



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

AGENDA
PLANNING COMMISSION
Thursday, October 20, 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 September 15, 2022 meeting**
- V. Public Comments**
- VI. Public Hearings**

Subdivisions

- 1. **[A Resubdivision of Lots 21 through 26 Madison Station Subdivision](#)** (CP2022-015)
Certified Plat for two residential lots on 2.72 acres
Location: 17 Front Street (North of Front Street, East of Sullivan Street)
Applicant: Huntsville Land Company, Inc.
Property Owner: Tony Sensenberger
[Staff Report](#)

2. [Kang Land Subdivision](#) (CP 2022-016)
Certified Plat for two commercial lots on 10.16 acres
Location: South of U.S. Highway 72, West of Balch Road
Applicant: Lee Logsdon
Property Owner: Wol K. & Mi Ok Kang
[Staff Report](#)
3. [Heritage Hills, Phase 2, Resubdivision of Lots 16 & 17](#) (CP 2022-017)
Certified Plat for two residential lots on 0.61 acres
Location: South of Powell Road, West Buckleberry Boulevard, North of Mable Trace
Applicant/Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)
4. [College Street Subdivision](#) (CP 2022-018)
Certified Plat for two residential lots on 0.89 acres
Location: 301 Church Street (North of College Street, West of Church Street)
Applicant/Property Owner: Don Spencer
[Staff Report](#)
5. [The Heights at Town Madison, Phase 5](#) (FP 2022-008)
Final Plat for 98 lots on 23.06 acres
Location: South of Town Madison Boulevard, West of Poydras Street
Applicant/Property Owner: Old Town Investments, LLC
[Staff Report](#)

Special Development Permits

6. [The Avenue Madison Signage](#) (SDP 2022-001)
Special Development Permit for an additional monument sign
Location: 85 Shorter Street (Northeast corner of Sullivan and Shorter Streets)
Applicant/Property Owner: SS Madison, LLC
[Staff Report](#)
7. [Bradley Street Coffee](#) (SDP 2022-002)
Special Development Permit for reduction in parking
Location: 4097 Sullivan Street (Southeast corner of Sullivan and Bradley Streets)
Applicant/Property Owner: JMATT3X, LLC
[Staff Report](#)

Public Hearings Closed

VII. Non-Public Hearing Items

Site Plans

8. [Big Blue Marble Academy](#) (SP 2022-023)
Site plan for an 11,953 square foot child care center on 1.83 acres
Location: Southwest corner of Coffey Boulevard and Plaza Boulevard
Applicant: Vertique Property Group
Property Owner: Austin Sr. II, LLC
[Staff Report](#)
9. [The Villas at Town Madison](#) (SP 2022-024)
Site plan for a 165 unit multi-family project on 27.78 acres
Location: 350 Graphics Drive (South of Lime Quarry Road, East of Intergraph Way)
Applicant/Property Owner: Breland Homes
[Staff Report](#)
10. [The Learning Zone Zierdt Road](#) (SP 2022-026)
Site plan for a 17,825 square foot child care center on 4.6 acres
Location: Northwest corner of Grandview Boulevard and Zierdt Road
Applicant/Property Owner: CMK Properties, LLC
[Staff Report](#)

VIII. New Business

IX. Adjournment