

**CITY OF MADISON, ALABAMA  
PLANNING COMMISSION  
MINUTES OF THE JUNE 19, 2014 REGULAR MEETING**

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

**ATTENDEES  
PLANNING COMMISSION MEMBERS**

<b>Planning Commission Chairman</b> DAMIAN BIANCA, C.A.P.Z.O.	PRESENT
<b>Planning Commission Vice Chairman</b> STEPHEN BROOKS	PRESENT
<b>City Council Member</b> MICHAEL POTTER, C.A.P.Z.O.	PRESENT
TIM COWLES	PRESENT
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; Beverly Zendt, A.I.C.P, Senior Planner; Johnny Blizzard, A.I.C.P, Senior Planner; Gary Chynoweth, P.E., City Engineer and Gina Romine, Assistant Planner and Recording Secretary.

**REGISTERED PUBLIC ATTENDEES**

Elizabeth Cooper-Golden, Becky Frier, Eva Walding, Sue Thorn, John T. Burnett, Jeffrey Peeden, Tim Holcombe, Nancy Jones, Charles T. Erwin, Nicholas Ringu, III, Lois Brown, Linda Powers, Cindy Cousins, Carolyn Howard, Pushpa Reddy, Richard Hartselle, Lee A. Weaver, Phil E. Kovacs, Margaret Garcia, Ricky Robinson, Anna Rosell, Billy C. Barber, Ernest Brink, Patsy McGough, Jeff North, DeLisa Locke, Morris Locke, Gary Wiegand, Cindi Wiegand, Josh Beyer, Beth Young, Steve Plonka, Marilyn Plonka, Jim Burwell, Gurdrun Burwell, Don Palmer, Jerrod L. Gilson, Charles Jacoby, Melissa Scopes, Kathy Harris, Dean Knight, James Ellis, Winston Ivey, Jr., Balazs Lanyi, Dan Brooks, Carole McLemore, Mike Guidos, Dana Guidos, Heather Colley, Sean Eames, Robert Karwoski, Andrea Karwoski, William J. Davis, Michael Gegogeine, Leroy L. Tatum, Gail Tatum, Bill Burrows, Fred Cole, Crystal French, Deborah Delano, Richard Granson, Charles J. Harris, Opie Balch, Elbert Balch, Ronica Ondocsin, Vickie Parker, Adam Balch, Connie Brink, Gregg Blythe, Teena Jacobs, Todd Slyman, Todd Hyche, Toby Stauch, Eric Mittman, Robert A. Jones

**ACCEPTANCE OF AGENDA**

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

**APPROVAL OF MINUTES**

Approval of minutes of the June 19, 2014 Regular Meeting.

**Motion:** Mr. Bates moved to approve the minutes as written. Mr. Ryder 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
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Abstain

**Motion carried**

**PUBLIC COMMENT**

Chairman Bianca opened the floor to public comment. There being none, Chairman Bianca closed the floor for public comment.

**OLD BUSINESS**

Chairman Bianca opened the floor to old business. There being none, Chairman Bianca closed the floor for old business.

**PUBLIC HEARINGS**

**Zoning Amendments**

1. *Public hearing to consider Gifford Wilson Lee, III and Michelle Louise Lee's request to zone property located at 11042 Morris Drive to R-1A, Low Density Residential District.*

Gifford Lee addressed the Planning Commission and stated he is in the annexation process of his property located 11042 Morris Drive and requests it be zoned R-1A, Low Density Residential.

**Staff Report:** Senior Planner Blizzard stated the subject property is located in *Morris Estates Subdivision*. The property is under consideration for annexation and zoning the property R-1A is appropriate as the property is within the Western Growth Area and identified as *R, Residential* on the *Future Land Use Map*. This means the property was designated as residential but no density threshold established. The *Official Zoning Map* indicates the previous annexation of approximately 40 lots within *Morris Estates Subdivision*, which were zoned R-1A. Low Density Residential is the most consistent with the existing land use of property and *Morris Estates Subdivision*. Mr. Blizzard stated that staff recommends approval of the request to zone the property R1A, Low Density Residential.

**Public Comments:** No public comment

**Board Comments:** No board comment

**Motion:** Mr. Ryder moved to recommend to the City Council zoning the property at 11042 Morris Drive to R-1A, Low Density Residential. 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
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

- 2. Public hearing to consider Philip E. and Michelle L. Kovacs' request to zone property located at 215 Skyline Road to R-1B, Low Density Residential District.*

Phillip E. Kovacs requested his property at 215 Skyline Drive be zoned R1A, Low Density Residential.

**Staff Report:** Senior Planner Blizzard stated the subject property is located in *Skyline Acres Subdivision*. Mr. Blizzard stated the properties in *Skyline Acres* do not have a land use designation on the *Future Land Use Map*. However, the surrounding subdivisions are designated low and medium densities. *The Official Zoning Map* shows that about half of the previously annexed lots are zoned AG, Agriculture automatically, as past practice dictated. Two lots in *Skyline Acres* were recently annexed and zoned R1B, Low density Residential. Staff recommends R1B, Low Density Residential because the 15,000 square foot minimum lot size is the most consistent with the character of *Skyline Acre*. Mr. Blizzard stated staff recommends approval of the zoning request for R1B, Low Density Residential

**Public Comments:** No Comments

**Board Comments:** No Comments

**Motion:** Mr. Bates moved to recommend to the City Council the zoning of the property located at 215 Skyline Road to R1-B, Low Density Residential. 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
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

3. *Public hearing to consider The Sembler Company's request to rezone property located at the northeast corner of Wall-Triana Highway and Browns Ferry Road from R-2, Medium Density Residential District, to B-2, Community Commercial District.*

Applicant Josh Beyer, Vice President, The Sembler Company, requested rezoning of the subject properties from R2, Medium Density Residential to B2, Community Commercial. He stated they were under contract to purchase the property and develop a neighborhood retail center.

**Staff Report:** Planning Director Amy Bell stated the subject properties are located at the northeast corner of Wall-Triana Highway and Browns Ferry Road and includes three (3) parcels of land totaling 19.95 acres. Director Bell indicated the properties were located in the Midtown Madison KDA, which is part of the Madison Growth Plan. This plan identifies areas of the City that are ripe for growth and development. *The Future Land Use Map* designates the area as RM, Residential Medium Density a designation that has not been updated in a number of years. Director Bell advised that the Planning Commission was an advisory body in this matter and the City Council will determine the future zoning of the properties. Director Bell further informed the Planning Commission the larger parcel has been used for agricultural purposes and/or maintained as a grassy field and the two smaller parcels are occupied by single-family detached dwellings. A stream under the jurisdiction of the U.S. Army Corps of Engineers does cross the land. Director Bell stated that staff supports the rezoning for the following reasons:

1. The subject property's highest and best use is commercial, given the existing high volume of traffic at the intersection of these two minor arterials, as well as its central location in the city and Midtown Madison.
2. The future street connectivity of this proposed B2 parcel, with the Plaza Blvd. area, will provide improved circulation and access through Midtown Madison, attracting additional

investment, likely attracting more restaurants in addition to other desired goods and services. The economic success of Midtown Madison will provide all Madison residents an improved central shopping area.

3. The City of Madison regulates the potential impacts of retail uses on adjacent residential neighborhoods. The safeguards provided in the Zoning Ordinance and Code of Ordinances adequately provide for measures allowing residential and commercial uses to co-exist in close proximity to one other.

City Engineer Gary Chynoweth addressed the current traffic situation at the intersection of Wall-Triana Highway and Brown's Ferry Road and indicated that the estimates in the staff report were based on national projections found in the Trip Generation Manual. The estimates, based on a shopping center use, determined a 20 acre site could generate 5,000 trips a day and 800 trips in peak hours. Mr. Chynoweth informed the Planning Commission that his staff collected traffic count data at the two (2) entrances to the Kroger shopping center and the intersection of Hughes Road and Brown's Ferry Road. The data was collected during morning and afternoon peak hours and revealed 300 trips. Mr. Chynoweth also explained that the subject properties and adjoining roadways, support neighborhood-type commercial but not destination-type, big box development. Chairman Bianca asked Mr. Chynoweth to address improvements at the intersection to which Mr. Chynoweth stated, a right turn lane would be required. Mrs. McCollum asked the number of trips for residential during peak hours and Mr. Chynoweth replied 660 trips.

#### **Public Comments:**

Sue Thorn submitted a petition with 162 signatures opposing the rezoning request. Ms. Thorn stated the central goal of the Growth Plan was to maintain and improve the quality of life for those that call the City of Madison home. In a review of the staff report, Ms. Thorn did not agree with many of the finds and recommendations presented in the report. She felt the rezoning request was not compatible with the comprehensive plan and future land use map. Ms. Thorn stated the 660 trips generated by residential development were insignificant to the traffic generated by potential commercial development. She stated that the addition of internal streets and traffic signals would aid shoppers in entering and existing a shopping center but would not be of any benefit to the surrounding neighborhood. She indicated the unnamed tributary was a natural buffer between the residential developments to the west and commercial to the east and commercial development could significantly affect the amount of drainage flowing into the stream. Ms. Thorn stated the regulations in place for commercial uses to minimize the impact on surrounding residential areas were not adequate. She stated that buffering would not be required to the south and west and only a 30 foot buffer would be required between adjoining residential and commercial properties. Ms. Thorn stated that she and 162 individuals who signed the petition opposed the zoning change from R2, Medium Density Residential to B2, Community Commercial. Jeffery Peedon, Mill Creek Crossing, did not want a situation like at U.S. Highway 72 and Madison Boulevard. Charles Irwin, 130 Bluebell Drive asked if an emergency vehicle study had been conducted. He indicated the current roadways had no shoulders and the center turn land was dangerous. Carol McLemore stated she doesn't want the property to end up vacant store fronts and asked why vacant sites could not be revitalized.

Margaret Garcia, 137 Bluebelle Drive, expressed concern about crime generated by a commercial use and the protection of children at the new school. Lois Brown, 100 Telluride Drive, stated concern about noise generated by a commercial use. She stated that residents would leave the area and it would become a low rent area. John Burnett, 127 Bluebelle Drive, researched the subdivision plat and plans for the area. Kevin Klien, 103 Parkstone Drive, stated a similar type rezoning occurred in Texas and had a negative impact on the surrounding neighborhoods. Nancy Jones, 106 Liza Lane, opposed the rezoning and stated that Plaza Boulevard should be developed first. She asked if April Dawn would be opened to the school property. Melissa Scopes, 129 Teal Park Lane, asked what the developer will be offering to surrounding neighborhoods. She asked for incentives to redevelop existing vacant areas. Charles Jacoby, Interlaken Drive, asked if school traffic is being considered and if it is safe for a shopping center to be next to a school. Don Palmer, 168 Joe Phillips Road, stated he was confident the City of Madison would address the issues and the city is on the right track. Toby Stouch, 149 Garden Brook Drive, stated he attended the Planning Commission Meeting in March when the properties were subdivided. He stated that he believes the Planning Commission and staff knew what was going to take place. He asked what guarantee the city had that the school wouldn't sell its property allowing more commercial to come in. Jeff North, 117 Horseshoe Bend North, asked why the School Board was not at the meeting and stated there was no joint development agreement. He also stated concerns about the water system capacity. Eva Walding asked if an environmental study had been done. Heather Colley, Park Meadow, expressed concerns about noise and she preferred B-1, Neighborhood Commercial to B2, Community Commercial.

**Board Comments:**

Cynthia McCollum asked for staff to explain the rezoning process. Director Bell stated the Planning Commission would make a recommendation to the City Council in favor or against the rezoning. Afterwards, the City Council would conduct their own public hearing taking into consideration the Planning Commission's recommendation and public input. The City Council is the body authorized to change the zoning designation. Troy Wesson asked about the sale of alcohol if a school going to be constructed on the adjacent lot to the north would affect that. City Attorney Kelly Butler stated that the City of Madison does not know what the school board will do with their property. She reminded the board they can only look at the current use. Mike Potter indicated alcohol cannot be sold within 500 feet of a school or church. Stephen Brooks stated the school board is aware of the rezoning request and property owners have the right to ask for a zoning change. Tim Cowles stated that the rights of property owners should be respected. Mike Potter stated that when the certified plat to split the two properties came before the Planning Commission, they had no idea of what was going to take place. He stated that the City of Madison operates on a 30 million dollar a year budget and each department has a budget. He stated that the City can't pay for infrastructure on residential property tax dollar alone.

**Motion:** Mr. Cowles moved to recommend to the City Council the rezoning of the property at the northeast corner of Wall-Triana Highway and Browns Ferry Road from R-2, Medium Density Residential to B-2, Community Commercial District. 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
Steven Ryder	Nay
Cameron Grounds	Aye
Lewie Bates	Nay
Troy Wesson	Nay
Tim Cowles	Aye

**Motion carried**

- 4. Public Hearing to consider the City of Madison's request to amend Section 4-12, TND, Traditional Neighborhood Development Districts of the Madison Zoning Ordinance*

**Staff Report:** Director Amy Bell introduced revisions to the Section 4-12 of the Zoning Ordinance, which regulates the TND, Traditional Neighborhood District. She indicated the revisions keep the spirit of the existing ordinance but make it less prescriptive and cumbersome. Director Bell stated that the goal of the TND District is to allow creativity in development to provide neighborhoods with a mix of uses in an environment that is walkable. The TND District includes a Neighborhood Center Area, Mixed Residential Area and Neighborhood Edge Area for more traditional residential development. The revisions will follow the established process of a layout, preliminary and final plat and require a pre-application conference with staff. Director Bell stated the revised TND District will help implement the goals established for the Growth Plan's Western Growth Area.

**Public Comments:** Eric Mittam, 117 Ketchum Way, asked the difference between a Traditional Neighborhood District and a commercial district. Director Bell explained the TND District allows for a mixture of residential such a row homes, apartments and single-family dwelling. The district must provide a Neighborhood Center Area for commercial and civic type uses and all the uses create a single neighborhood environment. The commercial districts prohibit the mixture of such uses, except for B1, which allows second story residential uses.

**Board Comments:** Chairman Bianca asked if there was a particular action to take. Director Bell stated that in the interest of moving forward the Planning Commission could make a recommendation to the City Council. She explained that any revisions made to the ordinance could be presented to the Planning Commission at the July meeting. She also stated that a public hearing could be set for the City Council but not before Planning Commission's July meeting and the Commission could make their recommendation then. Mr. Brooks asked about the next item on the agenda which is rezoning a request for TND. Director Bell indicted that is one of the reasons for the

urgency in moving the ordinance forward. In receiving the request for TND, staff became aware of the difficulties with administering the current ordinance. Tim Cowles stated some concern that the Neighborhood Center Area didn't specify a particular amount of the ground floor that must be commercial. He stated that the ground floor would be attractive for business and some percentage should be reserved for commercial. Director Bell indicated that staff would clarify that point and provide an amount. She also explained the Neighborhood Edge Area was exclusively single-family detached but in close proximity to the commercial and mixed-use areas.

**Motion:** Mr. Bates moved to recommend the City Council approve the amendments to Section 4-12 of the Zoning Ordinance for TND, Traditional Neighborhood District. 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
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

5. *Public hearing to consider Ron Roberts, David Slyman and Todd Slyman's request to rezone property located south of Huntsville Browns Ferry Road and east of Bowers Road from AG, Agricultural District and B-2, Community Commercial District to TND, Traditional Neighborhood Development District.*

David Slyman stated his desire develop a mixed use area in Madison and requested the subject properties be rezoned from AG, Agriculture and B2, Community Commercial, to TND Traditional Neighborhood District.

**Staff Report:** Senior Planner Johnny Blizzard stated the subject property is located south of Huntsville-Browns Ferry Road and east of Bowers Road and contains 156 acres. The subject property is within the Western Growth Area, which is a Key Development Area identified by the Growth Plan. The Western Growth Area includes all properties within the City of Madison west of Burgreen Road. The subject property is located centrally within the Western Growth Area and is the least developed of all the Key Development Areas. Mr. Blizzard stated the goals for this key development area include planned growth and development, with special attention to land preservation and walkable neighborhoods with interconnected streets and walkways. Mr. Blizzard indicated the *Future Land Use Map* designates the north portion that adjoins Huntsville-Browns Ferry Road as C, Commercial. The majority of the southern portion is designated R, Residential,

which is an indication the property should be developed for residential, but does not offer any recommendations for density. The remaining property, along the eastern boundary has as OS, Open Space designation. Much of this area is within a Special Flood Hazard Area that overlays Oakland Spring Branch. The Parks & Recreation Master Plan does propose a park generally near the eastern boundary of the subject property. A greenway designation along Oakland Spring Branch, is recommended. Mr. Blizzard stated traffic counts are currently low for Huntsville-Browns Ferry Road but its connection to I-65 and County Line Road shows potential for a heavily traveled roadway. Mr. Blizzard indicated Oakland Brach is in Special Flood Hazard Area AE overlay as indicated on the Federal Insurance Rate Maps (FIRM) published by The Federal Emergency Management Agency (FEMA). Mr. Blizzard stated the subject property is currently zoned AG, Agriculture and B2, Community Commercial. Mr. Blizzard stated all the adjoining properties within the City of Madison are zoned AG, Agriculture, except for the adjoining property to the west, which is zoned R3A, Single-Family Detached Residential. He indicated the concept plan provided by the applicant designated the area of the subject properties currently zoned B2, Community Commercial as the Neighborhood Center Area and area south as the Mixed Residential Area. The plan also shows open space along the boundary of Oakland Spring Branch. Mr. Blizzard stated that staff recommends approval of the rezoning request from AG, Agriculture and B2, Community Commercial to TND, Traditional Neighborhood District

**Public Comments:** No Comments

**Board Comments:** Mrs. McCollum asked if the applicants were aware of the revisions to the TND District regulations. Director Bell indicated that the applicant was aware and that staff was continuing to work with the applicants with the revisions to the ordinance.

**Motion:** Mr. Cowles moved to recommend to the City Council rezoning the property located south of Huntsville-Browns Ferry Road and east of Bowers Road from AG, Agricultural District and B-2, Community Commercial District to TND, Traditional Neighborhood. 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
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

## Subdivision Plats

1. *Atkinson Industrial Park, Phase 2, Certified Plat*  
*Location: South of Palmer Road and east of County Line Road*  
*Representative: Mullins, LLC*  
*Owner/Applicant: Val T. Sapra*  
*Lots: 2*  
*Acreage: 21.2*

**Applicant Request:** Jeff Mullins, representing Mullins, LLC, presented the request for certified plat approval. He indicated the owner Val Sapra wishes to consolidate the storage facility into a single parcel. His request is to move a lot line.

**Staff Report:** Senior Planner Blizzard stated the subject properties are located east of County Line Road and south of Palmer Road and are zoned M1, Restricted Industrial. The adjoining properties to the north are zoned B3, General Business and M1, Restricted Industrial. The adjoining property to the east is zoned M2, General Industrial District. The adjoining property to the south is zoned M1, Restricted Industrial and the adjoining properties to the west are zoned B2, Community Commercial. In January of 2006, the Planning Commission approved a certified plat, Re-subdivision of Lot 3, Atkinson Industrial Park. The certified plat divided the subject properties into two (2) units or lots. In March of 2006, the applicant constructed a self-serve mini storage facility. In June of 2011, the applicant submitted a site plan to add three additional storage building with two having an area of 10,060 square feet and one having an area of 11,000 square feet. There was no additional room to add the addition to Unit 1. Therefore the addition was constructed on Unit 2 directly behind the existing facility constructed on Unit 1. Since, Unit 2 has required street frontage at County Line Road and an ingress/egress easement was provided for access through the existing facility to the proposed addition, it was compliant to build the additional on the adjoining Unit 2. Mr. Blizzard stated the applicant wishes to consolidate the facility into unit one. The purpose of the proposed certified plat is to move the property line so the addition will be part of Unit 1. Staff recommends approval with the following contingencies:

1. The certificate of accuracy has a misspelled word
2. Flood note "General Note 10" references wrong FIRM Map
3. Signature
  - a. dedication
  - b. mortgage holder
  - c. notaries

**Public Comments:** No Comments

**Board Comments:** No Comments

**Motion:** Vice-Chairman Brooks moved to approve the request for certified plat approval. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

Chairman, Damian Bianca	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

2. *Stone Brook Subdivision, Preliminary Plat*  
*Location: North and west of Hardiman Road and east of Segers Road*  
*Representative: Mullins, LLC*  
*Owner/Applicant: Smart Living, LLC*  
*Lots: 124*  
*Acreage: 38.49*

**Applicant Request:** Jeff Mullins, representing Mullins, LLC, presented the request for preliminary plat approval, to develop a subdivision of 124 lots, three (4) common areas, with an internal street system providing two access points to Hardiman Road. Mr. Mullins indicated the Planning Commission recommended approval of the layout for *Stone Brook Subdivision* at its May meeting and the preliminary plat is consistent with that plan.

**Staff Report:** Senior Planner Blizzard stated the subject property is located in the bend of Hardiman Road, east of Segers Road and confirmed the applicant received layout approval at last month's meeting. Mr. Blizzard stated staff and the Technical Review Committee recommend approval of the preliminary plat for *Stone Brook Subdivision* with the following contingencies:

1. Layout must be signed and approved
2. Provide a notarized public hearing form
3. Establish finish pad elevations on each lot. Include the following note: MFFE shall be a minimum of 0.5' above the finish pad elevation.
4. Extend pipe from HW D to blue-line ditch or show that post developed velocity is less than or equal to pre-developed velocity
5. Outlet device on plans is 18" RCP – drainage report outlet device is 24" RCP
6. Provide sanitary sewer stub-outs at Hardiman Road
7. Geometry and Sign Plan is incomplete – missing sheet 16
8. Signature:
  - a. Athens Utilities
  - b. Limestone County Water & Sewer Authority
  - c. Cable
  - d. Phone
  - e. North Alabama Gas
  - f. Sight Intersection Certificate

**Public Comments:** No Comments

**Board Comments:** No Comments

**Motion:** Mr. Bates moved to approve preliminary plat for Stone Brook Subdivision with above listed contingencies. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

Chairman, Damian Bianca	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

**Master Plan Amendments**

1. *Public hearing to consider the City of Madison's request for approval to adopt The City of Madison Parks and Recreation Master Plan 2014-2025*

**Staff Comments:** Director Bell stated she was pleased to present the *Parks and Recreation Master Plan* developed by the Parks and Recreation Advisory Board, Planning Commission and City Council. The Master Plan is one of the goals of the *Growth Plan* for the establishment of a Park and Recreation Plan with public involvement.

**Public Comments:** None

**Board Comments:** Steve Ryder, Planning Commission Representative to the Parks and Recreation Master Plan Committee, stated the consultant provided an excellent process for the development of the plan. The plan is well laid out and set the right tone for the future. Troy Wesson stated it was a good report but he had two comments/concerns: the reference on pages 21 and 22 that indicated the Bradford Creek Greenway goes to Liberty Middle School when it terminates at Heritage Elementary School and reference to open space preserve north of U.S. Highway 72 east of Balch Road and west of Wall-Triana Highway, not referenced anywhere else, and located in the county. If mentioned, it should be addressed somewhere else in the plan. Mr. Potter congratulated the city council representative to the Parks and Recreation Master Plan Committee, Steve Smith, on a job well done.

## Location, Character and Extent

### 1. *Rickwood Village Park* *Location: Mose Chapel Road*

**Staff Comments:** City Engineer Gary Chynoweth stated that, for the past five (5) semesters, Bob Jones students considering the field of engineering, interned in the Engineering Department. The students were given real world projects to complete during their internships. He stated a drainage ditch running through Rickwood Park was dumping water onto Mose Chapel Road, and a 40-inch pipe would be required to accommodate the storm water. As part of the road-widening project for Mose Chapel Road, this improvement would cost \$100,000. An intern, given the task of determining another, more economical, method, determined that a detention pond at Rickwood Park would help alleviate the storm water problem and require only a roadside ditch to accommodate the storm water runoff, a significant cost savings. The plan was presented to the Director of the Recreation Department to use the park for detention and in return the Engineering Department would provide improvements, including, grading the for a soccer field with a 1% slope, providing a basketball court, and planting trees and walking path around the detention pond. The plan also called for a community garden space. Mr. Chynoweth indicated the plan was presented at a work session and it was recommended the plan be presented to the Planning Commission for Location, Character and Extent, since the City of Madison was adopting the Parks and Recreation Plan.

**Public Comments:** None

**Board Comments:** Mike Potter asked if the Recreation Department be responsible for the cost of the improvement of the soccer fields. Mr. Chynoweth stated the Engineering Department would have the fields graded and grassed and pave the parking area. The Recreation Department would then be responsible for completing the soccer fields. Mr. Chynoweth stated the Engineering Department would prepare an estimate for the Recreation Department for those improvements before the next budget. Mike Potter congratulated County Commission Steve Haraway for the County's participation in this project. Troy Wesson stated that *Lauren Preserve Subdivision* had a walkway to Rickwood Park and asked if it could extend to the parking area. Mr. Chynoweth stated he would make that change. He also informed the Planning Commission that *Rickwood Subdivision* did not have direct access to Rickwood Park and has approached a property owner whose property abuts the park, for an access easement. Mrs. McCollum stated the students did a great job.

**Motion:** Mr. Bates moved to approve the location, character and extend for Rickwood Park. Mr. Ryder seconded the motion and the vote was as follows:

#### Final Vote:

Chairman, Damian Bianca	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye

Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

- Bradford Creek Greenway Trailhead*  
*Location: North of Mill Road and west of Bradford Creek Greenway*

**Staff Comments:** City Engineer Chynoweth stated this is a larger project and was also developed by a Bob Jones intern. The property was purchased for Bradford Creek Greenway in an effort to prevent splitting the horse farm in which the greenway traversed. Mr. Chynoweth stated the Recreation Director approached the Engineering Department about developing a trail head and passive park on the property. The Engineering Department would also use the property to help comply with a mandated court order to resolve storm water issues in the City of Madison. The project was given to the Bob Jones intern who created a retention pond that would capture storm water from Huntington Chase Subdivision and Heritage Plantation Subdivision. The retention pond would include an island in the middle with a gazebo. The pond could also be used for fishing and a walkway would be constructed around it and a walkway would be provided from Mill Road to the Bradford Creek Greenway trail. A parking lot with 64 spaces would also be installed.

**Public Comments:** None

**Board Comments:** Steven Brooks asked what controls would be placed on the gazebo when not in use. He stated the one in Heritage Plantation had issues with being a teenage hangout. Mr. Chynoweth stated it would be determined by the Recreation Department.

**Motion:** Mr. Bates moved to approve the adoption of The City of Madison Parks and Recreation Master Plan 2014-2025. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

Chairman, Damian Bianca	Aye
City Council Member, Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion carried**

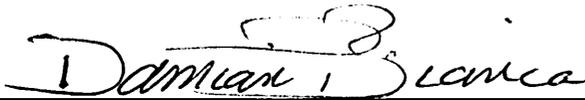
**NEW BUSINESS**

Chairman Bianca opened the floor to new business. There being none, Chairman Bianca closed the floor for new business.

**ADJOURNMENT**

With no additional business to discuss Chairman Bianca adjourned the meeting at 6:51 p.m.

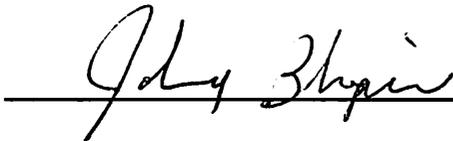
**Minutes Approved,**

Handwritten signature of Damian Bianca in cursive script.

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**Damian Bianca, Chairman**

**ATTEST:**

Handwritten signature of Jody Blugin in cursive script.

# Signatures

<b>Name</b>	<b>Location</b>	<b>Date</b>
Janoë Stauch	, United States	2014-06-12
Rae Smith	Madison, AL, United States	2014-06-12
Sue Thorn	Madison, AL, United States	2014-06-12
Dean Knight	Madison, AL, United States	2014-06-13
Meridith Sims	Madison, AL, United States	2014-06-13
Amy Mays	Madison, AL, United States	2014-06-13
John Sims	Madison, AL, United States	2014-06-13
Heather Colley	Madison, AL, United States	2014-06-13
Mr. and Mrs. Robert Allen	Madison, AL, United States	2014-06-13
Jessica Fortner	Madison, AL, United States	2014-06-13
Jeff Alexy	Madison, AL, United States	2014-06-13
Ashley Gray	Madison, AL, United States	2014-06-13
Audra Biggs	Madison, AL, United States	2014-06-13
Tom Spindle	Madison, AL, United States	2014-06-13
Shayla Spindle	Madison, AL, United States	2014-06-13
CHUCK AND KATHY HARRIS	Madison, AL, United States	2014-06-13
Melissa Florence	Madison, AL, United States	2014-06-13
Melanie & Kevin Cline	madison, AL, United States	2014-06-13
Eva Walding	Madison, AL, United States	2014-06-13
Brigitte Alexy	Madison, AL, United States	2014-06-13
Jane Reneau	Madison, AL, United States	2014-06-13
Jerrold Gilson	Madison, AL, United States	2014-06-13
Gorden and Sally Thomason	Madison, AL, United States	2014-06-13
Stacy Ramirez	Madison, AL, United States	2014-06-13
Sherida Turner	Madison, AL, United States	2014-06-13
Kyle Paquette	Madison, AL, United States	2014-06-13
Anna Rosell	Madison, AL, United States	2014-06-13
Subhayu Sen	Madison, AL, United States	2014-06-13
Bill Barber	Madison, AL, United States	2014-06-13
Marty Rinyu	Madison, AL, United States	2014-06-13

<b>Name</b>	<b>Location</b>	<b>Date</b>
Anupreet Singh	Madison, AL, United States	2014-06-14
Emily Free	Madison, AL, United States	2014-06-14
Angela Bong	Madison, AL, United States	2014-06-14
Kristie Hinkle	Madison, AL, United States	2014-06-14
Lisa Blackmon	Madison, AL, United States	2014-06-14
Jason Reneau	Madison, AL, United States	2014-06-14
Madelyn T Patton	Madison, AL, United States	2014-06-14
Jonathan Florence	Madison, AL, United States	2014-06-14
Britney hatchett	Madison, AL, United States	2014-06-15
Maura Wroblewski	Madison, AL, United States	2014-06-15
Michele Leahy	Madison, AL, United States	2014-06-15
Jennifer Detulleo	Madison, AL, United States	2014-06-15
Marcella Bertrand	Athens, AL, United States	2014-06-15
Jeff Blankenship	Madison, AL, United States	2014-06-15
Clare Broussard	Madison, AL, United States	2014-06-15
Kim Krome	Madison, AL, United States	2014-06-15
Michele MacQuinn	Madison, AL, United States	2014-06-15
Karen Zecher	Madison, AL, United States	2014-06-15
crystal French	Madison, AL, United States	2014-06-15
Lynne Downs	Madison, AL, United States	2014-06-15
Teresa Stone	Madison, AL, United States	2014-06-15
joe kennedy	madison, AL, United States	2014-06-15
Richard Granson	Madison, AL, United States	2014-06-15
Michael Blouin	Madison, AL, United States	2014-06-15
Johnnie and Rachael Morin	Madison, AL, United States	2014-06-15
Ravon Banks	Madison, AL, United States	2014-06-15
Elise Biggers	Madison, AL, United States	2014-06-15
William Davis	Madison, AL, United States	2014-06-15
Crystal French	Madison, AL, United States	2014-06-15
Debbie McGowan	Madison, AL, United States	2014-06-15
Luke Tankersley	Madison, AL, United States	2014-06-16
Lois Brown	Madison, AL, United States	2014-06-16

<b>Name</b>	<b>Location</b>	<b>Date</b>
Amy De La Rosa	Madison, AL, United States	2014-06-13
Deanna Loden	Madison, AL, United States	2014-06-13
Jake Williams	Madison, AL, United States	2014-06-13
Maria McNeese	Madison, AL, United States	2014-06-13
Amybeth Hoffman	Madison, AL, United States	2014-06-13
Bill Loden	Madison, AL, United States	2014-06-13
Elliot Holzer	Madison, AL, United States	2014-06-13
Della McIntyre	Madison, AL, United States	2014-06-13
Heather MacKrell	Madison, AL, United States	2014-06-13
Lee Weaver	Madison, AL, United States	2014-06-13
Michele Gay	Madison, AL, United States	2014-06-13
Robert Ohlin	Madison, AL, United States	2014-06-13
Susie Averitt	Madison, AL, United States	2014-06-13
Kathryn Harbour	Madison, AL, United States	2014-06-13
Alice Baker	Madison, AL, United States	2014-06-13
Diana Thacker	Madison, AL, United States	2014-06-13
Donna Mahieux	Madison, AL, United States	2014-06-13
Suzanne Richards	Madison, AL, United States	2014-06-13
Melissa Scopes	Madison, AL, United States	2014-06-13
Lori Toler	Madison, AL, United States	2014-06-14
Holly dearmon	Madison, AL, United States	2014-06-14
Erin Ross	Madison, AL, United States	2014-06-14
Ellen Spustack	Madison, AL, United States	2014-06-14
Lora Snyder	Madison, AL, United States	2014-06-14
Helen Lien	Madison, AL, United States	2014-06-14
Shannon Enfinger	Madison, AL, United States	2014-06-14
Lynn Wilson	Madison, AL, United States	2014-06-14
deborah powell	madison, AL, United States	2014-06-14
Toby Stauch	Madison, AL, United States	2014-06-14
Pam Stauch	Athens, AL, United States	2014-06-14
Kristin Ott	Madison, AL, United States	2014-06-14
Amu Hunt	Madison, AL, United States	2014-06-14

<b>Name</b>	<b>Location</b>	<b>Date</b>
Charles Patton	Madison, AL, United States	2014-06-16
Anita Bergeson	Madison, AL, United States	2014-06-16
Qunying Yuan	Madison, AL, United States	2014-06-16
Jennifer Peel	Madison, AL, United States	2014-06-16
Roger Peel	Madison, AL, United States	2014-06-16
katrina mathias	madison, AL, United States	2014-06-16
Dustin Mathias	Madison, AL, United States	2014-06-16
James Foster	Madison, AL, United States	2014-06-16
Kimberly Essex	Madison, AL, United States	2014-06-16
Patricia Glover	Madison, AL, United States	2014-06-17
Jaime Mathison	Madison, AL, United States	2014-06-17
Mike Potter	Madison, AL, United States	2014-06-17
Sandra Neil	Madison, AL, United States	2014-06-17
susan weidenthal	madison, AL, United States	2014-06-17
Diana Menne	Madison, AL, United States	2014-06-17
Cory Baer	Madison, AL, United States	2014-06-17
Rita Love	Madison, AL, United States	2014-06-17
Cindy Cousins	Madison, AL, United States	2014-06-17
James Menne	Madison, AL, United States	2014-06-17
Ron White	Madison, AL, United States	2014-06-17
Elizabeth Walden	Madison, AL, United States	2014-06-17
Jillian Barnett	Madison, AL, United States	2014-06-17
perry barnett	huntsville, AL, United States	2014-06-17
Beverly Patterson	Madison, AL, United States	2014-06-17
Sarah Dickey	Vance, AL, United States	2014-06-17
Scott Harbour	Madison, AL, United States	2014-06-17
Todd Thuss	Madison, AL, United States	2014-06-17
Heather Welch	Madison, AL, United States	2014-06-17
Walter King	Madison, AL, United States	2014-06-17
Jenny Fleming	Madison, AL, United States	2014-06-17
Edwin Yepes	Madison, AL, United States	2014-06-17
James McArthur	Madison, AL, United States	2014-06-17

<b>Name</b>	<b>Location</b>	<b>Date</b>
Linda Knowles	Madison, AL, United States	2014-06-18
Laura Barkett	Madison, AL, United States	2014-06-18
John Cagle	Madison, AL, United States	2014-06-18
William Ring	Harvest, AL, United States	2014-06-18
Melanie Flaig	Madison, AL, United States	2014-06-18
David DeFurio	Madison, AL, United States	2014-06-18
Susan Thuss	Madison, AL, United States	2014-06-18
Kevin Glover	Madison, AL, United States	2014-06-18
Susan DeFurio	Madison, AL, United States	2014-06-18
Carolyn Kepple	Madison, AL, United States	2014-06-18
Rebecca Walding	Madison, AL, United States	2014-06-18
David Goodall	Madison, AL, United States	2014-06-18
David Kaiser	Madison, AL, United States	2014-06-18
Thom Ewing	Madison, AL, United States	2014-06-19
Michelle Granson	Madison, AL, United States	2014-06-19
Pam Bodie	Madison, AL, United States	2014-06-19

**change.org**

Recipient: **City of Madison, AL, Tim Holcombe, Mike Potter, Gerald Clark, and Amy Bell**

Letter: **Greetings,**

**Oppose the rezoning of the Northeast corner of Wall Triana Highway and Browns Ferry Road from an R-2 Residential District to B-2 Commercial District.**

# Comments

Name	Location	Date	Comment
Eva Walding	Madison, AL	2014-06-12	All the stated reasons. I live in the area.
Sue Thorn	Madison, AL	2014-06-12	I believe there is enough close by property, for example on Plaza Blvd., already zoned commercial. Madison also has already existing store locations that do not have tenants. I think the property should remain zoned residential maintaining the continuity of the neighborhood.
Amy Mays	Madison, AL	2014-06-13	Browns Ferry and Wall Triana can barely handle the amount of traffic now much less the amount of traffic new business will create.
CHUCK AND KATHY HARRIS	Madison, AL	2014-06-13	We are concerned that the proposed re-zoning will lead to safety and traffic issues as well as a possibility of a decline in home values.
Jane Reneau	Madison, AL	2014-06-13	I live across the street from this lot and for MANY reasons, I want it to remain residential!
Gorden and Sally Thomason	Madison, AL	2014-06-13	We have two rental homes in the Park Meadow subdivision. We purchased these homes because of the quality of the neighborhood and the surrounding area which did not have commercial buildings. We strongly oppose the rezoning.
Anna Rosell	Madison, AL	2014-06-13	Traffic congestion & devaluation of property.
Subhayu Sen	Madison, AL	2014-06-13	excessive traffic, originally purchased house knowing that there was no commercial zoning
Bill Barber	Madison, AL	2014-06-13	Additional excessive traffic . No need for new commercial development when an already established commercial site nearby could be expanded.
Marty Rinyu	Madison, AL	2014-06-13	My backyard is right against Wall Triana Hwy. There is already enough traffic going by our house. Rezoning the property to B-2 commercial will just increase the traffic, not to mention the additional time it will take to get to/from work. Also, why would our community and others want commercial business so close to our communities? There are empty buildings all over Madison. This would just be another strip mall that runs down after numerous businesses close within it.
Deanna Loden	Madison, AL	2014-06-13	Madison already has plenty of "strip malls" and commercial property for sale or rent. This land should remain residential zone.
Elliot Holzer	Madison, AL	2014-06-13	Wall Triana/ Browns Ferry traffic is already congested
Della McIntyre	Madison, AL	2014-06-13	Safety, traffic and converting a residential neighbor to an unknown type of commercial area. Proposed elementary school safety.
Lora Snyder	Madison, AL	2014-06-14	I purchased my home with the understanding that the fore mentioned property would be for residential use, not commercial. I do not want the increased traffic it would cause. I feel strongly that there are 2 existing failed strip malls in close proximity. One on Old Madison Pike and the other is almost across the street from city hall. I feel the city council should be concerned in particular about having more viable businesses at the location across the street from the city offices. Please look at the development of the city from the point of view of the protecting the integrity of residential neighborhoods and finding ways to correct existing failed strip malls rather than build more of them.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Toby Stauch	Madison, AL	2014-06-14	My house resides on Wal Triana at the very corner that is under consideration. I am constantly woken up during the night for emergency vehicles and such. I chose that home, so that is something I can live with. But I did not choose to live near a strip mall that would double the traffic on that corner. The value of my home will plummet! Then the average home sales in our neighborhood will also go down. Plus, while the school may not be build for some time, I would NOT like my elementary school student going to a school that is built behind a strip mall.
Pam Stauch	Athens, AL	2014-06-14	I have a rental property Garden Brook Drive that backs up to Wal Triana. It will put a drain on me financially to have a commercial property across the street. The current rent I charge covers the mortgage. With a commercial property across the back yard, increased traffic, increased noise I will have to charge less and cover the remainder of the mortgage myself. I am a senior citizen. I live on a fixed income. Please don't rezone to a commercial property.
Jason Reneau	Madison, AL	2014-06-14	The traffic volume added by the commercial will overwhelm the existing roads and it would seem inappropriate to locate this type of commercial zone as close to a site for a future school. There appear to be better locations in the vicinity for the proposed commercial zone that are properly zoned without rezoning this plot of land.
Madelyn T Patton	Madison, AL	2014-06-14	It wil cause an already congested intersection to become more congested.
Maura Wroblewski	Madison, AL	2014-06-15	For all of the reasons stated plus there is plenty of unoccupied retail space.
Michele Leahy	Madison, AL	2014-06-15	I agree with the already mentioned reasons to oppose. Concerns about increased traffic and residential continuity are my biggest reasons for opposition. City planning needs to be more responsible and keep commercial property where it is better suited than 'making it fit' in a mostly residential area. As mentioned there are lots of other more suitable areas nearby.
Clare Broussard	Madison, AL	2014-06-15	Homeowners purchased their homes in the adjacent areas with the knowledge that this lot was zoned residential. The increased traffic will overload the already burdened roads of Browns Ferry, Wall-Triana and Sullivan streets.
Kim Krome	Madison, AL	2014-06-15	I'd like to see city planning with a purpose - keep home values high and draw businesses to already-existing commercial property or at least into areas already zoned commercial.
joe kennedy	madison, AL	2014-06-15	traffic is bad enough .this will only make it worse.
Debbie McGowan	Madison, AL	2014-06-15	The traffic flow on Wall Triana/Sullivan Street is already bad enough. There are plenty of commercial else where...Hughes Rd. / County Line Road
Roger Peel	Madison, AL	2014-06-16	There are plenty of business areas close enough that there is no benefit to the community to put businesses here, and it will only detract from the residential areas around it. We bought our home knowing that this was zoned residential. A commercial center in this area will feel out of place in the community.
katrina mathias	madison, AL	2014-06-16	This land is right across the street from my neighborhood and backyard!
Mike Potter	Madison, AL	2014-06-17	As I am a member of both the Plannign Commission and City Council, please know that I have read every post on this site & will consider same as I evaluate this issue.

Name	Location	Date	Comment
Cindy Cousins	Madison, AL	2014-06-17	I drive through that intersection multiple times each day. The cars back up quite a bit each evening. To put a strip mall right in the middle of a residential neighborhood is only going to cause more traffic at that corner and will create accidents with people stopping to turn in. This is a residential neighborhood, not commercial. There is plenty of commercial land for strip malls behind Krogers near the Madison library. I seriously doubt a strip mall would even do well at that location and then we will end up with some vacant building that will then get vandalized. It took a lot for me to buy a house and I'd like to enjoy my neighborhood.
Perry Barnett	Madison, AL	2014-06-17	This will absolutely change the quality of life of the existing neighborhoods. We bought the house we did because of the convenience to big box stores, but also because of the quiet feel. Throwing up more box stores and parking lots will change the feel of that area. The tax benefits that you might gain from this rezoning will not be worth what we are losing. There are plenty of undeveloped land in Madison to choose from, do not encroach on our homes.
Perry Barnett	Madison, AL	2014-06-17	If anyone has any questions on what "B-2" means, click the link and start reading around page 22. <a href="http://www.madisonal.gov/DocumentCenter/View/7247" rel="nofollow">http://www.madisonal.gov/DocumentCenter/View/7247</a>
Beverly Patterson	Madison, AL	2014-06-17	We moved from concrete jungle (Dallas TX) here partly because of open fields and quiet neighborhoods. I don't want to live with more noise and more traffic -- and I'm concerned that this will pass anyway, regardless of how many people sign, because the new Target/Walmart shopping areas went up anyway. Residents complained especially when the new Target was going up since the contractors saw fit to demolish the tree line that protected residences directly behind it from traffic, noise, lights, and other things that have now decreased their property values. As others have previously stated, there appear to be plenty of vacant buildings in and around Madison that could be put to good use without destroying yet another green space. Let's see that done first.
Todd Thuss	Madison, AL	2014-06-17	I live very close to the affected area and my commute would be adversely affected.
James McArthur	Madison, AL	2014-06-17	People move into Madison to get away from this. There is plenty of areas to build along Madison Blvd and South on Hughes road. The Planning Commission seems to be expanding into areas that are family oriented that can drive a couple more blocks and get anything they need. In my opinion this would be poor planning and will decrease the desire for others to move to Madison. Thanks, James
Linda Knowles	Madison, AL	2014-06-18	Homeowners purchased their homes in the adjacent areas with the knowledge that this lot was zoned residential. If this were happening in my neighborhood, I would be just as upset as the Park Meadow homeowners. There is existing commercial property available for new construction very close to this location, for example on Plaza Boulevard and Hughes Road. There are current vacant buildings in Madison available for business purposes; how about just recycling what we already have? The increased traffic will overload the already burdened roads of Browns Ferry, Wal Triana and Sullivan streets. These areas are already way past capacity and have been for sometime; yet I don't see anyone up to this point doing anything to take care of that problem which has existed for a few years. Why add additional traffic to an already existing problem.
Melanie Flaig	Madison, AL	2014-06-18	This area should be residential, period!!
David DeFurio	Madison, AL	2014-06-18	No need to build new shopping areas when we're not making use of the retail space we already have. Increased traffic would make travel a nightmare.

<b>Name</b>	<b>Location</b>	<b>Date</b>	<b>Comment</b>
Kevin Glover	Madison, AL	2014-06-18	I
Susan Snelling DeFurio	Huntsville, AL	2014-06-18	We don't need more commercial properties & traffic at the intersection of Browns Ferry & Wall-Triana Hwy.
Rebecca Walding	Madison, AL	2014-06-18	My everyday life will be negatively affected. I live quite close to this lot.
Thom Ewing	Madison, AL	2014-06-19	This breaks the zoning laws for not good reason. The roads don't have enough lanes to handle the traffic either.
Pam Bodle	Madison, AL	2014-06-19	We do not want the land across from our neighborhood rezoned commercial!
Melanie Aldridge	madison, AL	2014-06-19	Madison does need continued commercial growth and diverse businesses in our area. However, I oppose rezoning a residential adjacent area due to potential negative traffic, safety, and noise issues.