



100 Hughes Road
Madison, Alabama 35758
www.madisonal.gov

AGENDA
PLANNING COMMISSION
Thursday, August 18, 2022
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO
Stephen Brooks, CAPZO
Cameron Grounds, CAPZO
Carmelita Palmer CAPZO

Councilmember, John Seifert, CAPZO
Anthony Caudle, CAPZO
Terri W. Johnson, CAPZO
Steven Ryder, CAPZO

To follow CDC guidelines and protect public health during the COVID-19 pandemic, the City urges the public, employees, and staff who are not required to attend to stay home. Anyone who is sick or who is living with a quarantined family member should not attend the meeting. Planning Commission meetings are still open to the public through live broadcasts on local WOW Channel 42 and online streaming:
(visit <http://www.madisonal.gov/1130/Video-Updates> for access)

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval - Approval of Minutes for July 21, 2022 meeting**
- V. Public Comments**
- VI. Public Hearings**

Annexation/Zoning Map Amendment

- 1. 151 Forrest Drive (ANN2022-003) (ZMA2022-005)
Annexation of a developed 20,000 square foot lot and zone the property R-1A (Low Density Residential District) upon annexation
Location: 151 Forrest Drive (North of Forrest Drive, East of Rainbow Circle)
Applicant/Property Owner: Pointe Place, LLC
[Staff Report](#)

Zoning Map Amendment/Master Plan Amendment

2. [**Huntsville-Browns Ferry Road Properties**](#) (MPA 2022-001/ZMA 2022-006)
Master Plan Amendment to amend the West Side Master Plan Vision Map and Zoning Map Amendment to rezone 97.85 acres from AG (Agriculture District) to TND (Traditional Neighborhood Development)
Location: South of Huntsville-Browns Ferry Road, West of Morris Drive
Applicant: M & G Holding, LLC
Property Owner: Don Burgreen, Joey Burgreen, and Shwan L. Burgreen
[Staff Report](#)

Zoning Text Amendment

3. **Building Height in Industrial Districts** (ZTA 2022-004)
Amendment to Sections 4-9-3.6 and 4-10-3.6 of the Zoning Ordinance to increase the allowable maximum height of buildings in the M-1 and M-2 industrial districts
Location: Citywide for properties zoned for industrial uses
Applicant: City of Madison
[Staff Report](#)

Subdivisions

4. [**Moore's Creek, Phase 5B**](#) (FP 2022-004)
Final Plat for 40 residential lots on 25.38 acres
Location: South of Towhee Way, West of Golden Ashe Court
Applicant/Property Owner: Lennar Homes of Alabama, LLC
[Staff Report](#)
5. [**3 Park Preserve, Phase 2**](#) (FP 2022-006)
Final Plat for 37 residential lots on 42.48 acres
Location: South of Parkland Trace, East of Hardiman Road
Applicant/Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)
6. [**Town Madison Business Park, Phase 2**](#) (CP 2022-013)
Certified Plat for 2 commercial lots on 7.74 acres
Location: South of Town Madison Boulevard, East of Dunlop
Applicant/Property Owner: Old Town II, LLC
[Staff Report](#)

7. [Redivision of Lots 1 and 2, Wann Properties Subdivision](#) (CP 2022-014)
Certified Plat for two commercial lot on 2.82 acres
Location: South of Huntsville-Browns Ferry Road, West of County Line Road
Applicant: Morell Engineering
Property Owner: County Line Road, LLC and Maund Family Farm, LLC
[Staff Report](#)

Public Hearing Closed

VII. Subdivision Guarantees

1. **3 Park Preserve, Phase 2**
Sidewalk Performance
2. **Moore's Creek, Phase 5B**
Subdivision Performance
Sidewalk Performance

VIII. New Business

- a. [Architectural Design](#) for Big Box at Town Madison
[Staff Memo](#)
- b. Extension of Time for Windermere, Phase 2 (PP 2021-004)

IX. Adjournment