



**PLANNING COMMISSION  
CITY OF MADISON, ALABAMA  
MINUTES OF THE JANUARY 20, 2011 ANNUAL ORGANIZATIONAL AND REGULAR MEETING**

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

**ATTENDEES**

**PLANNING COMMISSION 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 @ 5:36

CAMERON GROUNDS, C.A.P.Z.O. PRESENT

DAMIEN BIANCA ABSENT

LEWIE L. BATES, III, C.A.P.Z.O. PRESENT

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 AND SHERRI BLAIR, ZONING ADMINISTRATOR AND RECORDING SECRETARY.

**REGISTERED PUBLIC ATTENDEES**

Lydia Ann Abney; Don Beck; Lisa Pietz; Jessie Hunter; Ricky Robinson; Anne Smith; Roger Schimming; Patrick Posey; Wanda Posey; Karole Thompson; Richard Humphrey; Tim Holcombe; Susan Benefield; Tyre Benefield; Angela Lee; Michael Lee; Fiona Haulter; Craig Cole Sarah Hammons; Ronica Ondocsin; Robert Shar; Claudia Shar and two (2) illegible signatures.

## ELECTION OF 2011 OFFICERS

**Motion:** Mr. Cowles moved to elect Charlie Brown as Commission Chair for the 2011 calendar year. Mr. Bates seconded the motion and the vote was as follows:

**Final Vote:**

Planning Commission Chairman – Charlie Brown	Abstain
Planning Commission Vice Chairman – Stephen Brooks	Absent
Planning Commission Member – Tim Cowles	Aye
Planning Commission Member – Steven Ryder	Absent
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:** Mrs. McCollum moved to elect Stephen Brooks as Commission Vice-Chair for the 2011 calendar year. Mr. Cowles 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 – Steven Ryder	Absent
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.**

## APPROVAL OF MINUTES

The first order of regular business was the approval of minutes from the December 16, 2010 meeting. Mr. Brown requested one (1) change and asked board members for other requested changes and/or corrections, if any. Board members requested no changes and/or corrections. Mr. Brown stated the minutes would be approved, as corrected.

## PUBLIC COMMENT

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

## CONSENT AGENDA

No items.

## OLD BUSINESS

Amendment of the Mixed Use (MU) District in the Madison Zoning Ordinance: Staff requested postponement until the next scheduled meeting. Mr. Brown granted Staff's request.

## PUBLIC HEARING

Mr. Brown stated that for the convenience of the public attendees, immediately following the review of the certified plat for The Shoppes of Madison, the site plan would be reviewed.

### Certified Plats

1. *The Shoppes of Madison*

Location: South and fronting US Hwy 72 W, east of Balch Road and West of Wall-Triana Highway

Representative: Richard Humphrey, PLS, Pugh, Wright and McNally, Inc.

Owner: Madison Hospital LLC

Lots: 7

Acreage: 28.48

**Staff Report:** Director Furfori presented the request stating that all outstanding staff comments were satisfied prior to the meeting and both Staff and the Technical Review Committee recommend approval.

**Developer Comments:** Director Furfori requested that all public comments be heard and then addressed by the developer and staff.

**Public Comments:** The following members of the public expressed concerns about:

- Existing fences which they placed on the Shoppes of Madison property and whether the *Shoppes* will replace them;
- Current and future drainage;
- Tree removal/replacement;
- Displacement of birds and other wildlife;
- Lights from the *Shoppes* shining into bedroom windows;

- Property value reductions; and
- Unhappiness about the field behind their houses being developed.

Karole Thompson, 142 Arabian; C. Hunter, 103 Bitterweed; Lydia Ann Abney; Lisa Pietz, 107 Bitterweed; Bonnie Smith, Arabian Court.

GBT representative Craig Cole stated that GBT has taken care in the design of the *Shoppes* site to minimize the impact on adjacent properties. A tree line fence will be placed on the south property line. Site drainage will be directed toward the north and lessen the current drainage problems experienced. A privacy fence will be installed to prevent trash from the site blowing onto adjacent properties. No overhead lights will be installed and a photometric drawing will be provided to the City to ensure there is no light trespass. Noise mitigating buffers will be installed. GBT is hopeful construction will begin within the next few months and will meet with adjacent property owners prior to that time. Director Furfori stated that the City will work with the neighbors to mitigate noise from dumpster emptying much like it worked with residents when the Publix shopping center was built on County Line Road. An evergreen buffer will provide noise and light buffering and City staff will review the photometric information to ensure there are zero candles at the property line.

**Board Comments:** Mr. Potter questioned berm use/requirement. Director Furfori stated that the *Shoppes* elevation is lower than adjacent properties' and that a berm would not be effective. Mr. Potter stated that research of the Jones Valley area of Huntsville indicated an increase in property values after a Target store was built.

**Motion:** Mr. Cowles moved to approve the Certified Plat of *The Shoppes of Madison*, 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 – 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.**

**Site Plans – Agenda item X moved at the request of Chairman Brown**

1. *The Shoppes of Madison*

Location: South and fronting US Hwy 72 W, east of Balch Road and West of Wall-Triana Highway

Representative: Michael Jenkins PE, Gresham, Smith and Partners

Owner: Madison Hospital LLC

Acreage: 28.48

**Staff Comments:** Director Furfori presented the site plan and stated that there are 3 planned accesses: two (2) full and one (1) right in/right out. The *Shoppes* will have 260,000 square feet of retail space with a major box anchor. Building, Fire, Engineering and Planning Departments reviewed the site plan and found it compliant. Staff recommends approval.

**Developer:** No comment

**Board:** Mr. Potter questioned the width of the buffer to which Director Furfori stated it would be 15'. Attorney Butler stated that a 15' vegetative buffer is required. Mr. Cowles inquired about access points to the hospital and Director Furfori stated that a proposed west access drive will be advantageous. Mr. Ryder confirmed with Engineering Director Chynoweth that the first entrance would be a median crossover. Mr. Bates confirmed with Director Furfori that there will be an eastbound signal and a future westbound signal.

**Motion:** Mr. Ryder moved to approve the Site Plan of *The Shoppes of Madison*, contingent upon the satisfaction of outstanding staff comments. Mr. Bates 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 – 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.**

**Certified Plats**

2. *West Haven Subdivision*

Location: East of Henderson Lane, South of Henderson Circle and West of Burgreen Road

Representative: Randy Campbell PLS, Goodwyn, Mills & Cawood, Inc.

Owner: Huntsville Enterprises, LLC; B & B Land, LLC; JM Companies, LLC; Robinson & Company, Inc.

Tracts: 3

Acreage: 80.50

**Staff Report:** Director Furfori presented the request and stated the applicant was requesting approval of a certified plat to define new property boundaries. The new boundaries represent changing ownership groups and partners. The plat will be subdivided into three tracts that define the boundaries of the different owners. Staff and the Technical Review Committee recommend approval of the certified plat for *West Haven Subdivision* as all outstanding comments have been satisfied.

**Developers Comments:** No comments

**Board Comments:** No comments

**Motion:** Mr. Bates moved to approve the Certified Plat of *West Haven 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 – 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**

1. *West Haven Subdivision, Phase 2*

Location: East of Henderson Lane, South of Henderson Circle and West of Burgreen Circle

Representative: Eric Lane, PE, Goldwyn, Mills and Cawood

Owner: Huntsville Enterprises, LLC.

B& B Land, LLC

JM Companies, LLC

Robinson and Company, Inc

Lots: 21 Lots and 1 Tract

Average: 59.13

**Staff Report:** Director Furfori presented the request and stated the applicant was requesting approval of a preliminary plat to construct *West Haven, Phase 2*, as shown on this preliminary plat and construction plans. Staff and the Technical Review Committee recommend approval of the Preliminary Plat for *West Haven Subdivision, Phase 2*, as all outstanding comments have been satisfied.

**Developers Comments:** No comments

**Board Comments:** No comments

**Motion:** Mr. Potter moved to approve the Preliminary Plat of *West Haven Subdivision, Phase 2*, as presented. Mr. Bates 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 – 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. *West Haven Subdivision, Phase 3*

Location: East of Henderson Lane, South of Henderson Circle and West of Burgreen Circle

Representative: Eric Lane, PE, Goldwyn, Mills and Cawood

Owner: Huntsville Enterprises, LLC.

B& B Land, LLC

Lots: 58 Lots and 1 Tract

Average: 50.27

**Staff Report:** Director Furfori presented the request and stated the applicant was requesting approval of a preliminary plat to construct the portion outlined in blue, shown in figure 2. The portion of the pending *West Haven, Phase 2*, shown in figure 1, that is zoned Zero Lot Line Residential (RZ), will not be developed into lots at this time. Staff and the Technical Review Committee recommend approval of the Preliminary Plat for West Haven Subdivision, Phase 3, as all outstanding comments have been satisfied.

**Developers Comments:** No comments

**Board Comments:** No comments

**Motion:** Mr. Ryder moved to approve the Preliminary Plat of *West Haven Subdivision, Phase 3*, as presented. Mr. Bates 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 – 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 opened the floor to other business. There being no other business for discussion Chairman Brown closed the floor.

**ADJOURNMENT**

With no additional business to discuss Chairman Brown adjourned the meeting at 6:27 p.m.

**Minutes Approved,**

  
Charlie Brown, Chairman

**ATTEST:**

  
Sherri Blair, Recording Secretary