PLANNING COMMISSION

CITY OF MADISON, ALABAMA
MINUTES OF THE OCTOBER 21, 2010 REGULAR MEETING

The meeting was called to order at 5:30 p.m. by Commission Chairman Charlie Brown.

ROLL CALL

Planning Commission Board Members

Planning Commission Chairman	
CHARLIE BROWN, C.A.P.Z.O.	PRESENT
Planning Commission Vice Chairman	
STEPHEN BROOKS	ABSENT
City Council Member	
TIM COWLES	PRESENT
CYNTHIA MCCOLLUM	PRESENT
STEVEN RYDER, C.A.P.Z.O.	PRESENT
DAMIEN BIANCA	PRESENT
LEWIE L. BATES, III, C.A.P.Z.O.	PRESENT
CAMERON GROUNDS, 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; SHERRI BLAIR, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

REGISTERED PUBLIC ATTENDEES

Judy Stewart McMurry; David Cochran; Tim Holcombe; Arthur Spencer; Richard Humphrey.

MINUTES APPROVAL

Minutes of the September 16, 2010 Regular Meeting - Chairman Brown requested suggested changes and/or corrections. With no suggested changes and/or corrections, Chairman Brown stated that the minutes would be approved as written.

PUBLIC COMMENT

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

PUBLIC HEARING

Certified Plats

1) **Navigation Subdivision**
   Location: south of West Dublin Drive, east of Arlington Drive and west of Essex Court
   Representative: Pugh, Wright, McAnally, Inc.
   Owner: Navigation, LLC
   Lots: 1, Acreage: 2.1

Staff Report: Johnny Blizzard presented the request and stated that United Rental planned to build a shop on the adjacent lot. He further stated that staff recommended approval. The one outstanding comment had been satisfied prior to the meeting.

Developer Comments: No comment.

Public Comments: No comment.

Board Comments: No comment.

Motion: Mr. Cowles moved to approve the Certified Plat of Navigation Subdivision as presented. 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	Absent
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member - Cameron Grounds	Absent
Planning Commission Member – Michael Potter	Aye

Motion Carried.

Re-Preliminary Plats

2) **Shiloh Creek**
   Location: south of Brown's Ferry Road across from Silo Hill Road and west of Wall-Triana Hwy.
   Representative: Goodwyn, Mills and Cawood, Inc.
   Owner: Shiloh Run, LLC
   Lots: 34, Acreage: 20.59

Staff Report: Johnny Blizzard presented the request stating that the proposed preliminary plat was not different from the one approved in 2008 except for the floodplain located at the southern point of the subdivision. The new FIRM maps issued by FEMA changed the boundaries. The one outstanding comment had been satisfied prior to the meeting and staff recommended approval.

Developer Comments: No comment.

Public Comments: Judy Stewart McMurry expressed concerns about the number of lots changing from 28 to 34 and drainage problems.

Board Comments: Mr. Potter questioned the impact Mill Road drainage will have on the subdivision and Gary Chynoweth explained ongoing and future drainage projects and the schedule.

Motion: Mr. Potter moved to approve the Re-Preliminary Plat of Shiloh Creek Subdivision as presented. 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	Absent
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member - Cameron Grounds	Absent
Planning Commission Member – Michael Potter	Aye

Motion Carried.

Site Plans - Proposed Major Developments

1) **CrossPointe Church, Phase 1**
   Location: west side of Hughes Road at railroad overpass, north of Will Halsey Way
   Representative: Johnson & Associates
   Owner: CrossPointe Church
   Acreage: 13.6

Staff Report: Johnny Blizzard presented the request stating staff recommended approval and that the one outstanding comment had been satisfied prior to the meeting.

Developer Comments: No comment.

Public Comments: No comment.

Board Comments: No comment.

Motion: Mr. Cowles moved to approve the Site Plan of CrossPointe Church, Phase 1, as presented. 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	Absent
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Cynthia McCollum	Aye
Planning Commission Member – Steven Ryder	Aye
Planning Commission Member – Damien Bianca	Aye
Planning Commission Member – Lewie L. Bates III	Aye
Planning Commission Member - Cameron Grounds	Absent
Planning Commission Member – Michael Potter	Aye

Motion Carried.

OTHER BUSINESS

Chairman Brown opened the floor to Other Business:

1) **Presentation of Major Street Plan** – City Engineer Gary Chynoweth presented the Major Street Plan identifying problem areas in the City and the proposed solutions.

ADJOURNMENT

With no Other Business, Chairman Brown adjourned the meeting at 6:07 p.m.

Minutes Approved,

Charlie Brown

Charlie Brown, Chairman
Madison Planning Commission

ATTEST:

Sherri W Blair

Sherri Blair, Recording Secretary