



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

AGENDA

PLANNING COMMISSION

Thursday, September 21, 2023

5:30 p.m.

Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO

Stephen Brooks, CAPZO

Dustin Riddle

Carmelita Palmer CAPZO

Councilmember, John Seifert, CAPZO

Anthony Caudle, CAPZO

Terri W. Johnson, CAPZO

Steven Ryder, CAPZO

The Planning Commission welcomes you to the meeting.

Please silence all cell phones and/or electronic devices for the duration of the meeting.

The meeting may be viewed 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 August 17, 2023 meeting**
- V. **Public Comments**
- VI. **Public Hearings**

Zoning Map Amendment

- 1. **Pension Row Property (ZMA 2023-004)**
Request to rezone 5.5 acres from AG (Agriculture District) to R-1B (Low Density Residential District)
Location: 13 Pension Row (North of Palmer Road, West of Pension Row)
Applicant: RealtyFusion6, LLC
Property Owner: Fusion Reality, LLC
[Staff Report](#)

2. 312 Palmer Road (ZMA 2023-005)
Request to rezone approximately 1.0 acre from M-2 (General Industrial District) to M-1 (Restricted Industrial District)
Location: 312 Palmer Road (Southwest corner of Palmer Road and Tribble Drive)
Applicant/Property Owner: Philimond S. Smith
[Staff Report](#)

Zoning Text Amendment

3. **Child Care and Medical Uses in the Urban Center District (ZTA 2023-002)**
Amendment to add Child Care Centers and Medical Office as Permitted Uses in the UC District
Location: UC District properties
Applicant: Old Town Investments, LLC
Property Owner: Old Town Investments, LLC and Old Town II, LLC
[Staff Report](#)

Subdivision

4. [Reserve Way Townhomes](#) (FP 2023-004)
Final Plat for 12 residential lots on 1.64 acres
Location: Northwest corner of Reserve Way and Wall-Triana Highway
Applicant: J.W. Kennedy and Associates, P.C.
Property Owner: Jay Kailash, LLC
[Staff Report](#)

Vacation of Right-of-Way

5. **Griggs Road and Concord Drive (VAC 2023-007)**
Request to vacate 1.51 acres of unimproved right-of-way for Griggs Road and Concord Drive
Location: South of the terminus of Concord Drive and East of the terminus of Griggs Road and generally located South of Thomas Drive, East of Maximillion Drive
Applicant: Mike Stanley
Property Owner: Denny Sissom and S&A Holdings, LLC
[Staff Report](#)

Public Hearing Closed

VII. Non-Public Hearing Items

VIII. **New Business**

1. Extension of Time for [Madison Branch, Phase 1](#) (PP 2022-004)

IX. **Adjournment**