



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

AGENDA

PLANNING COMMISSION

Thursday, March 16, 2023

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 February 23, 2023 meeting**
- V. **Public Comments**
- VI. **Public Hearings**

Zoning Map Amendment

- 1. **Palmer Road Property (MP2023-001/ZMA 2023-001)**

To rezone approximately 41.6 acres from M-2 (General Industrial District) to R-4 (Multi-Family Residential) and amend the West Side Master Plan Vision Map

Location: South of Palmer Road, West of Palmer Park

Applicant: Lyons Group Acquisitions, LLC

Property Owner: Rock Solid Ventures, LLC

[Staff Report](#)

2. **106 Landers Road** (ZMA 2023-002)

To rezone 0.70 acres from AG (Agriculture District) to R-2 (Medium Density Residential)

Location: 106 Landers Drive (Northwest corner of Browns Ferry Road and Landers Drive)

Applicant: Felton W. Berger

Property Owner: Jimmy Williams

Staff Report

(Request this item be continued until the April 20, 2023, Regular Meeting)

Subdivision

3. **Bradford Station, Phase 2** (FP 2023-001)

Final Plat for 46 lots on 77.41 acres

Location: South of Norfolk Southern Railroad, West of Kyser Boulevard

Applicant/Property Owner: Lennar Homes of Alabama, LLC

[Staff Report](#)

4. **Madison Farms Subdivision** (LP 2023-001)

Layout Plan for 292 residential lots, and commercial, parks and common area lots on 97.85 acres

Location: South of Huntsville-Browns Ferry Road, West of Morris Drive

Applicant: McKinley Homes

Property Owner: M&G Holdings

[Staff Report](#)

Public Hearings Closed

VII. **Non-Public Hearing Items**

VIII. **New Business**

IX. **Adjournment**