



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

AGENDA
PLANNING COMMISSION
Thursday, December 15, 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 November 17, 2022 meeting**
- V. Public Comments**
- VI. Public Hearings**

Zoning Map Amendment

- 1. Cliff Farms Commercial (ZMA2022-007)**

Zoning Map Amendment to zone 4.8 acres of property B3 (General Business District)

Location: 417 John Henry Way, and generally North of U.S. Highway 72, East of Uncle Franks Boulevard

Applicant: Cliff Farms Place, LLC

Property Owner: Boone County Three, LLC and Clift Farms Place, LLC

[Staff Report](#)

Subdivisions

2. [Little Shiloh Primitive Baptist Church](#) (CP 2022-021)
Certified Plat for two residential lots on 1.77 acres
Location: Northwest of Maple Street, East of Sturdivant Street
Applicant/Property Owner: Little Shiloh Primitive Baptist Church
[Staff Report](#)
3. [TWAS - Spencer Lands](#) (CP 2022-022)
Certified Plat for one commercial lot on 1.24 acres
Location: 7850 US Hwy 72 (North of US Hwy 72, East of Uptown Drive)
Applicant: OLP Wash Partners, LLC
Property Owner: TWAS Properties, LLC
[Staff Report](#)
4. [Cleghorn Park, Second Addition](#) – (CP2022-023)
Certified Plat for two commercial lots on 5.18 acres
Location: 128 Cleghorn Blvd (North of Cleghorn Blvd,, West of Wall Triana Hwy)
Applicant: J.W. Kennedy & Associates
Property Owners: Edmundson Property Group, LLC and Madison Property Group, LLC
[Staff Report](#)
5. [Hexagon Park - Phase I](#) (CP 2022-024)
Certified Plat for four commercial lots on 67.308 acres
Location: South of Graphics Drive, West of Intergraph Way
Applicant: Hexagon
Property Owner: Intergraph Improved Properties, LLC and Intergraph Unimproved Properties, LLC
[Staff Report](#)
6. [Wann Property Subdivision – Phase 3](#) (CP 2022-025)
Certified Plat for two commercial lots on 9.23 acres
Location: South of Huntsville-Brownsferry Road, West of Field View Lane
Applicant/Property Owner: County Line Road, LLC and Maund Family Farm, LLC
[Staff Report](#)
7. [MAPCO - KARLANNA](#) – (CP 2022-026)
Certified Plat for two commercial lots on 2.81 acres
Location: Northeast corner of Sullivan Street and Wall Triana Hwy
Applicant and Property Owner: MAPCO Express, Inc
[Staff Report](#)

8. [Town Madison – Phase 13](#) (CP 2022-028)
Certified Plat for two commercial lots on 5.57 acres
Location: South of Stadium Way, West of Outfield Drive
Applicant and Property Owner: Old Town Investments, LLC
[Staff Report](#)
9. [Town Madison – Phase 14](#) (CP 2022-027)
Certified Plat for two commercial lots on 47.53 acres
Location: North of Town Madison Blvd, West of I-565 On/Off Ramps
Applicant and Property Owner: Old Town Investments, LLC
[Staff Report](#)

Public Hearings Closed

VII. Non-Public Hearing Items

Site Plans

10. [Homewood Suites at Town Madison](#) (SP 2022-033)
Site plan for an 19,423 square foot, 101 room hotel on 2.45 acres
Location: North of Town Madison Blvd, West of I-565 On/Off Ramps
Applicant: Mullins, LLC
Property Owner: PHD Hotels
[Staff Report](#)
11. [Carillon Oaks](#) (SP 2022-031)
Site plan for a 35,195 square foot, 48 bed assisted living facility on 3.65 acres
Location: 1770 Slaughter Road (North of Yancy Road, West of Slaughter Road)
Applicant: David Shumer
Property Owner: Carillon Oaks Madison, LLC
[Staff Report](#)

VIII. New Business

IX. Adjournment