

PLANNING COMMISSION AGENDA

5:00 p.m. –1st Floor Council Chambers

September 22, 2020

ADOPTION OF MINUTES: August 25, 2020

I. PUBLIC HEARINGS & PRESENTATIONS FOR APPROVAL

1. GREENBRIER COMMERCIAL PARK PHASE 1

Relayout (1 lot) Developer: Greenbrier Investors, LLC
Repreliminary (1 lot) Engineer: GMC

Located: Northwest City, north of I-565 and west of Greenbrier Parkway

2. JORDAN PLACE SUBDIVISION

Layout (15 lots) Developer: Isbell Construction
 Engineer: Mullins, LLC

Located: Northeast City, south of Winchester Road and west of Homer Nance Road

3. MONTEAGLE COVE SUBDIVISION PHASE 1

Layout (84 lots) Developer: S.L.W. Alabama Mgmt. LLC
Preliminary (35 lots) Engineer: Stratanova Engineering

Located: Southeast City, west of Old Big Cove Road and south of Worley Drive

4. THE ROW AT LOWE MILL; R/S OF LOT 7 BLOCK 1 OF SPRINGDALE FARMS

Repreliminary (26 lots) Developer: Invent Lowe Mill, Inc.
 Engineer: Schoel Engineering

Located: Southwest City, north of Bob Wallace Avenue and east of 1st Street

5. SOUTH RIDGE AT JONES VALLEY

Relayout (37 lots) Developer: Huntsville Mountain Property, LLC
Repreliminary (37 lots) Engineer: Trice PC / Halliburton Land Survey

Located: Southeast City, south of Ledges Drive and east of Bailey Cove Road

6. **RIGHT OF WAY VACATION REQUESTS**

- (a) Vacate portion of existing right of way of 13th Street between Governor's Drive SW and Interstate 565, Huntsville Land Building and Manufacturing Associations Addition, as recorded in Plat Book 1 Page 39 - **Public Hearing PRESENTATION FOR APPROVAL**

- (b) Vacate portion of existing right of way of 4th Avenue between 13th Street and 14th Street, Huntsville Land Building and Manufacturing Associations Addition, as recorded in Plat Book 1 Page 39 - ***Public Hearing PRESENTATION FOR APPROVAL***
- (c) Vacate portion of alleyway of way between 4th Avenue, Interstate 565 and 13th Street, Huntsville Land Building and Manufacturing Associations Addition, as recorded in Plat Book 1 Page 39 - ***Public Hearing PRESENTATION FOR APPROVAL***

7. ZONING

- (a) **PHILLIPS ZONING (2029) – *Public Hearing PRESENTATION FOR APPROVAL***
 Located: On the west side of George Byrd Drive and west of Little Cove Road
 Proposed Zoning: Residence 1 District (1.16 acres)
- (b) **WARD AVENUE REZONING (2030) - *Public Hearing PRESENTATION FOR APPROVAL***
 Located: On the south side of Ward Avenue and north of Pratt Avenue Road
 Rezoning Request: From Residence 2 District to Neighborhood Business C-1 District (3.38 acres)

II. APARTMENTS

1. COTTAGES AT OAK GROVE DAIRY (APARTMENTS)

Layout (318 units) Developer: M4 Development, LLC
 Preliminary (318 units) Engineer: Smith Engineering

Located: Southwest City, west of South Memorial Parkway and south of Oak Dairy Lane

2. THE VIEW AT CHASE CREEK APARTMENTS

Layout (228 units) Developer: Chase Creek Holdings, LLC
Engineer: Croy Engineering

Located: Northeast City, south of Highway 72 East and east of Moores Mill Road

III. INVOCATION/EXTENSION OF BONDS

- 1. Inspiration on Green Mountain Phase IV
- 2. Morningside Estates Phase 1
- 3. Hampton Cove Phase 8