



**PLANNING COMMISSION**  
**CITY OF MADISON, ALABAMA**  
**MINUTES OF THE JULY 15, 2010 REGULAR MEETING**

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

**ROLL CALL**

**Planning Commission Board Members**

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

**PLANNING STAFF PRESENT**

AMY FURFORI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PLANNING; JOHNNY BLIZZARD, CHIEF PLANNER; KELLY BUTLER, CITY ATTORNEY; GARY CHYNOWETH, CITY ENGINEER; KEITH CONVILLE, ENGINEERING TECHNICIAN; AND SHERRI BLAIR, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

**REGISTERED PUBLIC ATTENDEES**

Don Spencer, Jr.; Chris Denham; Ed Collins; Ricky Robinson; David Chisgar; Tim Holcombe; Adam Chlopek; Hung V. Nguyen; Jentry F. McGee; Arthur Spencer; Nancy Knox.

**Minutes Approval**

June 17, 2010 Minutes of Regular Meeting - Chairman Brown stated that the minutes will be approved as corrected.

**Public Comments**

Chairman Brown opened the floor to public comment. There being no public comment, Chairman Brown closed the floor.

**Certified Plats**

1) Jack's Madison Subdivision  
Location: southeast corner of Hughes Road and Sharp Boulevard  
Representative: Denham Land Surveyors, LLC  
Owner: North Alabama Bank  
Lots: 1  
Acreage: 1.432

**Staff Report:** Johnny Blizzard stated the Technical Review Committee has reviewed this project and all the comments have been satisfied with the exception of Planning comment number 7 and Engineering comment number 3. He explained that Jack's had purchased two lots and was merging them into one lot for the purpose of a new restaurant on site.

**Developer Comments:** No comments.

**Public Comments:** No comments.

**Board Comments:** No comments.

**Motion:** Steve Ryder, move to approve the Certified Plat of Jack's Madison Subdivision subject to satisfaction of Planning comment 7 and Engineering comment 3. Mr. Grounds seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion carried.**

**Layout Plats**

2) Gillespie Place

Location: northeast corner of Balch Road and Gillespie Road intersection

Representative: 4-Site, Inc.

Owner: DBS Properties II, LLC

Lots: 273

Acreage: 175.90

**Staff Report:** Amy Furfori stated the Technical Review Committee has reviewed this project and all the comments have not been satisfied. She further explained the variance requests. She detailed the color coding and stated that Planning staff will make recommendations that will meet regulations but also improve quality of life to include: access easement to corner commercial to increase walkability; a portion of the common space to be donated to the Land Trust for a walking path to Columbia and for open space; the circle shown is a preservation area and cultural landmark; loop lanes instead of cul-de-sacs will allow better way for kids to access open space. She opined that the plan is outstanding, walkable to school, shopping and common areas.

**Developer Comments:** Don Spencer, Jr. explained common areas; wetland soils and vegetation. Land Trust would make the walking area a public pedestrian access. Once the areas are owned by the Land Trust they cannot be developed. Other common areas will be platted as conservation areas.

**Public Comments:** David Chisgar, 105 DuPont Circle, voiced concerns about traffic on Gillespie; wetland preservation and sidewalks on both sides of Gillespie; Ed Collins, 303 Crownridge Drive, on behalf of the HOA Alliance stated his concerns about common area designation and suggested it be marked as Land Trust land instead; Tim Holcombe, 215 Walden Glen Road, applauded staff and developer stating the layout was better than seen before. He echoed Mr. Collins' concern and suggested Land Trust area be marked as "conservancy" "green space" to eliminate any confusion.

**Board Comments:** Mr. Potter questioned staff about definition of wetlands and HOA controlled property; Mr. Ryder questioned staff about Balch entrance. Amy Furfori stated the topography and

location of other streets prevents a Balch entrance. Keith Conville stated Gillespie will be widened in the future to allow for a turn lane. Mr. Bianca questioned the common use of 46' turn lane. Johnny Blizzard said it works well in Foxfield and Spencer Green and that Fire Department allows it. Board members and staff discussed use of traffic circles and open space designations.

**Motion:** Mr. Ryder moved to approve the requested variance to Section 5-4 of the City of Madison Subdivision Regulations to decrease the minimum right-of-way width from 50 feet to 46 feet. Mr. Potter seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion carried.**

**Motion:** Ms. McCollum moved to approve the requested variance to the City of Madison Subdivision Regulations to waive the required sidewalk on the eastern side of the eastern entrance drive between the entrance at Gillespie Road and the circular drive located on the northern side of lot number 129. Mr. Potter seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion carried.**

**Motion:** Mr. Brooks moved to approve the requested variance to the City of Madison Subdivision Regulations to waive the required sidewalk on the eastern side of the western entrance drive between the entrance at Gillespie Road and the northern property boundary of lot number 117. Mr. Bianca seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion carried.**

**Motion:** Mr. Brooks moved to approve the requested variance to the City of Madison Subdivision Regulations to waive the required sidewalk along the inside perimeter of the circular drive. Mr. Bianca seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion carried.**

**Motion:** Mr. Potter moved to approve the Layout Plat of Gillespie Place upon satisfaction of outstanding staff comments. Ms. McCollum seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion carried.**

**Site Plans - Proposed major developments**

3) Holiday Inn Express  
Location: 106 Ivory Place  
Representative: Johnson & Associates, Inc.  
Owner: Omega Hotel Group  
Acreage: 3.9

**Staff Report:** Johnny Blizzard stated the Technical Review Committee has reviewed this project and all the comments have been satisfied with the exception of the one Engineering comment.

**Developer Comments:** No comment.

**Public Comments:** No comment.

**Board Comments:** No comment.

**Motion:** Mr. Brooks moved to approve the Site Plan of Holiday Inn Express upon satisfaction of outstanding staff comments. Mr. Potter seconded the motion and the vote was as follows:

**Final Vote:**

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

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

**Motion carried.**

**Other Business**

1. The applicant of Jack’s Family Restaurant is requesting the Planning Commission consider substituting the required 30 foot landscape buffer for a 6 foot opaque privacy fence and 5 foot landscape buffer on the administrative site plan submitted for staff review.

**Staff Report:** Johnny Blizzard explained the request and stated the landscaping is evergreen and the house on Brentwood is 73 feet away.

**Developer Comments:** No comment.

**Public Comments:** No comment.

**Board Comments:** Members engaged in a discussion of the landscaping and site analysis.

**Motion:** Mr. Ryder moved to approve Jack’s Family Restaurant’s request for a 6 foot opaque privacy fence and 5 foot landscaping buffer for the required 30 foot landscape buffer. Mr. Grounds seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion carried.**

2. Request for 30 day extension on the approval of Brighton Park at Ashbury, final plat – approved April 15, 2010.

**Staff Report:** Johnny Blizzard explained the request stating sewer pipe replacement has caused a delay.

**Developer Comments:** No comment.

**Public Comments:** No comment.

**Board Comments:** No comment.

**Motion:** Mr. Brooks moved to approve the requested 30 day extension on the approval of Brighton Park at Ashbury, final plat approved April 15, 2010. Mr. Ryder seconded the motion and the vote was as follows:

**Final Vote:**

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

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

**Motion carried.**

3. Request for 30 day extension on the approval of Three Maples, Phase 1, final plat – approved May 20, 2010.

**Staff Report:** Johnny Blizzard explained the request citing a banking delay.

**Developer Comments:** No comment.

**Public Comments:** No comment.

**Board Comments:** No comment.

**Motion:** Ms. McCollum moved to approve the request for a 30 day extension on the approval of Three Maples, Phase 1, final plat approved May 20, 2010. Mr. Potter seconded the motion and the vote was as follows:

**Final Vote:**

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

**Motion carried.**

**ADJOURNMENT**

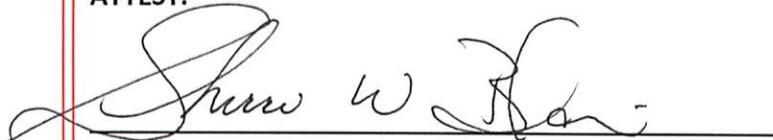
Chairman Brown opened the floor to other business. With no additional business to discuss Chairman Brown adjourned the meeting at 6:55 p.m.

**Minutes Approved,**



Charlie Brown, Chairman, Madison Planning Commission

**ATTEST:**



Sherri Blair, Recording Secretary