

#### **4 August 2014 Public Mountain Brook HOA Meeting Minutes**

City Council Members D.J. Klein and Tommy Overcash came to speak about the new development.

D.J. started by telling us what has changed in the last what has changed in the last 90 days. The city of Madison has entered into a funding agreement for the infrastructure to the development.

The city of Huntsville had previously blocked plans to develop the area. Bill said the city of Madison signed off on the cooperative development without knowing the design plans (building, infrastructure, drainage, EPA, traffic) but does have approval over the plan. Conceptual drawings are available on the developer website. DJ Klein said that none of the designs we can find on the internet have been approved, and promised to return to this HOA before the approval. He wants to be transparent and is interested in improving transparency.

Many residents interested in keeping the quality of life and the scenic views they bought their houses for. Many were told by their agents or the city the area was zoned Agriculture and would not change.

DJ wants this to be a collaborative process, but the city cannot and will not stop a property owner from doing what they'd like with their property if it is in the right zone and code. Dave Peebles agrees, but iterated the neighborhood should not be negatively impacted especially when it comes to having some kind of protection between the new road and Mt. Brook. D.J. says they will do a berm or something for protection, but homeowners are concerned the developer will not do enough, if they do anything at all. John Pierce says the experience of the neighborhood is one where the city does not listen or adjust to the HOA concerns (Carriage Hill, Zierdt road), and needs to be listened to this time.

Road plans and development designs should be done in beginning of September, with no time limit to approve the plan. Although a resident identified the developer plans to clear for the road in October. Austin Omlie asked why the city can't put design constraints on Breland, like a natural buffer between the road and Mountain Brook of existing trees. If this is not done now, hundred year old trees will be clear cut, and then it will be too late.

The land is currently zoned Agriculture and industrial. It will have to be rezoned as Multi-Use. All residents are invited to the rezoning hearing, TBD, after multiple hearings (planning committee and council) and reviews. Rezoning is a common occurrence, and neighboring residents are normally upset at the beginning, but through communication things get worked out. Donna asked if consideration to the walking path and other changes to Zierdt Road have been made, as they will impact the traffic flow. Currently the road plans would have no way to turn from the North Bound lanes on Zierdt into the new development. Mr Overcash said Huntsville working slowly on the road, and potentially the development would be done before the road completion.

Matt Blackmon asked the status of the interchange planning. DJ said two phases are planned, the first with a ride in ride out eastbound (south lane) between Hughes and Zierdt, second the West bound

(north lane).

Donna asked if there is a forum where residents can ask questions and get feedback. And ensure everyone can see them. Overcash said most are in the planning commission and posted. The more respectful the residents are in the process the more likely the developer will consider changes. The Publix on County Line did not appear to reduce property values.

Josh asked if an advisory/community group has been set up from the neighborhoods bordering the development. DJ would prefer a group like that to help bring feedback and discuss concerns. And the city plan to ensure the developer follows the plan (not good history in Mountain Brook). The committee includes Tommy Overcash, the Madison county commissioner, and a local banker.

A resident asked what was in scope of the infrastructure bond (roads, drainage, retention ponds, common area, bike path, greenway) and could it include a natural buffer. Another asked who is responsible if the development exacerbates the recurring flooding problems in the neighborhood.

Provide emails, sign up for next [door.com](https://door.com).

Update on the Liska House - district judge approved sale by auction, awaiting IRS approval for the sale.