



Planning Commission
2016 Regular Meeting Agenda
Thursday, February 18, 2016
5:30 p.m.

Madison Municipal Building Council Chambers
100 Hughes Road
Madison, Alabama 35758

Planning Commission Board Members
Chairman Damian Bianca, CAPZO

Vice-Chairman Troy Wesson, CAPZO
Cynthia McCollum, CAPZO
Lewie L. Bates, CAPZO
Stephen Brooks, CAPZO

City Council Member, Mike Potter, CAPZO
Steven Ryder, CAPZO
Cameron Grounds, CAPZO
Tim Cowles CAPZO

City Staff

Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Johnny Blizzard, A.I.C.P, Senior Planner; Ross Ivey, Assistant Planner and Planning Commission Secretary; Megan Zingarelli, Assistant City Attorney

Please silence all cell phones, pagers and/or electronic devices for the duration of the meeting.
The Planning Commission welcomes you to the meeting.

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – January 21, 2016 Regular Meeting**
- V. Public Comments**

VI. Public Hearings

Zoning Map Amendments

Each vote taken on Zoning Map Amendment by the Planning Commission is a recommendation only. The final decision will be made by the City Council, after they hold another public hearing, at a future City Council meeting. To follow the amendment schedule, please visit www.madisonal.gov, click Your Government, then Public Hearing Announcements.

1. A public hearing will be held to consider Brian Mayfield, Pastor and President of The Brook Church request to rezone property located south of U.S. Highway 72 W and west of Balch Road from AG, Agriculture to B3, General Business District.

[Staff Report](#)

Subdivisions

2. [Shiloh Run, Phase II - Layout Plat](#)

Location: South of Browns Ferry Road and east of Millstone Subdivision

Representative: Goodwyn, Mills, Cawood

Applicant/Owner: Jeff Benton Development, Inc.

Lots: 78

Acreage: 42.03

[Staff Report](#)

3. [Dublin Farms – Preliminary Plat](#)

Location: South of Palmer Road and west of Tribble Drive

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC

Lots: 98

Acreage: 48.63

[Staff Report](#)

4. [Brentwood Manor – Layout Plat](#)

Location: South of Halsey Road and west of Hardiman Road

Representative: 4-Site, Inc.

Applicant/Owner: D.R. Horton (Ron Roberts)

Lots: 29

Acreage: 11.00

[Staff Report](#)

5. [Greenbrier Hills, Phase I – Final Plat](#)

Location: Generally east of Hardiman Road and north of Norfolk Southern Railroad

Representative: 4-Site, Inc.

Applicant/Owner: Madison Land Resources, Inc.

Lots: 55

Acreage: 40.16

[Staff Report](#)

(Public Hearing Closed)

VII. Site Plans

1. [Phoenix Assisted Living Facility](#)

Location: South of Crown Pointe Drive and west of County Line Road

Representative: EDT Engineering

Applicant/Owner: Phoenix Senior Living

[Staff Report](#)

VIII. Location, Character, Extent

1. [Madison Recreation Facility & Natatorium](#)

Location: West of Celtic Drive and south of Shorter Street

Applicant: City of Madison

Acreage: 50.03

[Staff Report](#)

IX. New Business

X. Adjournment