



**Planning Commission**  
**2016 Regular Meeting Agenda**  
Thursday, November 17, 2016  
5:30 p.m.

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

**Planning Commission Board Members**  
**Vice-Chairman Troy Wesson, CAPZO**

Sherry Sexton Pruett  
Cynthia McCollum, CAPZO  
Lewie L. Bates, CAPZO  
Stephen Brooks, CAPZO

Mike Potter, CAPZO  
Steven Ryder, CAPZO  
Cameron Grounds, CAPZO  
Tim Cowles CAPZO

**City Staff**

Mary Beth Broeren, A.I.C.P, Director of Planning; 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. Election of Officers**
- V. Minutes Approval – Approval of Minutes for October 20, 2016 Regular Meeting**
- VI. Public Comments**

**VII. Location, Character, Extent**

1. [Madison Utilities North East Force Main Staff Report](#)
2. [Madison Utilities North East Lift Station Staff Report](#)

**VIII. Public Hearings**

*Each vote taken on Zoning Ordinance Amendments and Zoning Map Amendments 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](http://www.madisonal.gov), click Your Government, then Public Hearing Announcements.*

**Zoning Map Amendments**

1. Zoning Map Amendment to rezone 51.62 acres from AG (Agriculture District) to RC2 (Residential Cluster Zone 2) (Medium Density Residential District), an amendment to the original request of R3A (Single-Family Detached Residential District) and revised request of R2 (Medium Density Residential District).  
(Tabled at the August 25, 2016 Planning Commission Meeting)  
Location: Southeast of Hardiman Road and east of Ashbury and Oxford Subdivisions)  
Applicant: Philimond S. Smith  
Property Owner: John Paul Atkinson  
[Staff Report](#)  
[Staff Report dated October 20, 2016](#)  
[Staff Report dated August 25, 2016](#)  
[Original Concept Plan – August 25, 2016](#)  
[Revised Concept Plan - October 20, 2016](#)  
[Development Plan](#)

**Subdivisions**

2. [Town Madison](#)  
Layout request for 177 lots, 5 tracts, and 6 common areas  
Variance request to Section 5-4-1 of the Subdivision Regulations  
Location: South of Madison Boulevard/I-565 and west of Zierdt Road  
Applicant/Owner: Old Town Investments, LLC  
[Staff Report](#)
3. [Putman Industrial Park, 4<sup>th</sup> Addition](#)  
Certified Plat to consolidate two lots into one  
Location: 480 Production Avenue (East of County Line Road and north of Production Avenue)  
Applicant/Owner: Mesa Associates, Inc.  
[Staff Report](#)

4. [Shelton Hill, Phase 1](#)  
Final Plat for eight lots  
Location: East of Shelton Road and north of Old Madison Pike  
Applicant/Owner: Colonnade Communities, LLC  
[Staff Report](#)
  
5. [Village at Oakland Springs, Phase 1](#)  
Final Plat for 100 lots, one tract, and one common area and Vacation of Plat  
Location: South of Huntsville-Browns Ferry Road and east of Bowers Road  
Applicant/Owner: Placemakers Oakland Springs, LLC and The Paulus Law Firm, P.C.  
[Staff Report](#)
  
6. [Cedar Cove, Phase 1A](#)  
Certified Plat for four lots and 1 tract  
Location: The subject area is located south of Cedar Farms Drive and east of Blue Cedar Circle. The subject area is located in Cedar Cove Subdivision, which is east of Segers Road and south of Powell Road.  
Applicant/Owner: Diltina Development Corporation  
[Staff Report](#)
  
7. [St. Michaels Subdivision](#)  
Certified Plat for two lots  
Location: West of Shelton Road/Zierdt Road and north of Madison Boulevard  
Applicant/Owner: Ralph Glandon Stubblefield Jr.  
[Staff Report](#)

**(Public Hearing Closed)**

**IX. New Business**

**X. Adjournment**