

# PLANNING COMMISSION AGENDA (DRAFT)

September 22, 2009  
5:00 p.m. – 1<sup>st</sup> floor Council Chambers

ADOPTION OF MINUTES: August 25, 2009

## I. PUBLIC HEARINGS

1. HAMPTON COMMONS PHASE TWO R/S OF LOT 1 (**WITHDRAWN**)
2. McCRARY COMMERCIAL SUBDIVISION PHASE ONE (MINOR)
3. MAPLE RIDGE PHASE II & III (**WITHDRAWN**)
4. STONEGATE SUBDIVISION PHASE TWO
5. **LOCATION, CHARACTER, AND EXTENT**
  - a) LEE HIGH SCHOOL (#687)
  - b) WATER MAIN EXTENSION SWANCOTT ROAD (#691)
  - c) PULASKI PIKE MARKET (#692)
6. **ZONING**
  - a) SOCKWELL REZONING (0916)
  - b) HARBIN REZONING (0917)
  - c) ZONING ORDINANCE AMENDMENT: RESIDENCE 1-C DISTRICT
  - d) PINKERTON ANNEXATION ZONING (0920)
  - e) BIBB ANNEXATION ZONING (0922)
  - f) PRESSNELL ANNEXATION ZONING (0923)
  - g) RIVERTREE CHURCH ANNEXATION ZONING (0924)

## II. SUBDIVISIONS

1. McCRARY COMMERCIAL SUBDIVISION PHASE ONE (MINOR)

Layout (2 lots)  
Final (2 lots)

Developer: Environment LLC  
Surveyor: Hill Land Surveying, Trice PC

Located: Southwest City, west of Greenbrier Road and north of I-565

2. STONEGATE SUBDIVISION PHASE TWO

Relayout (114 lots)  
Preliminary (69 lots)

Developer: Wright Homes  
Engineer: Goodwyn, Mills, Cawood, Inc.

Located: Northwest City, north of Harbin Road and east of Wall Triana

3. VI JONES PARK

Final (6 lots)

Developer: M. Plott  
Engineer: Goodwyn, Mills, & Cawood

Located: Southeast City; south of Four Mile Post Road and east of Hickory Hill Road

## III. LOCATION, CHARACTER, AND EXTENT

1. LEE HIGH SCHOOL (#687)

Developer: HCS

Architect: SKT Architects

Located: Northeast City; north of Oakwood Avenue and east of Meridian Street

2. WATER MAIN EXTENSION SWANCOTT ROAD (#691)  
Developer: Madison Utilities  
Located: Southwest City; west of Wall Triana Highway and north of Swancott Road
  
3. PULASKI PIKE MARKET (#692)  
Developer: Community Market I, LLC    Architect: Bird & Kamback Architects  
Located: Central City; north of Holmes Avenue and east of Pulaski Pike

**IV. VACATION OF RIGHT OF WAY**

Vacate a portion of old Taylor Road

**V. ZONING**

1. SOCKWELL REZONING (0916)  
Located: On the west side of South Memorial Parkway, south of Rothmore Drive and north of English Drive  
Rezoning Request: From Residence 1-A District (3.26 acres) and Light Industry District (8.51 acres) to Highway Business C-4 District
  
2. HARBIN REZONING (0917)  
Located: On the south side of Harbin Road and east of Wall Triana Highway  
Rezoning Request: From Residence 1-B District to Residence 2 District (55.44 acres)
  
3. ZONING ORDINANCE AMENDMENT: RESIDENCE 1-C DISTRICT  
Amends Zoning Ordinance Article 16 – Residence 1-C District to increase the maximum lot coverage from thirty-five percent (35%) to forty percent (40%)
  
4. PINKERTON ANNEXATION ZONING (0920)  
Located: On the west side of Old Big Cove Road and north of Cecil Ashburn Drive  
Proposed Zoning: Residence 1-A District (0.62 acres)
  
5. LAURELWOOD 2 REZONING (0921)  
Located: On the west side of Sparkman Drive and south of Cotton Row  
Rezoning Request: From Medical 2 District to Office District (3.28 acres)
  
6. BIBB ANNEXATION ZONING (0922)  
Located: On the east side of Wade Road and south of Taylor Lane  
Proposed Zoning: Residence 1-B District (1.12 acres)
  
7. PRESSNELL ANNEXATION ZONING (0923)  
Located: On the east side of Little Cove Road and south of McMullen Lane  
Proposed Zoning: Residence 1-B District (1.95 acres)
  
8. RIVERTREE CHURCH ANNEXATION ZONING (0924)  
Located: On the west side of Taylor Road and north of Saddle Ridge Drive  
Proposed Zoning: Residence 1-B District (10.31 acres)

9. ZONING ORDINANCE AMENDMENTS:

**VARIOUS AMENDMENTS TO THE ZONING ORDINANCE**

Amends Article 73, Subsection 73.7.1, to include “chimneys” as an architectural detail and amends Subsection 73.8.1 to clarify the location of accessory structures in front and side yards.

Amends Articles of the Zoning Ordinance to reference Article 92, Subsection 92.5.3, Special Exceptions under Uses Permitted in the zoning districts; moves the Neighborhood Business C-1 District Special Exceptions to Subsection 92.5.3; and amends Subsection 92.5.3(8) to clarify the language indicating zoning districts permitting the location of go-carts and other amusement facilities.

Amends Article 44 – Commercial Industrial Park, Section 44.8 – Landscaping Requirements, to change the landscaping requirements to more closely match the requirements of similar zoning districts.

**IV. INVOCATION/EXTENSION OF BONDS**

1. Carrington Phase II
2. Stonemark Subdivision
3. Hermitage Phase V: R/S
4. Walnut Cove I: 2<sup>nd</sup> Addition at Lake Forest
5. Oakwood Phase I at Lake Forest
6. River Ridge IIA: R/S
7. Ashton Springs IA: R/S
8. Mallard’s Landing Phase II
9. Mountain Cove
10. The Villages at McMullen Cove
11. Old Cove at McMullen Cove
12. Little Mountain II
13. Magnolia Village at Lake Forest
14. Bell Grove Manor
15. Big Cove Commons
16. Hampton Ridge 4 (Maintenance)
17. Magnolia Park I (Maintenance)