



City of Madison, Alabama

PLANNING COMMISSION MINUTES

January 15, 2009 Regular Meeting

Meeting was called to order at 5:30 p.m. by Chairman Charlie Brown

ROLL CALL

Planning Commission Board Members

<u>Planning Commission Chairman</u>	PRESENT
<u>CHARLIE BROWN, C.A.P.Z.O</u>	
<u>Planning Commission Vice Chairman</u>	PRESENT
<u>STEPHEN BROOKS</u>	
<u>City Council Member</u>	PRESENT
<u>TIM COWLES</u>	
<u>CYNTHIA MCCOLLUM</u>	PRESENT
<u>STEVEN RYDER</u>	PRESENT
<u>CAMERON GROUNDS</u>	PRESENT
<u>DAMIEN BIANCA</u>	ABSENT
<u>LEWIE L. BATES, III</u>	PRESENT
<u>MICHAEL POTTER</u>	PRESENT

PLANNING STAFF PRESENT

JOHNNY BLIZZARD, AICP, CFM, CHIEF PLANNER; GARY CHYNOWETH P.E., CITY ENGINEER; WILL SMITH, FIRE INSPECTOR, MADISON FIRE DEPARTMENT; GINA ROMINE, CFM, PLANNER I AND PLANNING COMMISSION SECRETARY AND SHERRI BLAIR, CFM, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Travis Manasco; Nathan Tomberlin; Tim Jones; Linda D. Jones; Ricky Robinson; John Cunningham; Milford Chambers; Michael C. Moore; Ron Roberts; Nathan Graham; Dada Williamson; James Partridge; Roger Schimming; Alison Callahan; Jeff Whitmire; W C Fuller; Bruce Swanson; Joe Murphy; Phil Wilbanks; Leroy Laughinghouse; and one illegible signature.

**MINUTES APPROVAL**

**December 18, 2008 Minutes of Regular Meeting**

Chairman Brown states he found one typographical error and that the minutes will be approved as corrected.

**PUBLIC COMMENTS**

Chairman Brown introduces Ms. Cynthia McCollum and welcomes her as a member of the Planning Commission. Chairman Brown then opens the floor to public comments. There being no comment the floor is closed to public comment.

**Requested revision to the City of Madison's  
Comprehensive Land Use Plan**

1) The City of Madison's Planning Commission will hold a public hearing to consider J.C. Roadrunner, Inc.'s request to amend the allowed land use for property located west of Landers Road, and north and east of Brown's Ferry Road from RL, Low Density Residential to RHS, High Density Residential Single-Family – request consists of 4.73 acres

**Staff Report:** Johnny Blizzard states the Technical Review Committee has reviewed this project and as of this date recommends the proposed amendment.

**Motion:** Mr. Cowles moves to approve J. C. Roadrunner, Inc.'s requested comprehensive land use amendment. Mr. Ryder seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

2) The City of Madison's Planning Commission will hold a public hearing to consider Old Town Investments, LLC's request to amend the allowed land use for property located southeast of I-565 and west of Zeirdt Road from OS, Open Space to RHM, High Density Residential Multi-Family – request consists of 26.04 acres.

**Staff Report:** Johnny Blizzard states that the applicant asked that its requested rezoning be tabled until the February 19, 2009 meeting.

**Motion:** Ms. McCollum moves to table Old Town Investments, LLC's requested rezoning until February 19, 2009. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye

Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

**Requested revision to the City of Madison's  
Zoning Ordinance**

3) The City of Madison's Planning Commission will hold a public hearing to consider J.C. Roadrunner, Inc.'s request to rezone land located west of Landers Road, and north and east of Brown's Ferry Road from AG, Agricultural to R-3A, Single-Family Detached Residential District – request consists of 4.73 acres

**Staff Report:** Johnny Blizzard states the Technical Review Committee has reviewed this project and as of this date recommends the proposed amendment.

**Motion:** Mr. Ryder moves to approve J. C. Roadrunner, Inc.'s rezoning. Mr. Brooks seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

4) The City of Madison's Planning Commission will hold a public hearing to consider Old Town Investments, LLC's request to rezone land located southeast of I-565 and west of Zeirdt Road from AG, Agricultural to R-4, Multi-Family Residential District – request consists of 26.04 acres.

**Staff Report:** Johnny Blizzard states that the applicant asked for its requested rezoning to be tabled until the February 19, 2009 meeting.

**Motion:** Ms. McCollum moves to table Old Town Investments, LLC's requested rezoning until February 19, 2009. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

5) The City of Madison's Planning Commission will hold a public hearing to consider Huntsville Enterprises request to rezone land located south of Henderson Circle, west of Old Overton Road and east of Henderson Lane from AG, Agricultural to R-3A, Single-Family Detached Residential District – request consists of 57.81 acres

**Staff Report:** Johnny Blizzard states the Technical Review Committee has reviewed this project and as of this date recommends the proposed rezoning with the following conditions:

1. 200 unit max for all three parcels together
2. 8 acres Open space must be provided (may be distributed among 3 parcels or all on one parcel)
3. Upgrade Henderson Road to City regulation standards from Hwy 72 to a point 0.7 miles south
4. Provide Traffic Light at Hwy 72 and Burgreen Road
5. Provide Traffic light at Hwy 72 and Henderson Road
6. Must connect to Copperfield Subdivision at Marble Drive stub

He states that the traffic lights mentioned in items 4 and 5, above, are within the city limits of Huntsville. Gary Chynoweth discusses the Improvement District information and use of funds. Staff recommends that items 3, 4 and 5, be removed from staff's list of outstanding conditions.

**Public Comment:** Messrs. Jeff Whitmore and James Partridge, both of Henderson Circle, expressed their concerns about the condition of the road and repercussions of additional traffic.

**Motion:** Mr. Brooks moves to approve the proposed rezoning with the removal of items 3, 4 and 5 of staff comments and with the satisfaction of remaining conditions. Mr. Ryder seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

6) The City of Madison's Planning Commission will hold a public hearing to consider Huntsville Enterprises request to rezone land located south of Henderson Circle, west of Old Overton Road and east of Henderson Lane from AG, Agricultural to RZ, Zero Lot Line Residential District – request consists of 22.54 acres

**Staff Report:** Johnny Blizzard states the Technical Review Committee has reviewed this project and as of this date recommends the proposed rezoning with the following conditions:

1. There is a 200 unit max for all three parcels together.
2. 8 acres open space must be provided (may be distributed among 3 parcels or all on one parcel).

3. Henderson Road must be upgraded to City regulation standards from Hwy 72 to a point 0.7 miles south.
4. Provide traffic light at Hwy 72 and Burgreen Road.
5. Provide traffic light at Hwy 72 and Henderson Road.
6. Connection must be provided to Copperfield Subdivision at Marble Drive stub.

He states that the same provisions would apply to numbers 3, 4 and 5, above, that were applicable in the previous rezoning. Staff, therefore, recommends that items 3, 4 and 5 be removed from staff's list of outstanding conditions.

**Motion:** Mr. Brooks moves to approve the proposed rezoning with the removal of items 3, 4 and 5 of staff comments and with the satisfaction of remaining conditions. Mr. Potter seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

**Layout Plats**

- 7) Greenbrier Woods - *Tabled at 12-18-08 meeting*

Location: south of Powell Road, 0.5 miles west of Burgreen Road

Representative: Nash Engineering, LLC

Owner: Walden Land Company

Lots: 166

Acreage: 69.67 acres, more or less

**Motion:** Mr. Potter moves to remove the item from being tabled. Mr. Ryder seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

**Staff Report:** The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Variations requested:

1. Applicant is requesting a variance to Section 5-5 (b) of the Subdivision Regulations to allow the maximum block length to exceed 12 times the minimum lot width required in the zoning district.

**Motion:** Mr. Brooks moves to approve applicants requested variance to Section 5-5 (b) of the Subdivision Regulations to allow the maximum block length to exceed 12 times the minimum lot width required in the zoning district. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

2. Applicant is requesting a variance to Section 5-6 (f) of the Subdivision Regulations to allow a non-radial side lot line between lots 67 and 68.

**Motion:** Mr. Potter moves to approve applicant's requested variance to Section 5-6 (f) of the Subdivision Regulations to allow a non-radial side lot line in the subdivision Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

3. Applicant is requesting a variance to Section 5-4-1 and 5-4-2 of the Subdivision Regulations from the requirement for a minimum 50' right-of-way and 26' of pavement for minor streets. The modified road section proposed contains 46' of right-of-way and 23' of pavement for all roads in the proposed subdivision with the exception of Cedar Acres Drive and Green Creek Road from its intersection with Powell Road up to its first intersection with Autumn Ashe Road. The other modified road section proposed is for Cedar Acres Drive and contains a 40' right-of-way and 20' of pavement with no curb and gutter.

**Motion:** Mr. Brooks moves to approve applicant's requested variance to Section 5-4-1 and 5-4-2 of the Subdivision Regulations from the requirement for a minimum 50' right-of-way and 26' of pavement for minor streets. The modified road section proposed contains 46' of right-of-way and 23' of pavement for all roads in the proposed subdivision with the exception of Cedar Acres

Drive and Green Creek Road from its intersection with Powell Road up to its first intersection with Autumn Ashe Road. The other modified road section proposed is for Cedar Acres Drive and contains a 40' right-of-way and 20' of pavement with no curb and gutter. Mr. Ryder seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

Planning comments:

1. Provide note that there will be no parking on marginal access road.

Engineering comments:

1. Provide site assessment.

**Motion:** Mr. Brooks moves to approve the Layout Plat of Greenbrier Woods, with the completion of staff comments. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

**Preliminary Plats**

8) - Chelsea Park

Location: east side of Balch Road approximately ¼ mile north of Brown's Ferry Road and north of Foxfield Subdivision

Representative: Nash Engineering, LLC

Owner: Focus Investments, LLC

Lots: 25

Acreage: 24.7 acres, more or less

***Staff Report:*** The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Variance requested:

1. Applicant is requesting a variance to Section 5-4-13 of the Subdivision Regulations to allow the cul-de-sac length to be extended to 1073 feet.

**Motion:** Mr. Brooks moves to approve applicant's requested variance to Section 5-4-13 of the Subdivision Regulations to allow the cul-de-sac length to be extended to 1073 feet. Mr. Ryder seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

Planning Comments:

1. Tract "B" must be deeded to the Huntsville North Alabama Land Trust prior to final plat approval.

**Motion:** Mr. Cowles moves to approve the preliminary plat of Chelsea Park with the satisfaction of staff comments. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

9) Ashbury Subdivision, Phase 2 - **PULLED FROM AGENDA AT REQUEST OF APPLICANT**

Location: west of County Line Road and north of Oxford Subdivision

Representative: Smith Engineering

Owner: Breland Homes

Lots: 87

Acreage: 25.34 acres, more or less

Certified Plats

10) Springs at Madison – a resubdivision of Lot 4

Location: east of County Line Road and north of Palmer Road

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Representative: Johnson & Associates  
Owner: Continental 237 Fund, LLC  
Lots: 4  
Acreage: 33.55 acres, more or less

**Staff Report:** The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Planning comments:

1. Signature on the Dedication.
2. Signature on the Acknowledgement.

**Motion:** Mr. Bates moves to approve the Certified Plat of Springs at Madison with the satisfaction of staff comments. Mr. Ryder seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

V. **Site Plans - Proposed major developments**

The Springs at Madison

Location: east of County Line Road and north of Palmer Road  
Representative: Johnson & Associates  
Owner: Continental 237 Fund, LLC

**Staff Report:** The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Planning comments:

1. Has money been escrowed for sidewalk along Palmer Road?
2. Need a copy of recorded plat.
3. Correct spelling of Palmer Road on all sheets.

Engineering comments:

1. Show handicap ramps at entrance along Palmer Road

**Motion:** Mr. Potter moves to approve the Site Plan of Springs at Madison with the satisfaction of staff comments. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye

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Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

2) Millstone Subdivision, Phase 1 – Clubhouse and Pool

Location: north of Mill Road, south of Brown’s Ferry Road, east of Mose Chapel Road and west of Bibb Drive

Representative: Smith Engineering

Owner: Milltrace Run, LLC

**Staff Report:** The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Planning comments:

1. Application fee: \$100.00 must be paid.
2. Drainage Review fee: \$29.75 must be paid.
3. Show all fire hydrants within 500’ of proposed buildings.
4. Provide height of proposed building.
5. Note occupancy type and load based on classifications in adopted building code.
6. Depress curb into loading zone.

**Motion:** Mr. Cowles moves to approve the Site Plan of Millstone Subdivision with the satisfaction of staff comments. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

3) Doctor O’Neill’s Office

Location: located on the south side of the end of Spenryn Drive – 104 Spenryn Drive

Representative: Goodwyn, Mills and Cawood, Inc.

Owner: Dr. Patrick J. O’Neill

**Staff Report:** The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Variations requested:

1. Variance to the sidewalk requirement along Spenryn Drive.

**Motion:** Ms. McCollum moves to approve the request of applicant for a variance to the sidewalk requirement along Spenryn Drive. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

Planning Comments:

1. Photometric must extend to property lines.

Engineering comments:

1. Change width of access drive to 20' and radiuses to allow fire truck access.

**Motion:** Mr. Brooks moves to approve the Site Plan for Doctor O'Neill's Office with the satisfaction of staff comments. Mr. Bates seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

4) Hemsi at Madison Station

Location: 8375 Highway 72 West

Representative: Goodwyn, Mills and Cawood, Inc.

Owner: John Howell

**Staff Report:** The Technical Review Committee has reviewed this project and as of this date all comments have not been satisfied.

Planning comments:

1. Since parking is off-site, it must meet the provisions of Section 5-15-3 of the Madison Zoning Ordinance.
2. Need names and addresses of all adjacent property owners.
3. Note on site plan the plat restrictions A,B,C,D on the site plan as recorded on Madison Medical Center PB 35/PG 93.

4. Extend photometrics to property lines; especially to the east.
5. Proposed type and extent of installed fire protection systems including fire flows.
6. Need fire flow form approved by Madison Fire Marshall.
7. Provide Fire flows.
8. Show which fire hydrant(s) will service this building and show location of fire line, FDC, and backflow prevention vault.

Engineering comments:

1. Provide written authorization for street address. E911 will need to indicate there is no access to this building from Highway 72 at this time.

**Motion:** Mr. Bates moves to approve the Site Plan for Hensi at Madison Station with the satisfaction of staff comments. Mr. Cowles seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

**OTHER BUSINESS**

Chairman Brown opens the floor for other business. He states that it is the Board's responsibility to elect officers once a year. Board nominations of Chairman and Vice Chairman are requested.

Mr. Brooks nominates Charlie Brown as Chairman. Mr. Brown accepts nomination. Mr. Bates nominates Mr. Brooks as Vice-Chairman. Mr. Brooks accepts nomination.

**Motion:** Mr. Brooks moves to elect Charlie Brown as Chairman. Mr. Cowles seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Abstains
Planning Commission Vice Chairman – Stephen Brooks	Aye
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

**Motion:** Mr. Bates moves to elect Stephen Brooks as Vice-Chairman. Mr. Cowles seconded.

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Aye
Planning Commission Vice Chairman – Stephen Brooks	Abstains
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member - Cameron Grounds	Aye
Planning Commission Member – Damien Bianca	Absent
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member – Michael Potter	Aye

**Motion carried.**

There being no other business for discussion Chairman Brown closes the floor.

**ADJOURNMENT**

With no additional business to discuss Chairman Brown adjourned the meeting at 6:45 p.m.

**Minutes Approved,**

  
\_\_\_\_\_  
**Charlie Brown, C.A.P.Z.O., Chairman**  
**Madison Planning Commission**

**ATTEST:**

  
\_\_\_\_\_  
**Sherri Blair, CFM, Zoning Administrator**