



PLANNING COMMISSION AGENDA (DRAFT)

November 24, 2015

5:00 p.m. –1st Floor Council Chambers

ADOPTION OF MINUTES: October 27, 2015

I. PUBLIC HEARINGS

1. DEMENT TOWNHOMES; R/S OF LOTS 9, 10 AND PART OF 11 BLOCK 51 OF EAST HUNTSVILLE ADDITION
2. McMULLEN COVE; OLD COVE PHASE 5, R/S OF LOT 39 AND TRACT 1 OF OLD COVE PHASE 3 (MINOR)
3. OAK GROVE AT FARLEY FARM PHASE 6; R/S OF LOT 1 OF FARLEY FARM
4. RIVER PARK PHASE 1; R/S OF LOT 1A AND R/S OF TRACT A OF HIGHLAND PARK SUBDIVISION
5. **LOCATION, CHARACTER, AND EXTENT**
 - (a) HUNTSVILLE BOTANICAL GARDEN NEW WELCOME CENTER (#845)
6. **ZONING**
 - (a) ZONING ORDINANCE AMENDMENT: C1A DELETION

II. SUBDIVISIONS

1. DEMENT TOWNHOMES; R/S OF LOTS 9, 10 AND PART OF 11 BLOCK 51 OF EAST HUNTSVILLE ADDITION

Layout (4 lots) Developer: Active Adult Properties, Inc.
Preliminary (4 lots) Engineer: Smith Engineering

Located: Northeast City; north of Beirne Avenue and west of Dement Street

Waiver: reduce U&D easement along south lot line of lot 1 and north lot line of lot 4 to 6'; reduce U&D easement along Dement Street to 5'
2. McMULLEN COVE; OLD COVE PHASE 5, R/S OF LOT 39 AND TRACT 1 OF OLD COVE PHASE 3 (MINOR)

Layout (2 lots) Developer: Hays Farm Trust, T. Green
Final (2 lots) Engineer: Smith Engineering

Located: Southeast City; north of Little Cove Road and east of Old Cove Place
3. OAK GROVE AT FARLEY FARM PHASE 6; R/S OF LOT 1 OF FARLEY FARM

Relayout (127 lots) Developer: Farley Farm, Inc.
Preliminary (14 lots) Engineer: Smith Engineering

Located: Southwest City, west of South Memorial Parkway and north of Green Cove Road

4. RIVER PARK PHASE 1; R/S OF LOT 1A AND R/S OF TRACT A OF
HIGHLAND PARK SUBDIVISION

Preliminary (132 lots)

Developer: Focus Investments, LLC

Engineer: Goodwyn, Mills, & Cawood, Inc.

Located: Southeast City; east of Old Big Cove Road and south of Highland Park Drive

III. LOCATION, CHARACTER, AND EXTENT

1. HUNTSVILLE BOTANICAL GARDEN NEW WELCOME CENTER (#845)

Developer: Huntsville Botanical Garden

Architect: Matheny Goldman

Located: Southwest City; south of Bob Wallace Avenue and west of Patton Road

IV. ZONING

1. ZONING ORDINANCE AMENDMENT: C1A DELETION

Amends Zoning Ordinance Article 92 – BOARD OF ADJUSTMENT, Section 92.5 – Powers and Duties, subsection 92.5.3 – Permitted Uses as Special Exceptions, by amending subsection 92.5.3(38), to delete Neighborhood Business C-1A District and add Village Business C-6 District as a permitted district.

V. INVOCATION/EXTENSION OF BONDS

1. Legacy Preserve
2. Anslee Farms Phase 1A; R/S

VI. ELECTION OF OFFICERS