ADOPTION OF MINUTES: May 24, 2022

I. PUBLIC HEARINGS & PRESENTATIONS FOR APPROVAL

1. CRYSTAL CREEK PHASE 2 AT MOUNTAIN PRESERVE
   Relayout (144 lots)  Developer: Enfinger Development
   Engineer: 2 the Point, Inc.
   Located: Southeast City, north of Cherry Tree Road and west of McMullen Lane

2. ENCLAVE AT GREEN MEADOWS SUBDIVISION
   Layout (46 lots)  Developer: Horizon Companies
   Preliminary (46 lots)  Engineer: Schoel Engineering
   Located: Northwest City, north of Winchester Road and east of Pulaski Pike

3. INVERNESS SPRINGS PHASE 2
   Preliminary (29 lots)  Developer: Elite Properties and Development
   Engineer: Morell Engineering
   Located: Northwest City, south of Hwy 72 West and west of Holladay Blvd

4. MADISON PLAZA PHASE 2
   Layout (5 lots)  Developer: RCP Companies
   Preliminary (5 lots)  Engineer: Garver
   Located: Northwest City, south of University Drive and east of Old Monrovia Road

5. NATURES WALK ON THE FLINT PHASE 1
   Repreliminary (112 lots)  Developer: Breland Homes, LLC
   Final (112 lots)  Engineer: Mullins, LLC
   Located: Southeast City, west of Old Big Cove Road and north of Worley Drive

6. NATURES WALK ON THE FLINT PHASE 2
   Repreliminary (69 lots)  Developer: Breland Homes, LLC
   Final (69 lots)  Engineer: Mullins, LLC
   Located: Southeast City, west of Old Big Cove Road and north of Worley Drive
7. **SOVEREIGN POINT**

   Relayout (22 lots)  
   **Developer:** Agape Builders, LLC
   **Engineer:** Schoel Engineering

   Located: Southeast City, south of Drake Avenue and east of Whitesburg Drive

   **Modification:** 40’ ROW along Piedmont Drive and Devon Street

8. **SUMMIT AT MONTE SANO**

   Layout (64 lots)  
   **Developer:** See Forever Development
   **Engineer:** 2 the Point, Inc.

   Located: Southeast City, north of Bankhead Parkway and east of Gaslight Way

9. **WATSON GRAND PRESERVE PHASE 6 AT MCMULLEN COVE**

   Relayout (25 lots)  
   **Developer:** JWE Properties, LLC
   **Engineer:** 2 the Point, Inc.

   Located: Southeast City; north of Little Cove Road and west of McMullen Lane

10. **LOCATION, CHARACTER AND EXTENT**

    (a) **NEW REGIONAL LABORATORY & MEDICAL FACILITY (#950)**

       **Developer:** Alabama Department of Forensic Science
       **Architect:** Birchfield Penuel & Associates

       **Location:** Southwest City, UAH Campus, north of I-565 and east of Wynn Drive

    (b) **HUNTSVILLE PUBLIC SAFETY TRAINING FACILITY (#951)**

       **Developer:** COH
       **Architect/Engineer:** Boehme & Associates/Mullins, LLC

       **Location:** Southwest City, south of Johnson Road and east of Triana Blvd.

11. **VACATION OF RIGHT OF WAY:** Pollard Street NW between Holmes Avenue and Clinton Avenue

12. **ZONING**

    (a) **WALL TRIANA ZONING (2215)**

       Located: On the north side of Hwy 72 West and east of Wall Triana Blvd

       Proposed Zoning: Highway Business C-4 District (8.30 acres)

       **Plat restriction offered:**
       - Buildings shall have a minimum of 15% of the total floor area on the street level for non-residential use.
(b) FARM & LAND ASSETS ZONING (2216)
Located: On the south side of Hwy 72 West and west of Brian Hill Road
Proposed Zoning: Highway Business C-4 District and Residence 2-A District (135.09 acres)
**Plat restriction offered:**
- Restricted to prohibit Multi-family dwellings in the Highway Business C-4 District.

(c) BERKLEY ZONING (2217)
Located: On the south side of Berkley Road and north of Pembrook Pond Place
Proposed Zoning: Residence 2 District (8.54 acres)

(d) COVINGTON ZONING (2218)
Located: On the south side of Hardiman Road and east of Segers Road
Proposed Zoning: Residence 2 District (4.86 acres)

(e) ZONING ORDINANCE AMENDMENT: MULTIPLE FAMILY DWELLINGS SPACING
Amends Zoning Ordinance ARTICLE 24 HIGHWAY BUSINESS C-4 DISTRICT REGULATIONS, Section 24.2.1 - Multiple Family Dwellings and Section 24.2.5 - Multiple Family Dwelling within Opportunity Zones, and ARTICLE 73 SUPPLEMENTARY REGULATIONS AND MODIFICATIONS, Section 73.13 - Multiple Family Dwellings (Apartment Buildings), to add that No front of a dwelling or apartment building shall be in the rear of another dwelling or apartment building.

II. APARTMENTS

1. ARBORS AT MOORES MILL APARTMENTS

   Layout (80 units)        Developer: Arbour Valley Dev., LLC
   Preliminary (80 units)   Engineer: Schoel Engineering

   Located: Northeast City, north of Winchester Road and west of Moores Mill Road

2. ZEN RETREAT APARTMENTS

   Layout (216 units)        Developer: Zen Retreat LLC
   Preliminary (216 units)   Surveyor: Schoel Engineering

   Located: Northwest City, north of Plummer Road and west of Jordan Lane

III. APARTMENTS & SUBDIVISIONS PRESENTED FOR FINAL APPROVAL

1. BRANCH HUNTSVILLE MULTI-FAMILY APARTMENTS

   Boundary Plat (192 units) Developer: Branch Huntsville MF Associates, LP
   Engineer: 2 the Point, Inc

   Located: Southwest City, west of South Memorial Parkway and north of Cameron Road
2. **DISCOVERY POINT TOWNHOMES PHASE 1**  
   Final (56 lots)  
   **Developer:** Doublehead Properties, LLC  
   **Engineer:** Morell Engineering  
   **Located:** Northwest City, north of Nick Fitcheard Road and west of Hwy 53

3. **MEADOWS AT HAMPTON COVE PHASE 4B**  
   Final (55 lots)  
   **Developer:** Huntsville 172, LLC  
   **Engineer:** 2 the Point, Inc  
   **Located:** Southeast City, east of Old Highway 431 and south of Berkley Road

4. **SAGE CREEK PHASE 2 SUBDIVISION**  
   Final (31 lots)  
   **Developer:** Jeff Benton Development  
   **Engineer:** Schoel Engineering  
   **Located:** Southwest City, west of Zierdt Road and north of Martin Road

IV. **INVOCATION/EXTENSION OF BONDS**

1. Hawks Ridge Estates  
2. Lakes at the Meadows  
3. Sage Creek Phase 1  
4. Trailhead Phase 5