	Aye
Tim Cowles	Aye

Motion carried

Subdivision Plats

2. Brighton Park at Ashbury, Phase 3, Layout Plat – Postponed to the March 21, 2013 Planning Commission Meeting

Location: South and east of Hardiman Road
Representative: Trice P.C. & Martin Surveys
Owner/Applicant: Breland Companies
Lots: 45
Acreage: 18.52

3. West Haven, Phase 3, Preliminary Plat

Location: West of Burgreen Road, east of Henderson Lane, 1 ½ miles south of U.S. Hwy 72
Representative: Goodwyn, Mills and Cawood Inc.
Owner/Applicant: North Alabama Bank
Lots: 58
Acreage: 59.26

Applicant Request: Eric Lane, representing Goodwyn, Mills and Cawood, Inc., presented the request for preliminary plat approval.

Staff Report: Chief Planner Blizzard stated *West Haven Subdivision* is located south of US Highway 72 and west of Burgreen Road. *West Haven, Phase III*, is located south of Henderson Circle and east of Henderson Drive. The subject property is zoned *Single-Family Detached Residential (R-3A)* and *Zero-Lot Line (RZ)*. The Planning Commission approved a preliminary plat for *West Haven*,

Phase I, in December of 2012. The preliminary plat provides for forty-five (45) lots. The Planning Commission approved a preliminary plat for *West Haven, Phase III* in July of 2011 providing of an additional fifty-eight (58) lots. The applicant is asking for approval of a preliminary plat for *West Haven, Phase III*. The preliminary plat approved in July of 2011 expired. The proposed preliminary plat is identical to the expired preliminary in street configuration and lot layout. However, there were changes to some of the lot dimensions and the grading and drainage plan that requires both the preliminary plat and construction plans to be reapproved.

Staff and the Technical Review Committee recommend approval of the preliminary plat for *West Haven, Phase III*, with the following contingencies:

1. Signatures:
 - A. Athens Utilities
 - B. Madison Utilities
 - C. Surveyor

Developers Comments: No comments.

Public Comments: No comments.

Board Comments: No comments.

Motion: Mr. Bates moved to approve the preliminary plat for *West Haven, Phase 3* with the satisfaction of the outstanding contingencies. Vice-Chairman Brooks 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
Cameron Grounds	Aye
Lewie Bates	Aye
Tim Cowles	Aye

Motion carried

4. *Atkinson Industrial Park, Phase 2, Certified Plat*
Location: South of Palmer Road and east of County Line Road
Representative: Carr & Associates Engineers, Inc.
Owner/Applicant: Key 7 LLC
Lots: 4
Acreage: 11.57

Applicant Request: Bart Carr, representing Carr & Associates Engineers, Inc., presented the request for certified plat approval.

Staff Report: Chief Planner Blizzard stated the applicant is requesting approval to subdivide the subject property into four lots of record, and dedicate right-of-way. The right-of-way will be along the eastern boundary of the subject property from Palmer Road to the south property line. Lots 6B and 6C will be restricted to one access drive from Palmer Road and Lot 6D will not be allowed access directly to Palmer Road. An ingress/egress easement will be provided across the front of each lot to ensure connectivity between the lots. They are not any development plans for Lots 6B, 6C and 6D at this time. However, a site plan for *Wayne's Environmental* was submitted for administrative review.

Staff and the Technical Review Committee recommend approval of the certified plat for *Atkinson Industrial Park, Phase II* with the following contingencies:

1. Fees are required for the installation of street signage
2. A public hearing form must be submitted.
3. The closure tape must begin at point of beginning.
4. Wayne's Boulevard may not be used for a street name
5. Note on Plat: No access to Palmer Road from Lot 6D
6. Provide the correct panel and date for the Flood Insurance Rate Map (FIRM).
7. The following signatures must be provided:
 - A. Dedication
 - B. Notaries Acknowledgement
 - C. Mortgage Holder, if applicable
 - D. Certificate of Accuracy

Public Comments: No comments.

Board Comments: City Councilman Potter stated that the request was presented to City Council and the idea was well received.

Motion: Mr. Ryder moved to approve the certified plat for *Atkinson Industrial Park, Phase II* with the satisfaction of the outstanding contingencies. 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
Cynthia McCollum	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

5. *Sunny Oaks, Certified Plat*

Location: North of Mill Road and west of Mose Chapel Road
Representative: J.W. Kennedy, Land Surveyor
Owner/Applicant: City of Madison
Lots: 2
Acreage: 34.59

Staff Report: Chief Planner Blizzard stated the subject property, along with the adjoining property to the south makes up the *Jim & Tamara Powers'* farm. *The Bradford Creek Greenway* traverses north along the eastern property line of proposed lot 2. *The City of Madison* is purchasing a portion of the subject property and a portion of the adjoining property to the north that includes the *Bradford Creek Greenway*. The applicant for this request is the *City of Madison*, who is purchasing Lot 2. *The Bradford Creek Greenway* traverses near the proposed eastern property line.

Staff and the Technical Review Committee recommend approval of the certified plat for *Sunny Oaks*.

Public Comments: No comments.

Board Comments: Commissioner Ryder questioned and the Commission discussed the reason for the applicant being the City of Madison and the property owners not being present. City Attorney Butler addressed these concerns by indicating it was a condition of the real estate contract.

Motion: Vice-Chairman Brooks moved to approve the certified plat for *Sunny Oaks*. 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
Cynthia McCollum	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion carried

6. *Mose Chapel Park, Phase 2, Certified Plat*

Location: North of Mill Road and west of Mose Chapel Road
Representative: J.W. Kennedy, Land Surveyor
Owner/Applicant: City of Madison
Lots: 2
Acreage: 21.57

Staff Report: Chief Planner Blizzard stated the subject property, along with the adjoining property to the south makes up the *Jim & Tamara Powers'* farm. *The Bradford Creek Greenway*

traverses the adjoining property to the south and the northwest corner of the subject property. The applicant for this request is the *City of Madison*, who is purchasing Lot 2B located at the northwest corner of the subject property. This is the only area of the subject property, in which the *Bradford Creek Greenway* will traverse.

Staff, and the Technical Review Committee, recommends approval of the certified plat for *Mose Chapel Park, Phase 2*

Public Comments: No comments.

Board Comments: No comments.

Motion: Mr. Ryder moved to approve the certified plat for *Mose Chapel Park, Phase 2*. 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
Cynthia McCollum	Aye
Steve Ryder	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

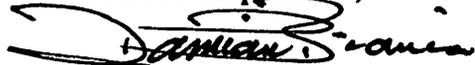
Motion carried

(PUBLIC HEARINGS CLOSED)

ADJOURNMENT

With no additional business to discuss Chairman Bianca adjourned the meeting at 5:56 p.m.

Minutes Approved,



Damian Bianca, Chairman

ATTEST:



Gina Romine, Planning Commission Secretary