



**Planning Commission
Regular Meeting Agenda**

Thursday, March 20, 2014
5:30 p.m.

*Madison Municipal Building, Council Chambers
100 Hughes Road
Madison, Alabama 35758*

Planning Commission Board Members

Chairman, Damian Bianca, C.A.P.Z.O.

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 Planning & Economic Development; Johnny Blizzard, Senior Planner ; Gary Chynoweth, Director of Engineering; Kelly Butler, City Attorney; and Gina Romine, Assistant Planner 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 February 20, 2014 Regular Meeting**
- V. Public Comments**
- VI. Public Hearings**

Specific Development Plan, Downtown Redevelopment Incentive District (DRI)

1. [18 Main Street](#)
Representative: Mullins, LLC
Owner/Applicant: Sensenberger Properties, LLC
[Staff Report](#)

Zoning Amendments

1. Public hearing to consider Steve Simmons' request to rezone property located north of Huntsville-Browns Ferry Road and west of Burgreen Road from *AG, Agricultural* to *R-3A, Single-Family Detached Residential District*.
[Staff Report](#)

Subdivision Plats

1. [West Haven, Phase 3](#)
Location: West of Burgreen Road, ½ mile north of Huntsville-Browns Ferry Road
Representative: Goodwyn, Mills and Cawood, Inc.
Owner/Applicant: North Alabama Bank
Lots: 31, 1 tract and 3 common areas
Acreage: 58.71
[Staff Report](#)
2. [Joe Phillips Subdivision, Phase 2, Certified Plat](#) – **Tabled at the February 20, 2014 Meeting.**
Location: West of Corrine Drive and north of Joe Phillips Road
Representative: Big Spring Surveyors and Company
Owner/Applicant: Michael Callahan
Lots: 2
Acreage: 1.51
[Staff Report](#)
3. [JoAnn Couch Estates, Certified Plat](#)
Location: Northeast corner of Wall-Triana Highway and Browns Ferry Road
Representative: Mullins, LLC
Owner/Applicant: Breland Homes, LLC
Lots: 2
Acreage: 36.85
[Staff Report](#)
4. [Cedar Acres, Layout Plat](#)
Location: South of Cedar Acres Drive and west of Burgreen Road
Representative: Mullins, LLC
Owner/Applicant: KB Development
Lots: 62
Acreage: 27.73
[Staff Report](#)

5. [Cedar Acres, Preliminary Plat](#)
Location: South of Cedar Acres Drive and west of Burgreen Road
Representative: Mullins, LLC
Owner/Applicant: KB Development
Lots: 62
Acreage: 27.73
[Staff Report](#)

6. *Hughes Road Commercial Park, Phase 3, Certified Plat - Tabled at the February 20, 2014 Meeting, the applicant has request this item be withdrawn from consideration.*
Location: Southeast corner of Lanier Road and Will Halsey Way
Representative: Mullins, LLC
Owner/Applicant: Bland Warren & E. Wayne Bonner
Lots: 2
Acreage: 5.99

7. [Hughes Road Commercial Park, Phase 3, Layout Plat](#)
Location: Southeast corner of Lanier Road and Will Halsey Way
Representative: Mullins, LLC
Owner/Applicant: HRC, LLC
Lots: 2
Acreage: 5.99
[Staff Report](#)

8. [Hughes Road Commercial Park, Phase 3, Preliminary Plat](#)
Location: Southeast corner of Lanier Road and Will Halsey Way
Representative: Mullins, LLC
Owner/Applicant: HRC, LLC
Lots: 2
Acreage: 5.99

9. [Hughes Road Commercial Park, Phase 3, Final Plat](#)
Location: Southeast corner of Lanier Road and Will Halsey Way
Representative: Mullins, LLC
Owner/Applicant: HRC, LLC
Lots: 2
Acreage: 5.99

10. [Stratford Square Estates, Phase 3, Layout Plat](#)
Location: Southeast corner of Hughes Road and Hidden Valley Way
Representative: Smith Engineering Co., Inc.
Owner/Applicant: Enfinger Steele Development LLC.
Lots: 5
Acreage: 10.72
[Staff Report](#)

11. [Stratford Square Estates, Phase 3, Preliminary Plat](#)
Location: Southeast corner of Hughes Road and Hidden Valley Way
Representative: Smith Engineering Co., Inc.
Owner/Applicant: Enfinger Steele Development LLC.
Lots: 5
Acreage: 10.72

12. [Stratford Square Estates, Phase 3, Final Plat](#)
Location: Southeast corner of Hughes Road and Hidden Valley Way
Representative: Smith Engineering Co., Inc.
Owner/Applicant: Enfinger Steele Development LLC.
Lots: 5
Acreage: 10.72

(Public Hearings Closed)

VII. New Business

1. *Administrative Site Plan for Payless No. 3 Convenience Store*
Location: 10335 County Line Road
Representative: Marshall Corlew, P.E.
Owner/Applicant: Three Preet, Inc.
Request to accept payment of required five (5) foot concrete sidewalk instead of construction

VIII. Adjournment