



**Planning Commission
Minutes of the March 19, 2015 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, CAPZO Present

Planning Commission Vice-Chair

Stephen Brooks, CAPZO Present

City Council Member

Michael Potter, CAPZO Present

Tim Cowles, CAPZO Present

Cynthia McCollum, CAPZO Present

Steve Ryder, CAPZO Absent

Cameron Grounds, CAPZO Present

Lewie L. Bates, CAPZO Absent

Troy Wesson, CAPZO Present

PLANNING STAFF PRESENT

Johnny Blizzard, AICP, Senior Planner; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Ross Ivey, Assistant Planner

REGISTERED PUBLIC ATTENDEES

Brent Meadows, Thomas Coleman, Emily Chancey, Moni Bodla, Adeel Bodla, Jonathan McGee, Leslie Duncan, Bradley Bailey, Michael Holcomb, John Szamier, Rhonda Szamier, Gary Ray Sr., Judy Parker, Jerry Cargile, Matthew Balch, Larry H. Tribble, Charlotte Tribble, Donald H. Spencer Jr., Frank Pitts, Ted Drude, John Stringer

ACCEPTANCE OF THE AGENDA

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

COMMENTS

There were no comments from the Commission.

APPROVAL OF THE MINUTES

Councilman Potter moved to approve the minutes of the February 19, 2015 Regular Meeting minutes.
Mr. Wesson seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	----
Cameron Grounds	Aye
Lewie Bates	----
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

PUBLIC COMMENTS

Leslie Duncan, 110 Gordon Drive was concerned that a house next door to hers caught on fire a year or so ago and nothing has been done about it. She feels that it is diminishing her property values. Chairman Bianca informed Mrs. Duncan that the Planning Commission does not address that type of issues. Mr. Blizzard told her that he would inform the Code Enforcement officers to address the situation.

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC HEARINGS

Zoning Map Amendments

Public hearing to consider Don Spencer Jr. on behalf of James D. Hall and Rhonda Hall Szamier request to rezone property located east of Morris Drive and north of Powell Road from *AG, Agriculture* to *R-3A, Single-Family Detached Residential*.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the commission that the subject property is located east of Morris Drive and north of Powell Road. The subject property adjoins the northern border of *Morris Estates Subdivision* and the northwest corner of *Burgreen Place Subdivision*. *Burgreen Place Subdivision* has layout approval and

preliminary plat approval for the first phase. The applicant is requesting to change the zoning of the subject property from *AG, Agriculture* to *R3A, Single-Family Detached Residential*. Staff has reviewed the compatibility, impact and benefits to the City, surrounding property owners and the owner/applicant of the rezoning. The Technical Review Committee used the following criteria to formulate a recommendation in favor of the proposed rezoning.

Criteria # 1: Compatibility with Long Range Plans - This criterion evaluates the compatibility of the requested zoning with all long range plans of the City.

Growth Plan - The subject property is located in the Western Growth Key Development Area. The subject property adjoins Morris Drive, which will become the main access point into any future subdivision there. As shown in Figure 2, one goal established for the Western Growth KDA is for Morris Drive to extend to U.S. Highway 72. The map also shows a proposed greenway corridor running through the northwest corner of the property. A possible jurisdictional stream traverses the property in the location where the greenway corridor is proposed.

The Future Land Use Map - The Future Land Use Map indicates the subject property has a designation of *R, Residential*. All the adjoining properties have the same land use designation. This land use designation establishes that the subject properties and surrounding properties should be developed as residential. The Future Land Use Map does not offer any recommendations for a density threshold.

The Parks & Recreation Plan - A similar green street corridor is shown in the Parks & Recreation Plan for the same location as the greenway corridor proposed in the Growth Plan.

Criteria #2: Existing Zoning & Development Trends - The adjoining properties to the north and east are located in *Unincorporated Limestone County*, which does not have any zoning regulations. The properties in this location consist of rural family farms. The adjoining property located at the northwest point of the subject property is zoned *R3A, Single-Family Detached Residential*. This is the location of *Burgreen Place Subdivision*, which has layout approval and preliminary plat approval for the first phase. The remaining properties adjoining the southern border of the subject property are within *Morris Estates Subdivision*. Those properties that have annexed into the City of Madison are zoned *R1A, Low Density Residential*. The adjoining property to the west is zoned *AG, Agriculture* and is utilized for agricultural purposes.

The traffic counts at the intersection of Morris Drive and Powell Road are 869 trips per day. The number of trips per day increase to 4,429 near the intersection of Morris Drive and Huntsville-Browns Ferry Road.

These numbers are currently low but could increase if Morris Drive is extended to U.S Highway 72.

Criteria #3: Private and Public Impacts and Benefits - The requested zoning change is consistent with other zoning requests for properties in Limestone County. The Madison City Schools are impacted with the development of each new subdivision. However, the developer is proposing larger lots when developed.

Staff recommends approval of the amendment to the *Official Zoning Map* from *AG, Agriculture* to *R3A, Single-Family Detached Residential*.

Commission Comments:

Chairman Bianca asked how many number of properties were to be added, from rezoning the property. Mr. Blizzard answered him that the rezoning would create 35 to 37 new lots.

Public Comments:

There were no comments from the public.

Motion:

Mr. Brooks moved to recommend City Council to rezone James D. Hall and Rhonda Hall Szamier property from *AG, Agriculture District* to *R-3A, Single-Family Detached Residential*. Mrs. McCollum seconded the motion.

Final Vote:

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

Motion Carried

Public hearing held to consider Maynard, Cooper, & Gale P.C. and the owner of Madison Office Complex, LLC request to rezone property located south of Kyser Boulevard and east of Sullivan Street from *R2, Medium Density Residential District* to *B2, Community Business District*.

Applicant Comments:

Emily Chancey from Maynard, Cooper, & Gale presented the request for a small doctor's office that will be open on normal business days and business hours.

Staff Comments:

Mr. Blizzard informed the commission that the subject property is located south of Kyser Boulevard and east of Sullivan Street. The subject property is surrounded by *Home Place Subdivision*, it is not part of that subdivision or any other subdivision. The subject property has an area of 1.15 acres. The applicant is requesting to change the zoning of the subject property from the *R2, Medium Density Residential District* to *B2, Community Business District*. The subject property is located in the Midtown Key Development District. The properties north of *Home Place Subdivision* are designated as a *Destination Commercial Node*. The purpose of this designation is to stimulate commercial revitalization in and near the Historic Downtown. The area east of *Home Place Subdivision* is occupied by the central offices of the Madison City School Board and the municipal football stadium. The Growth Plan indicates that the primary goal for this area is for additional recreational facilities. This goal is in conjunction with one of the key recommendations of the Madison Parks & Recreation Plan, which recommends a downtown

recreation campus. The City Council is currently studying the benefit of the downtown recreational campus in this area. The area south of *Home Place Subdivision* is designated as a potential hospitality core based in proximity to Huntsville International Airport and the Historic District. The properties to the west are part of *Meadow Lark Subdivision* and not part of any key development area.

The requested rezoning will not have a significant impact on the goals established for the *Mid-Town KDA*. The subject property, as well as all adjoining properties are designated *RL, Residential Low Density* on the Future Land Use Map.

In regards to the Future Land Use Map, the properties surrounding the north, east and southern boundaries of *Home Place Subdivision* are designated as *C, Commercial* or *CBD, Central Business District*. The properties to the west have a designation of *RL, Residential Low Density*. Currently, the subject property and the adjoining properties to the north, east and south are zoned *R2, Medium Density Residential* and the properties to the west are zoned *R1B, Low Density Residential*.

Staff recommends the subject property be rezoned from *R2, Medium Density Residential* to *B2, Community Business*. It should also be noted that this zoning designation requires good landscaping and screening.

Public Comments:

Leslie Duncan was concerned about gas lines and traffic congestion issues. She was also worried that the building will not be used as a doctor's office, but any use that could be allowed in the *B2 District*.

Judy Parker was also concerned about traffic congestion issues. She was more concerned with the use of the subject property and does not want a gas station to be located there.

Gary Ray Sr. was concerned with traffic congestion issues and future use of the business to be located at the subject property.

Emily Chancey informed the public that the use of the building is intended for a doctor's office and will only be open during normal business days and normal business hours.

Moni Bodla currently has a doctor's office down the street from the subject property and intends to use the building as a doctor's office. She also said she is happy living in the community in Madison, and does not plan to relocate any time in the near future.

Commission Comments:

Councilman Potter stated that a doctor's office would not add to the traffic congestion problems any more than residential use would. He said that he feels doctor's offices do not contribute to rush hour traffic.

Mr. Brooks asked if *B2 Districts* allow gas stations. Mr. Blizzard informed him that gas stations are permitted in the *B2 District*. Brooks then asked if we could rezone the property and restrict the use. Attorney Kelly Butler answered that you could not do that.

Mr. Cowles stated that the current residential designation is not a good use for the property and that it is a good idea to rezone the property to *B2*. He also said that he felt a doctor's office would be a good use and agreed that it would be much better than a gas station.

Councilman Potter stated that the *B2 District* has been revised and is now much more community friendly in regards to the screening and buffering techniques required.

Motion:

Mr. Cowles moved to recommend City Council to rezone Maynard, Cooper, & Gale P.C. and the owner of Madison Office Complex, LLC request to rezone property located south of Kyser Boulevard and east of Sullivan Street from *R2, Medium Density Residential District* to *B2, Community Business District*. Mr. Cameron Grounds seconded the motion.

Final Vote:

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

Motion Carried

Subdivision Plats

Cedar Cove Subdivision, Phase 1 – Preliminary Plat

Location: East of Segers Road and south of Powell Road

Representative: 4-Site, Inc.

Applicant/Owner: Diltina Development

Lots: 50 lots & 1 common area

Acreage: 24.23

Applicant Comments:

Brad Bailey, 4-Site Inc. presented the request.

Staff Comments:

Mr. Blizzard informed the commission that the subject property has an area of 24.23 acres of land and is located east of Segers Road and *Stillwater Cove Subdivision*; and south of Powell Road. The property is currently zoned *R-3A, Single-Family Detached Residential*. A preliminary plat for *Cedar Cove Subdivision* was approved in December of 2014, with contingencies. This approval allowed for the development of fifty (50) lots and a common area. The preliminary plat has not be finalized and approved for development. The issue remaining is whether the *U.S. Army Corps of Engineers* will take jurisdiction of

the existing pond, along with a jurisdictional stream. If the *Corps of Engineers* does take jurisdiction of the pond, it could require a redesign of the approved layout. The uncertainty of whether the *U.S. Army Corps of Engineers* was considering taking jurisdiction of the existing pond was not known to staff until the new preliminary plat was submitted for the April agenda. The applicant is requesting approval of *Cedar Cove Subdivision, Phase 1* for the development of twenty (20) lots. Any decision by the *U.S. Army Corps of Engineers* will not affect the development of this portion of the subdivision. Staff, and the Technical Review Committee, recommend the approval of *Cedar Cove Subdivision, Phase 1* with the contingencies noted in the Staff Report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the commission.

Motion:

Mr. Cowles moved to approve Cedar Cove Subdivision Phase 1 given the following contingencies:

Planning Department Comments:

1. The "Point of Beginning" is labeled in two places on Sheet 2. Delete the incorrect one.
2. Signatures:
 1. Phone
 2. Cable
 3. Athens Utilities
 4. North Alabama Gas
 5. Limestone County Sewer & Water
 6. Fire Flow Certificate

Engineering Department Comments:

1. Provide square footage to ROW to be dedicated to city
2. Minimum FFE of each lot is required on the plat
3. Add concrete headers to stub street
4. Provide gutter spread on s-inlets

Mr. Brooks seconded the motion.

Final Vote:

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

Motion Carried

Crown Pointe Subdivision, Phase VII –Preliminary Plat

Location: East of Balch Road and north of Gillespie Road

Representative: 4-Site, Inc.

Applicant/Owner: Spencer Farms, LLC

Lots: 48 lots

Acreage: 53.32

Applicant Comments:

Brad Bailey, 4-Site Inc. presented the request.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property has an area of 53.32 acres and is part of *Crown Pointe Subdivision*, which is located east of Balch Road and north of Gillespie Road. The subject property is zoned *R-3A, Single-Family Detached Residential*. *Crown Pointe Subdivision* has received final plat approval for *Phases I, II, III, III Part 2 and IV* totaling 158 lots. There are two active preliminary plats for *Phases V and VI* totaling 37 lots currently under development. The applicant is requesting preliminary plat approval for *Crown Pointe Subdivision, Phase VII*. The approval of this phase will authorize the development of an additional 48 lots, bringing the total number of lots under development to 85. Staff, and the Technical Review Committee recommend approval of the preliminary plat and constructions plans for *Crown Pointe Subdivision, Phase VII* with the contingencies noted in the Staff Report.

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Wesson asked if the common area would have handicapped pedestrian access. Jerry Cargile answered that no ramp is shown for handicapped access because of grading and drainage issues.

Motion:

Mr. Cowles made a motion to approved *Crown Pointe Phase VII Preliminary Plat* given the following contingencies:

Planning Department Comments:

1. Signatures:
 1. Phone
 2. Cable
 3. Huntsville Utilities
 4. North Alabama Gas

Mrs. McCollum seconded the motion.

Final Vote:

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

Motion Carried

Foxfield Subdivision, Phase III – Certified Plat

Location: East of Balch Road and north of Spotted Fawn Drive

Representative: 4-Site, Inc.

Applicant/Owner: Bradley & Brenda Travis, Foxfield Development, LLC and Tim & Jacqueline Raines

Lots: Lot 37 & 38

Acreage: 5.24

Applicant Comments:

Bradley Bailey, 4-Site Inc. presented the request.

Staff Comments:

Mr. Blizzard informed the commission that the subject properties have an area of 5.24 acres and are part of *Foxfield Subdivision* which is located east of Browns Ferry Road and north of Spotted Fawn Drive. The property is zoned *R-3A, Single Family Detached Residential*. The lots in consideration for the certified plat are Lot 37 and Lot 38, as well as a conservancy and common area. The conservancy was not defined and no restrictions provided, that staff is aware of. This area is owned by Foxfield Development, LLC. There is also an area owned by Foxfield Development, LLC and situated between Lot 37 & Lot 38. This property was not included in the two residential lots because it is within Special Flood Hazard District AE and if included, the owners would have been required to purchase flood insurance.

The property owner of Lot 38 has installed landscaping and fencing in the conservancy and common area. It should be pointed out, the swimming pool located on Lot 37 was constructed within the sanitary sewer easement. The issue has been resolved by *Madison Utilities* and the property owner with a permissive use agreement. The same certified plat was submitted for approval in June of 2013 but issues with the swimming pool on *Lot 37* located in the sanitary sewer and approval from the various mortgage holders caused the applicants to withdraw the proposed subdivision until now.

The applicant is requesting certified plat approval for *Foxfield Subdivision, Phase III*. The subdivision would consolidate the property between the two lots evenly. A portion of the conservancy and common area adjacent to the rear of *Lot 37* and *Lot 38* would be consolidated as well. The purpose of the subdivision is to incorporate the landscaping and fencing, currently in the conservancy and common area, into *Lot 37*. The purpose for incorporating the area between the two lots is to provide more yard space.

Staff, and the Technical Review Committee recommend approval of the certified plat for *Foxfield Subdivision, Phase III*.

Public Comments:

Michael Holcomb, 133 Foxfield Drive was curious as to where the greenway area pedestrian access would be located.

Moni Bodla, thought that the common area, at one time, was supposed to be a park.

Commission Comments:

Mr. Brooks asked what the original intent with the strip of land was.

Donnie Spencer Jr. answered Mr. Brooks that the strip of land was never intended to be an access point for a greenway because it was in a flood zone and was not suitable to build a residential lot on; therefore, it was deeded over to the Foxfield HOA. He also mentioned that the homeowners of the subject property worked an agreement with their insurance agency.

Motion:

Mr. Brooks made a motion to approve Foxfield Subdivision, Phase III. Mr. Cowles seconded the motion.

Final Vote:

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

Motion Carried

Rainbow Mountain Preserve, Phase II – Certified Plat

Location: North of Eastview Drive and east of Kensington Drive

Representative: Goodwyn, Mills, Cawood

Applicant/Owner: Rainbow Mountain Preserve, LLC

Lots: Lot 10

Acreage: 1.05

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the commission that the subject property has an area of 1.05 acres of land and is located north of Eastview Drive and east of Kensington Drive. It is zoned *R-1A, Low-Density Residential*. The final plat for *Rainbow Mountain Preserve* was approved by the Planning Commission in May of 2010. A pedestrian right-of-way providing access to the City Park was provided along the south and east side of Lot 10. There have been several attempts to vacate the pedestrian right-of-way by the property owner. The most recent attempt included a proposal to relocate the pedestrian right-of-way to the west and south side of Lot 8. This proposal was denied by the City Council partially because of objections from residents of *Clift Cove Subdivision*, which adjoins the west side of Lot 8.

The applicant is requesting approval of a certified plat for *Rainbow Mountain Preserve, Phase 2*. The applicant has submitted an application to vacate the pedestrian right-of-way along the south and west side of Lot 10 and submitted a request to deed a pedestrian right-of-way along the east side of Lot 10. The vacation of the existing pedestrian right-of-way and acceptance of the new pedestrian right-of-way is scheduled to be considered by the City Council on April 27th. The proposed certified plat will not be released for recording until both requests have been approved by the City Council.

Staff, and the Technical Review Committee, recommend approval of the certified plat for *Rainbow Mountain Preserve, Phase 2*.

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Wesson asked if there was an existing home on Lot 9. Mr. Blizzard indicated there was not an existing home, it was a vacant lot and that a natural trail rather than a sidewalk is to be built there.

Mr. Cowles asked if there were to be any markings required for access. Mr. Blizzard answered that there were no requirements established when it was originally platted. Attorney Butler added that as the location gets built up in the future, signage will be something to consider at that time.

Motion:

Mr. Brooks moved to approve *Rainbow Mountain Preserve, Phase II* given the following contingency:

Planning Department Comments:

1. Before this subdivision can be approved, the current pedestrian right-of-way must be vacated and the new pedestrian right-of-way must be deeded to the City of Madison. Once, the new pedestrian right-of-way is deeded, it can be shown on the subdivision plat and the document number labeled.

Councilman Potter seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye

Cynthia McCollum	Aye
Steven Ryder	----
Cameron Grounds	Aye
Lewie Bates	----
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

Forrest Hills Subdivision, 3rd Addition – Certified Plat

Location: North of Old Madison Pike and west of Shelton Road

Applicant/Owner: International Baptist Church

Lots: Tract 3 and “Other lands” parcel

Acreage: 14.22

Applicant Comments:

Thomas Coleman, a member of the church, presented the request on behalf of the preacher.

Staff Comments:

Mr. Blizzard informed the commission that the subject properties have an area of 14.22 acres and they are located north of Old Madison Pike and west of Shelton Road. The current zoning is *R-2, Medium Density Residential*. The subject properties consist of *Tract #3*, a 9.40 acres tract, in *Forest Hills Estates, 2nd Addition* and another 4.72 acre parcel that’s not part of any subdivision. This property is identified as *Other Lands* on Figure 3.

The applicant is requesting certified plat approval to consolidate *Tract #3* and the parcel identified as *Other Lands* into one (1) recorded lot.

The applicant has also submitted a site plan for the construction of a new sanctuary, which is located where the common lot line between *Tract #3* and the parcel identified as *Other Lands* exists. This site for *International Baptist Church* is on the March Planning Commission Agenda, as well.

Staff, and the Technical Review Committee recommend approval of the certified plat for *Forrest Hills, 3rd Addition*.

Public Comments:

Janice Stanley, 1020 Shelton Road thought that the property was going to be used as a residential subdivision. She expressed that the property has flooding and drainage issues. Mr. Bianca answered her that plats are not approved to make conditions worse, but only to improve the property.

Commission Comments:

Mr. Brooks asked if a sidewalk were to be required. Mr. Blizzard answered him that no sidewalk was required.

Motion:

Mr. Brooks moved to approve Forrest Hills Subdivision, 3rd Addition given the following contingencies:

Planning Department Comments:

1. Signatures:
 - 1) Dedication
 - 2) Notaries Acknowledgment
 - 3) Certificate of Accuracy

Mrs. McCollum seconded the motion.

Final Vote:

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

Motion Carried

Public Hearing Closed

Site Plan Approval

International Baptist Church

Location: North of Old Madison Pike and west of Shelton Road

Representative: Thomas Coleman

Applicant/Owner: International Baptist Church

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the commission that the applicant and property owner is the *International Baptist Church* and the design firms are *Coleman Land Design & Development*; and *Meadows Engineering*. The subject properties have an area of 14.44 acres and they are located north of Old Madison Pike and west of Shelton Road. A certified plat for *Forrest Hills Estates 2nd Addition* is also on the March Planning Commission Agenda that proposes to consolidate the two subject properties into one lot. The proposed sanctuary location is where a common lot line exists.

The applicant is requesting site plan approval for the construction of a new sanctuary at the *International Baptist Church* and additional off-street parking. The new worship center will have an area of 15,384 square feet.

Staff, and the Technical Review Committee recommend approval of the *International Baptist Church – New Worship Center*.

Commission Comments:

The Planning Commission discussed if a sidewalk were to be required at the IBC site. The conclusion agreed upon was that there originally was a waived sidewalk requirement and that that waiver should be carried forward.

Motion:

Mr. Cowles made a motion to approve given that the sidewalk requirement waiver be carried forward along with the following contingencies:

Planning Department Comments:

1. The certified plat for Forrest Hills Subdivision, 3rd Addition must be recorded
2. A 5 feet concrete sidewalk is required along all adjoining right-of-ways.
3. Provide the correct occupancy type
4. Provide perimeter and interior landscape calculations
5. Show location of hose bibs
6. Show location of utilities on the landscape plan

Engineering Department Comments:

1. Show proposed grading with spot elevations
2. Provide ADA Compliant parking, signage, access, etc. for proposed building
3. Provide dimensions of all proposed work

Fire Department Comments:

1. Move vault to north side of access drive. The vault must be located at of the right-of-way and in the adjacent easement

Councilman Potter seconded the motion.

Final Vote:

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

Motion Carried

NEW BUSINESS

Mr. Cowles mentioned that in addition to the packet the Planning Commission receives, he would also like a copy of the staff reports during the meeting.

ADJOURNMENT

Chairman Bianca adjourned the meeting at 6:35 p.m.

Minutes Approved

A handwritten signature in black ink, appearing to read "Damian Bianca", is written over a horizontal line.

Damian Bianca, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read "Ross Ivey", is written over a horizontal line.

Ross Ivey, Assistant Planner and Recording Secretary