

**CITY OF MADISON, ALABAMA
PLANNING COMMISSION
MINUTES OF THE DECEMBER 19, 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	ABSENT
CYNTHIA MCCOLLUM, C.A.P.Z.O.	PRESENT
STEVEN RYDER, C.A.P.Z.O.	PRESENT
CAMERON GROUNDS, C.A.P.Z.O.	PRESENT
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 Planning & Economic Development; Kelly Butler, City Attorney; Johnny Blizzard, A.I.C.P, Chief Planner; Gary Chynoweth, P.E., City Engineer; Gina Romine, Planner I and Recording Secretary.

REGISTERED PUBLIC ATTENDEES

Allen Yates, Rick Campbell, Vickie Parker, Michael Parker and Jennie Gibson.

ACCEPTANCE OF AGENDA

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

APPROVAL OF MINUTES

Approval of minutes of the November 21, 2013 Regular Meeting.

Motion: Mr. Ryder moved to approve the 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

Cynthia McCollum	Aye
Steve Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye

Motion carried

PUBLIC COMMENT

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

OLD BUSINESS

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

PUBLIC HEARINGS

Subdivision Plats

1. *Bakers Farm, Final Plat*

Location: South of the intersection of Burgreen Road and Huntsville Browns Ferry Road

Representative: Mullins, LLC

Owner/Applicant: Breland Companies

Lots: 53

Acreage: 24.76

Applicant Request: Rick Campbell representing Mullins, LLC presented the request.

Staff Report: Chief Planner Blizzard stated the subject property is located east of Burgreen Road, west of County Line Road and *Belmont Subdivision* and north of *Belmont and Waterford Subdivisions*. The subject property is zoned *R-3A, Single-Family Detached Residential*. The adjoining properties to the north and west are located in unincorporated *Limestone County* and not zoned. The subject property abuts *Brown's Ferry Crossing Subdivision* which is zoned *R-3A, Single-Family Detached Residential* and abuts *Belmont Place Subdivision* to the east and south. *Belmont Place Subdivision* is zoned *RZ, Zero Lot Line Residential*. The applicant is requesting final plat approval for *Bakers Farm Subdivision* for all 53 lots. The largest lot will have an area of 28,725 square feet and the smallest lot will have an area of 11,905 square feet. The average lot size will be 16,218 square feet. The density in *Bakers Farms Subdivision* is comparable to *R-2, Medium Density Residential*, which has a minimum lot size of 10,500 square feet.

Staff and the Technical Review Committee recommend approval of the final plat for *Bakers Farm Subdivision* with the following contingencies:

1. Performance Bonds
2. Signatures:
 - A. Athens Utilities
 - B. North Alabama Gas
 - C. Dedication
 - D. Notaries Acknowledgment
3. Provide an ingress/egress easement for sidewalk along Burgreen Road

Public Comments: Vickie Parker, 11594 Burgreen Road requested that portable restrooms be placed on the construction site.

Board Comments: Councilmember Potter asked if there was a reason for no portable restrooms on the site. Mr. Campbell stated that they had been mass grading and there was no place to put them. Councilmember Potter asked where the workers were expected to use the restroom. Mr. Campbell stated at the store however he would take care of the issue.

Motion: Vice-Chairman Brooks moved to approve *Bakers Farm, final plat* subject to 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
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye

Motion carried

2. *Madison Business Park, Phase 2, Certified Plat*

Location: South of Lime Quarry Road, east of Dunlop Blvd. and north and east of Business Park Blvd.

Representative: Mullins, LLC

Owner/Applicant: Madison Water and Wastewater Board

Lots: 2

Acreage: 47.83

Applicant Request: Rick Campbell representing Mullins, LLC presented the request.

Staff Report: Chief Planner Blizzard presented the staff report and stated that the subject property is located south of Lime Quarry Road, generally east of Wall-Triana Highway and south of Madison Boulevard/I-565. The subject properties are zoned *B-2, Community Commercial* and *M-2,*

General Industrial. The adjoining properties to the north and west are zoned *M-2, General Industrial*. The adjoining properties to the east are zoned *AG, Agriculture* and *R-4, Multi-Family Residential*. The adjoining properties to the south are within the *City of Huntsville*. The Madison Planning Commission approved the original plat for *Madison Business Park* in June of 2002 and the *Resubdivision of Lot 2 of Madison Business Park* in October of 2002. The purpose of the resubdivision of Lot 2 was to sell the portion of Lot 2 to *Madison Utilities* for the construction of a water treatment plant. The new lot is identified as Lot 2-B and consists of 4.00 acres. The applicant is requesting approval of a certified plat to consolidate four (4) additional acres into Lot 2-B. The property is to be purchased by *Madison Utilities* for the purpose of expanding their water treatment facility.

Staff and the Technical Review Committee recommend approval of the certified plat for *Madison Business Park, Phase 2* with the following conditions:

1. Provide a closure tape
2. Provide a site assessment
3. Provide a vicinity map
4. Note the Zoning District and show all zoning district boundaries
5. Label all flood zones, flood ways and base flood elevations
6. Provide a flood certificate or note stating the flood zone, FIRM Map panel number and date
7. Signatures:
 - A. Dedication
 - A. Notaries Acknowledgment

Public Comments: No comments.

Board Comments: No comments

Motion: Vice-Chairman Brooks moved to approve *Madison Business Park, Phase 2, certified plat* subject to satisfaction of the outstanding contingencies. Councilmember 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
Cynthia McCollum	Aye
Steve Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye

Motion carried

Specific Development Plan, Downtown Redevelopment Incentive District (DRI)

1. *The Barn at 58 Martin Street – Tabled at the October 17, 2013 Meeting*

Location: 58 Martin Street

Representative: CDG Engineering

Owner/Applicant: Martin Folgmann

Motion: Mr. Bates moved to remove *The Barn at 58 Martin Street* from the table. Mrs. McCollum 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
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye

Motion carried

Applicant Request: Allen Yates representing CDG Engineering presented the request.

Staff Report: Director Bell presented the staff report and stated the subject property is within the *Madison Station Historic District* and *Downtown Redevelopment Incentive District (DRI)* overlay districts. *The Madison Station Historic Preservation Commission* regulates all improvements to the exterior finish and design of buildings and structures in the *Madison Station Historic District*. The *Downtown Redevelopment Incentive District* affords additional development opportunity over that provided by the underlying zoning regulations. The *Downtown Redevelopment Incentive District* is intended to encourage development by enabling mixed-use development, higher development density and intensity, and relief from other development restrictions in the Zoning Ordinance. The applicant is requesting approval of a specific development plan submitted in the form of a site plan, as specified in *Section 4-15-D of the Zoning Ordinance*. The site plan includes the construction of an on-site parking facility at the rear of the existing building. The small parking lot will be accessed from Short Street. A loading zone will be provided at the front of the building with access from Martin Street and a six-foot (6') wooden fence is proposed along Martin Street. Public water and sanitary sewer will be extended to the existing building. The Madison Station Historic Preservation Commission reviewed the plan at their December 11, 2013 meeting and approved a Certificate of Appropriateness for the plan.

Staff and the Technical Review Committee recommend approval of the special development plan for *The Barn at 58 Martin Street* with the following contingencies:

1. If outdoor lighting is to be installed, a lighting plan must be submitted. The lighting plan must include a photometric drawing and a detail of the fixture to be used.
2. The Planning Director's Certificate references a different project name than listed in the title block.
3. Show handicap access and parking
4. Show proposed re-located fence in SW corner of lot
5. Provide bearing and distance on property line at SE corner of lot
6. Show "Loading Zone Only - No Parking Anytime" signs at loading area
7. Show curb stops or increase sidewalk to 6 feet where sidewalk adjoins parking area
8. Clarify leaders to utility stub-outs

Public Comments: No comments.

Board Comments: Mr. Wesson asked if they would be required to build sidewalks on Martin and Short Street. Director Bell responded.

Motion: Mr. Bates moved to approve *The Specific Development Plan, Downtown Redevelopment Incentive District for the Barn at 58 Martin Street* subject to the satisfaction of the outstanding contingencies. 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
Cynthia McCollum	Aye
Steve Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye

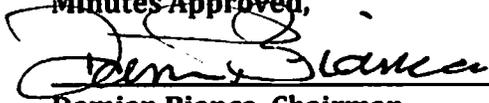
Motion carried

(Public Hearings Closed)

ADJOURNMENT

With no additional business to discuss Chairman Bianca adjourned the meeting at 5:47 p.m.

Minutes Approved,



 Damian Bianca, Chairman

ATTEST:



 Gina Romine, Planning Commission Secretary