



**Planning Commission
Minutes of the April 16, 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	Present
Cameron Grounds, CAPZO	Present
Lewie L. Bates, CAPZO	Present
Troy Wesson, CAPZO	Present

PLANNING STAFF PRESENT

Amy Sturdivant, Director of Planning; Johnny Blizzard, AICP, Senior Planner; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Ross Ivey, Assistant Planner; Megan Zingarelli, Consulting Attorney

REGISTERED PUBLIC ATTENDEES

Tim Holcombe, Joey M. Burgreen, Charles T. Erwin, Billy H. Smith, Daniel Field, Gary Francis, Christian List, David Hall, Jeff Mullins, Stan Flack, Tom Hareas, Joe Murphy, Jonathan McGee, Russ Howison, Chuck Faulker, David Slyman, Todd Slyman

ACCEPTANCE OF THE AGENDA

Chairman Bianca moved Midtown Marketplace to the first item to be discussed on the agenda.

COMMENTS

There were no comments from the Commission.

APPROVAL OF THE MINUTES

Councilman Potter moved to approve the minutes of the March 19, 2015 Regular Meeting minutes. Mr. Bates 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	

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC COMMENTS

Charles Erwin, 139 Bluebell Drive had concerns with drainage and the retention pond at the specified location that Midtown Marketplace is to be developed. Chairman Bianca assured him that due diligence was given and that his questions and concerns would be addressed by staff in the reports to follow.

Site Plan Approval

Midtown Marketplace – Site Plan

Location: Northeast intersection of Browns Ferry Road and Wall-Triana Highway
Representative: Mullins, LLC
Applicant/Owner: Joann Locke Couch
Lots: Tract 1 and Tract 2
Acreage: 20.23

Applicant Comments:

Jeff Mullins presented the request on behalf of *The Sembler Company*.

Staff Comments:

Mr. Blizzard informed the commission that the applicant is *The Sembler Company* and the property owner is *Joann Locke Couch*. The subject properties consists of three separate parcels with a combined area of 20.23 acres. The subject properties are located at the northeast intersection of Browns Ferry Road and Wall-Triana Highway. The adjoining properties to the west are within *Park Meadow Subdivision*. This subdivision is located on the west side of Wall-Triana Highway. The adjoining properties to the south are partially within *Meadow View Subdivision* and the remaining properties are currently undeveloped. The adjoining properties to the east are zoned *B2, Community Business*.

The applicant is seeking approval of a site plan to construction a 100,000 square-foot grocery store with a fuel station; and a 12,000 square-foot retail center. The facilities combined will have 562 parking

spaces. The grocery store and fuel center will be constructed on an 11.22 acre lot. The retail center will be constructed on a separate parcel with an area 2.06 acres. The subject properties when subdivided will include three outparcels with a combined area of 3.34 acres. The remaining acreage will be dedicated as additional right-of-way when the subdivision plat is submitted at a future meeting.

Staff, and the Technical Review Committee, recommend the approval of the site plan for *Midtown Marketplace* with the contingencies listed in the staff report.

Gary Chynoweth added that all of the drainage issues have been resolved with the applicant and no one came to his office to address concerns after several invitations were extended. He also added that the 24" outlet pipe was reduced to 15" to discharge into the detention pond. This change in pipe sizing will have an insignificant effect on drainage from the Kroger site into the detention pond.

Commission Comments:

Chairman Bianca asked about road improvements on Wall-Triana Highway. Mr. Chynoweth answered that there will be a right turn lane at the intersection to the site continuous to Wall-Triana. He also added that the intersection at Wall-Triana should be improved.

Councilman Potter asked if the developer would be extending Landers Road into the property and wrapping it around. Mr. Chynoweth answered that once the site is developed the plan does call to extend Landers into the property and that should reduce the stress and tension off Wall-Triana.

Mr. Brooks asked if there was a plan to improve the existing Landers Road. Mr. Chynoweth answered that there is no current plan to improve the existing Landers Road.

Motion:

Mr. Ryder made a motion to approve given the following contingencies:

Planning Department Comments:

1. Submit a revised elevation plan

Mr. Bates 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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

PUBLIC HEARINGS

Zoning Map Amendments

Public hearing held to consider John Charles Johnson's request to zone property located at 454 Gillespie Road to R1A, Low Density Residential. This zoning is in conjunction with a request to be annexed into the City of Madison.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the commission the applicant and property owner is *John Charles Johnson*. This request is in conjunction with a request to annex into the City of Madison. The subject property is located at the southwest intersection of Gillespie Road and McDermott's Way. The subject property is occupied by a single-family detached dwelling and is occupied by a family.

The subject property is part of *Fred Willis Subdivision*. The property has an area of 0.66 acres or 29,156.80 square feet. The plat for *Fred Willis Subdivision* was approved by the City of Madison Planning Commission in November of 1984. The property was located in unincorporated Madison County but at that time the City of Madison had jurisdiction over subdivisions five (5) miles beyond their city limits and therefore reviewed it. A portion of *Fred Willis Subdivision* was annexed into the City of Madison and incorporated into *Collinwood Estates, 1st Addition* approved by the Planning Commission in July of 1992

The applicant has petitioned the City of Madison for annexation of *Lot 1, Fred Willis Subdivision* also known as 454 Gillespie Road. With the annexation, the applicant is requesting approval to zone the property to *R1A, Low Density Residential*.

Staff has reviewed the compatibility, impact and benefits to the City, surrounding property owners and the owner/applicant of the zoning. The Planning Commission should study and consider the proposed zoning in relation to the following criteria. In preparing this report, the staff used the same criteria to formulate a recommendation in favor of the proposed zoning.

The subject property and several other adjoining and nearby properties are islands of incorporated land surrounded by the city limits of Madison. It's a benefit to the City of Madison that the subject property be annexed and be under the jurisdiction of the *Zoning Ordinance*, which will ensure the property will be used for residential purposes and other city codes and ordinances. Since, the residents of the property have access to many city services already, the additional property tax will also benefit the City and help offset the cost of the city services enjoyed by the residents. The residents will also benefit from added protection from Madison Police and Fire Department, which are the nearest emergency responders. The residents will also benefit from schools minutes away and not miles away.

Staff recommends approval the applicant's request to zone 454 Gillespie Road to *R1A, Low Density Residential* upon annexation into the City of Madison.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Cowles moved to recommend City Council to zone John Charles Johnson's property located at 454 Gillespie Road to *R1A, Low Density Residential*. Mr. Bates 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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Public hearing held to consider Michelle Tangeman's request to rezone property located at Lot 57 of Morris Estates Subdivision to *R1A, Low Density Residential*. This zoning is in conjunction with a request to be annexed into the City of Madison.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed commission that the applicant and property owner is *Michelle Tangeman*. This request is in conjunction with a request to annex into the City of Madison. The subject property is located in *Morris Estates Subdivision* which is north of Powell Road and west of Burgreen Road, at the southwest corner of Rail Drive and Cardinal Drive. Identified as *Lot 57, Morris Estates Subdivision Addition 2*, the subject property has an area of 38,242 square feet or 0.87 square feet. The plat for *Morris Estates Subdivision Addition 2* was recorded in October of 1985. This plat was approved by the Limestone County Commission.

The applicant has petitioned the City of Madison for annexation of *Lot 57, Morris Estates Subdivision, Addition 2*. With the annexation, the applicant is requesting approval to zone the property to *R1A, Low Density Residential*.

Morris Estates Subdivision contains ninety-five (95) lots, which are either occupied by a single-family detached dwellings or developed for such a use. Fifty (50) of the lots in *Morris Estates Subdivision* have been annexed into the City of Madison and zoned *R1A, Low Density Residential*. The density threshold for *R1A, Low Density Residential* is 2.42 with a minimum lot size of 18,000 square feet. The subject property has a minimum lot size of 38,242 square feet.

Staff recommends approval of the applicant's request to zone *Lot 57 of Morris Estates Subdivision to R1A, Low Density Residential District* upon annexation.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Cowles moved to recommend City Council to zone Michelle Tangeman's property located at Lot 57 of Morris Estates Subdivision to R1A, Low Density Residential. Mr. Bates 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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Subdivision Plats

Brazelton Commercial Park, Phase III – Certified Plat

Location: South of Madison Boulevard and west of Zierdt Road

Representative: Mullins, LLC

Applicant/Owner: Safe Ministorage

Lots: 3

Acreage: 2.94

Applicant Comments:

Jeff Mullins, Mullins LLC presented the request.

Staff Comments:

Mr. Blizzard informed the commission that the applicant and property owner is *Safe Mini Storage, LLC* and the design firm is *Mullins, LLC*. The subdivision contains 2.94 acres. The subject property is located south of Madison Boulevard and west of Zierdt Road. The subject property is zoned *B3, General Business*. The adjoining properties to the north are zoned *M1, Restricted Industrial*. Those properties include *Faith Memorial Cemetery* and the remaining parcel that is undeveloped. The property to the east is zoned *B3, General Business* and is occupied by a medical office. The property to the south is located south of I-565. This property is zoned *M1, Restricted Industrial* and is undeveloped. The property to the west is zoned *B3, General Business* and is occupied by *The Keeling Company*, which sales irrigation equipment.

The applicant is requesting certified plat approval for *Brazelton Commercial Park, Phase III* to resubdivide *Lot 2B* and *Lot 2C* of *Brazelton Commercial Park, Phase II*. Staff, and the Technical Review Committee recommend approval of the certified plat for *Brazelton Commercial Park, Phase III* with the contingencies listed in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the commission.

Motion:

Mr. Bates moved to approve *Brazelton Commercial Park, Phase III* given the following contingencies:

Planning Department Comments:

1. Submit a title opinion
2. Signatures
 1. Dedication
 2. Notaries Acknowledgement

Engineering Department Comments:

1. Correct spelling in 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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Cedar Acres – Final Plat

Location: West of Burgreen Road and south of Cedar Acres Drive

Representative: Mullins, LLC

Applicant/Owner: KB Development

Lots: 62

Acreage: 27.73

Applicant Comments:

Jeff Mullins, Mullins LLC presented the request.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant and property owner is *KB Development* and the design firm is *Mullins, LLC*. The subject property contains 27.73 acres. The subject property is located west of Burgreen Road and south of Cedar Acres Drive. The subject property is zoned *R3A, Single-Family Detached Residential*.

The applicant is requesting final plat approval for *Cedar Acres Subdivision*. The subdivision information is provided in Table 2 below. The final plat is consistent with the approved preliminary plat. Staff, and the Technical Review Committee recommend final plat approval for *Cedar Cove Subdivision* with the contingencies listed in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mrs. McCollum made a motion to approve Cedar Acres – Final Plat given the following contingencies:

Planning Department Comments:

1. Submit performance bonds
2. Sheet 2 Signatures:
 1. Dedication
 2. Notaries Acknowledgment
 3. Limestone W & S Authority
 4. North Alabama Gas
 5. Athens Utilities

Engineering Department Comments:

1. Eliminate Note #23. This note references that property owners are responsible for maintenance of common areas. This note duplicates Note #14.
2. Sign Fee:
 1. Stop/Street (6x\$750=\$4500)
 2. RSL (2x\$150=\$300)
 3. TOTAL = \$4800
 4. End of street markers installed by contractor

Mr. Bates 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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Greenbrier Hills Subdivision – Layout Amendment

Location: Generally east and south of Hardiman Road

Representative: 4-Site, Inc.

Applicant/Owner: Madison Land Resources

Lots: 277

Acreage: 94.99

Applicant Comments:

Joe Murphy presented the request.

Staff Comments:

Mr. Blizzard informed the commission that the applicant and property owner is *Madison Land Resources* and the design firm is *4-Site, Inc.* The subject property is zoned *R3A, Single-Family Residential*. The applicant is requesting an amendment of the original layout to add four (4) additional lots in replace of the common area. This will bring the total number of lots to 277 residential lots.

Staff, and the Technical Review Committee recommend approval of the layout amendment for *Greenbrier Hills Subdivision* with the contingencies listed in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

Mr. Wesson had concerns about the sewer at the entrance of the subdivision. David Hall answered him that the sewer has been rerouted at the entrance of the subdivision and that has been addressed in the form of an ECO.

Motion:

Mr. Brooks made a motion to approve Greenbrier Hills Subdivision Layout Amendment given the following contingencies:

Planning Department Comments:

1. The Preliminary plat for Greenbrier Hills, which was previously approved by the Planning Commission must have all outstanding contingencies addressed and have all required signatures.
2. An engineering change order ECO must be submitted and approved modifying the construction plans to accommodate the new lots.

Mr. Ryder 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	Aye
Cameron Grounds	Aye

Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

The Village at Oakland Springs – Layout Amendment

Location: West of Morris Drive and south of Huntsville-Browns Ferry Road

Representative: Goodwyn, Mills, Cawood

Applicant/Owner: Placemakers of North America

Lots: 101

Acreage: 157.11

Applicant Comments:

Chuck Faulkner, GMC presented the request.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant and property owner is *Placemakers of North America* and the design firm is *Goodwyn, Mills & Cawood*. The subject property is located west of Morris Drive and south of Huntsville-Browns Ferry Road. The subject property is zoned *TND, Traditional Neighborhood District*. The surrounding properties are zoned *AG, Agriculture*.

The Planning Commission approved a layout plan for *The Village at Oakland Springs* in December of 2014. The applicant has submitted a preliminary plat for the April 16th, Planning Commission meeting as well.

The applicant is requesting to relocate the all-weather road to be installed per the Fire Marshal's direction. The all-weather road was required by the Fire Marshal to satisfy the *Section 5-3-9 (3) of the Subdivision Regulations*, which requires a second entrance with more than 51 lots. Figure 3 shows the location of the all-weather road on the approved layout plan. It is located near the western boundary of the property. The applicant is requesting the all-weather road be relocated approximately seventy (70) feet east of the *Wayne & Sherry Poole* property. The applicant has submitted a preliminary plat for 101 lots and the proposed location of the all-weather road works better with the development plan.

The applicant is also requesting to amend cross-section (1) one. Cross-Section (1) was adopted for the main boulevard. The cross-section currently adopted in the approved layout plan provides for a 60 foot paved surface area with 44 feet devoted for vehicular circulation. Eight (8) feet at each end of the paved area is to be used for on-street parking. The amendment proposes to increase the right-of-way of the main boulevard to eighty (80) feet at a point beginning approximately 150 feet south from Huntsville-Browns Ferry Road. The cross-section proposes a sixty (60) feet paved area, with 22 feet of the paved area devoted for vehicular circulation. Nineteen (19) feet at each end of the paved area is to be used for on-street parking.

The applicant was also requesting to amend the first 150 feet of the main boulevard beginning at Huntsville-Browns Ferry Road. The applicant proposed a 53 foot right-of-way and a 33 foot paved area entirely devoted for vehicular circulation. No on-street parking will be provided in this area. State law prohibits parking within 75 feet of an intersection. The Technical Review Committee recommended no

parking be allowed within 150 feet of this particular intersection in anticipation it will become a signalized intersection in the future. The 150 feet is the estimated distance stacking will reach with a signalized intersection.

Staff, and the Technical Review Committee recommend approval of the layout amendment for *The Village at Oakland Springs* with the contingencies listed in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

Councilman Potter asked how the on-street parking would be oriented. Chuck Faulkner answered him that it would be nose-in parking at a forty-five (45) degree angle.

Motion:

Mr. Bates moved to approve The Village of Oakland Springs Layout Amendment given the following contingency:

Fire Department Comments:

1. Correct easement access to Huntsville-Browns Ferry Road.

Mr. Ryder 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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

The Village at Oakland Springs – Preliminary Plat

Location: West of Morris Drive and south of Huntsville-Browns Ferry Road

Representative: Goodwyn, Mills, Cawood

Applicant/Owner: Placemakers of North America

Lots: 345

Acreage: 157.11

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the applicant and property owner is *Placemakers of North America* and the design firm is *Goodwyn, Mills & Cawood*. The subject property is located west of Morris

Drive and south of Huntsville-Browns Ferry Road. The Planning Commission approved a layout plat for *The Villages at Oakland Springs* in December 2014. The applicant is requesting preliminary plat approval for *The Villages at Oakland Springs*. Mr. Blizzard noted that there were a number of outstanding comments to be addressed. Given the number of outstanding comments, Staff, and the Technical Review Committee recommend approval of the preliminary plat for *The Village at Oakland Springs*, with the contingencies listed in the staff report.

Public Comments:

David Slyman, developer of the project expressed that he does not want to limit on-street parking. He mentioned that on-street parking is important for TND live/work units and it is also important in the commercial areas. He feels that on-street parking can be used as a natural traffic calming device.

Commission Comments:

Chairman Bianca asked if there were any limits or restrictions in front of the residential units. Mr. Chynoweth answered him that state law gives requirements at intersections. Bianca then asked if this would be exceeding the state law requirements. Chynoweth answered in lieu of not posting signage, 75 feet may be only option for larger vehicles and emergency vehicles.

Councilman Potter asked about the No Parking Ordinance and if this street would need to be added to the list of streets that do not allow on-street parking. Mr. Chynoweth answered that he is willing to work with the developer and architect on this issue because we ultimately want good traffic flow.

Motion:

Mr. Cowles moved to approve The Village at Oakland Springs Preliminary plat given the following contingencies:

Planning Department Comments:

1. Layout amendment must be approved
2. A plan for the location of no-parking designations must be submit to and approved by the City Council.
3. The project engineer cannot stamp the preliminary plat.
4. Seal/Signature of the surveyor must be affixed to the preliminary plat
5. Signatures:
 - 1) Limestone Water & Sewer Authority
 - 2) Certificate of Accuracy

Engineering Department Comments:

1. Show erosion control phasing
2. Orange construction fencing required at floodway boundary line with erosion control measures offset a minimum of 1' or of a distance sufficient for the installation of the erosion control measures
3. Show turning radii at street and alley intersection to define limits of hardened shoulder and to ensure clearance of street lights and fire hydrants
4. Correct x-section details 5 and 8
5. Provide drainage at main entrance

6. Provide HGL's on all storm profiles
7. Show storm and sanitary on road profiles
8. Label Contours
9. End of Road/Stub Road fees to be paid for & installed by contractor

Fire Department Comments:

1. Need overall water main and fire hydrant location map for entire development per previous approved submission.
2. Not all fire hydrants have 26' of clearance 20' either side of hydrant particularly on Street "D"
3. Add one additional hydrant at second driveway to the east
4. Correct scale on sheet 17
5. Add note to keep temporary access road clear of debris and NO staging/parking on roadway

Mr. Bates 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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Burgreen Place Subdivision – Layout Amendment

Location: North of Huntsville Browns-Ferry Road & West of Burgreen Road

Representative: Smith Engineering Company, Inc.

Applicant/Owner: Wright Homes, LLC

Lots: 63

Acreage: 23.08

Applicant Comments:

Billy Smith, Smith Engineering presented the request on behalf of Jim Wright.

Staff Comments:

Mr. Blizzard informed the Commission that the applicate and property owner is *Wright Homes, LLC* and the design firm is *Smith Engineering Company, Inc.* The subject property is zoned *R3A, Single-Family Detached Residential*. The adjoining property to the north is within unincorporated Limestone County and not zoned. This property is occupied by a single-family detached dwelling on a rural lot. The properties adjoining the east boundary that are within the City of Madison are zoned *R3A, Single-Family Detached Residential* and those properties within unincorporated Limestone County are occupied by single-family detached dwellings on larger rural lots. Two properties adjoin the south boundary of the

subject property. Both are within unincorporated Limestone County. The larger property is used for agricultural purposes and the smaller lot is occupied by a single-family detached dwelling on a large rural lot. The adjoining property to the west is within unincorporated Limestone County and is occupied by a single-family detached dwelling on a large rural lot.

The Madison Planning Commission approved the layout plan for *Burgreen Place Subdivision* in May of 2013. The layout approved 62 lots and 4 common areas on 23.08 acres. The Planning Commission approved a preliminary plat for *Burgreen Place, Phase 1* in June of 2013, the preliminary plat authorized the development of 45 lots, 1 tract, and 2 common areas for signage at the entrance of the subdivision. The final plat was approved by the Planning Commission in December of 2013. This phase of *Burgreen Place Subdivision* is consistent with the layout plan approved in May of 2013.

The specific area of the layout to be amended is the configuration of lots 19-24, 32-35, *Common Area 2*, and the wetland boundary. The applicant has also submitted a preliminary plat for *Burgreen Place Subdivision, Phase 2*. The applicant is requesting an amendment to the original, approved layout. The new configuration will place all the wetlands and the jurisdictional spring within *Common Area 2*, except for a small portion located at the rear of Lot 23. The applicant has applied for a *Nationwide Permit* from the *U.S. Army Corps of Engineers* to fill this portion of the wetlands. The number of lots in the proposed amendment will increase from twelve (12) lots to thirteen (13) lots. The total area of the residential lots is slightly less than currently provided for in the approved layout. *Common Area 2* will increase by 4,868 square feet with the proposed layout. The extra area will accommodate a detention pond to be located at the rear of Lot 35 and ensure the wetlands and jurisdictional stream are within *Common Area 2*.

Staff, and the Technical Review Committee recommend approval of the amendment to the layout plan for *Burgreen Place Subdivision*, 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. Bates made a motion to approve the Layout Amendment for *Burgreen Place Subdivision*, given the following contingencies:

Planning Department Comments:

1. The Nationwide Permit to fill the wetlands must be approved before the signing of this layout.

Mr. Ryder 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	Aye

Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

Burgreen Place Subdivision Phase II – Preliminary Plat

Location: North of Huntsville Browns-Ferry Road & West of Burgreen Road

Representative: Smith Engineering Company, Inc.

Applicant/Owner: Wright Homes, LLC

Lots: 18

Acreage: 6.51

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the background information he had previously just presented was all the same from his previous report and he described the outstanding contingencies that needed to be addressed.

The applicant is requesting preliminary plat approval to development of 18 lots and 1 common area on 6.51 areas. Staff, and the Technical Review Committee recommend approval of the preliminary plat for *Burgreen Place Phase II Subdivision*, with the contingencies listed in the staff report.

Public Comments:

Billy Smith told the Commission that the sewer was not going to go through the wetlands, it was instead going through the stem connection to the wet weather spring. He also said that Engineering will yield this over to the Corp of Engineers. He finally stated that all of the contingencies listed in the report had been addressed, and they are just waiting on the Nationwide Permit.

Commission Comments:

Chairman Bianca asked if it was okay to move contingent to the Nationwide Permit. Mr. Chynoweth said it is indeed okay to do so. Mr. Chynoweth also added that he foresees sanitary sewer going through a spring to be an issue in the future.

Motion:

Mr. Cowles made a motion to approve *Burgreen Place Subdivision Phase II, Preliminary Plat* given the following contingencies:

Planning Department Comments:

1. All sheets of construction plans must be sealed by the engineer
2. Signatures:
 - 1) Limestone County W & S Authority
 - 2) Athens Utilities
3. Sheet 2: Delete Note 24. It's not applicable to Phase 2.
4. Sheet 5: Can sanitary sewer line be constructed through the wetland?

Engineering Department Comments:

1. Show erosion control phasing during construction
2. Provide details of sewer crossing at wetlands
3. SD-03 and SD-05 HGL's do not meet city standards
4. Detention pond outlet control devices are modeled incorrectly
5. Required:
 - 1) Grade berm at rear of lots 20 & 21
 - 2) Pad Elevations or minimum FFE on each lot

Mr. Bates 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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Northside Subdivision – Certified Plat

Location: East of Hughes Road and north of Roema Drive

Representative: SAIN Associates, Inc.

Applicant/Owner: Amiras, Inc.

Lots: 2

Acreage: 6.27

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the property owner is *Amiras, Inc.* The applicant and design firm is *Sain & Associates, Inc.* The subject property is located east of Hughes Road and north of Roema Drive. The subject property is zoned *B3, General Business*. The adjoining property to the north is zoned *B3, General Business*. This property is occupied by a restaurant. The adjoining properties to the east are partially with unincorporated Madison County and partially in the City of Madison. All the properties are occupied by single-family detached dwellings and are all within *Rainbow Subdivision*. Those lots within the City of Madison are zoned *AG, Agriculture*. One of the properties adjoining the south boundary is zoned *AG, Agriculture*. This lot is part *Rainbow Subdivision* and occupied by a single-family detached dwelling. The property to the west of the subject property is zoned *B3, General Business* and is utilized as an automobile service center.

The applicant is requesting approval of a certified plat to subdivide the subject property into two lots. Table 2 provides general information about the subdivision. Staff, and the Technical Review Committee

recommend approval of the certified plat for *Northside Subdivision* with the contingencies listed in the staff report.

Public Comments:

There were no comments from the public.

Comments from the Commission:

There were no comments from the Commission.

Motion:

Mr. Bates motioned to approve *Northside Subdivision, Certified Plat* given the following contingencies:

Planning Department Comments:

1. Signatures:
 1. Dedication
 2. Notaries Acknowledgment
 3. Certificate of Accuracy
2. Add a Planning Commission Certificate.

Engineering Department Comments:

1. Submit a closure tape.

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	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

Motion Carried

Public Hearing Closed

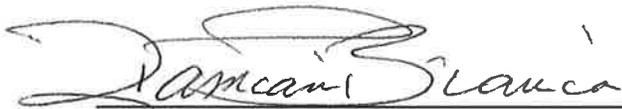
NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

Chairman Bianca adjourned the meeting at 6:28 p.m.

Minutes Approved



Damian Bianca, Chairman

ATTEST:



Ross Ivey, Assistant Planner and Recording Secretary