



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

AGENDA

PLANNING COMMISSION

Thursday, October 19, 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 September 21, 2023 meeting**
- V. **Public Comments**
- VI. **Public Hearings**

Subdivisions

- 1. [Reserve Way Townhomes](#) (FP 2023-004)

Continued from the September 21, 2023 Planning Commission Meeting

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](#)

2. [Hughes Road Subdivision-Subdivision of Lot 7B](#) (CP2023-008)
Certified Plat for 2 Commercial Lots on 2.95 Acres
Location: North of Browns Ferry Road, East of Plaza Boulevard
Applicant: J.W. Kennedy and Associates
Property Owner: Hughes Development, LLC
[Staff Report](#)
3. [Heights at Town Madison, Phase 5A](#) (CP2023-009)
Certified Plat for 3 Residential Lots on 0.53 Acres
Location: 675, 677, 679, 681, and 685 Town Madison Boulevard (South of Town Madison Boulevard, West of Loyola Avenue)
Applicant/Property Owner: Old Town Investments, LLC
[Staff Report](#)
4. [Long Subdivision, Phase 5](#) (CP2023-010)
Certified Plat for 3 Commercial Lots on 5.99 Acres
Location: 10971 County Line Road (North of Palmer Road, East of County Line Road)
Applicant: 2 The Point Incorporated
Property Owner: B&B, LLC
[Staff Report](#)

Public Hearing Closed

VII. Non-Public Hearing Items

Site Plans

5. [Prime-Mini Storage](#) (SP2023-011)
Site Plan for 86,200 square feet of storage buildings on 2.77 Acres
Location: 10971 County Line Road (North of Palmer Road, East of County Line Road)
Applicant: 2 The Point Incorporated
Property Owner: B&B, LLC
[Staff Report](#)

Location, Character, and Extent

6. [Keene Booster Project](#) (LCE2023-001)
Project for the construction of a Booster Station and installation of 24-inch Ductile Iron Main
Location: Pumphouse Road, from Gillespie Road south to the Keene Treatment Plant, and on the Keene Treatment Plan site

Applicant: Madison Utilities

Property Owner: City of Madison and Madison Utilities

[Staff Report](#)

7. [Western Transmission Main-Phase 3](#) (LCE2023-002)

Project for installation of 24-inch Ductile Iron Main

Location: Balch Road (Mill Road north to Allison Drive; Allison Drive east to Keene Treatment Plant) and Gillespie Road (Pumphouse Road east to Pin Oak Drive)

Applicant: Madison Utilities

Property Owner: City of Madison, Madison County, and Madison Utilities

[Staff Report](#)

VIII. **New Business**

a. **Reserve Way Townhomes**

Performance Bond Amount - \$187,342.62

IX. **Adjournment**