



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

AGENDA
PLANNING COMMISSION
Thursday, May 16, 2024
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 April 18, 2024 Meeting.**
- V. **Public Comments**
- VI. **Public Hearings Items**

Subdivisions

- 1. [**Putnam's Industrial Park**](#) (CP2024-002)

Consolidation of two industrial lots into one 6.1 acre lot

Location: South of Production Avenue, East of County Line Road

Applicant/Property Owner: AMERCO Real Estate Company

[Staff Report](#)

2. [Bradford Station, Phase 3](#) (FP2024-001)
Final Plat for 50 residential lots on 40.19 acres
Location: South of Kyser Boulevard, West of Lourdes Road
Applicant/Property Owner: Lennar Homes of Alabama, LLC
[Staff Report](#)
3. [Town Madison](#) (LP2024-001)
Layout Amendment for 34 residential lots on 45 acres
Location: North of Town Madison Boulevard, West of Interstate ramps
Applicant/Property Owner: Old Town Investments, LLC
[Staff Report](#)
4. [Bellawoods](#) (LP2024-002)
Layout Amendment for 113 residential lots on 76.43 acres
Location: Generally North of Montcliff Drive, East of Holladay Boulevard
Applicant: Schoel Engineering, Inc.
Property Owner: DILTINA Development Company
[Staff Report](#)
5. [Heritage Hills](#) (LP2024-003)
Layout Amendment to change a proposed stub street to a cul-de-sac
Location: South of Sweetgrass Grove, West of Autumn Ashe Road
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)
6. [Heritage Hills, Phase 3](#) (PP2024-001)
(Continued from the April 18, 2024 Planning Commission meeting)
Preliminary Plat for 19 residential lots on 30.73 acres
Location: South of Sweetgrass Grove, West of Autumn Ashe Road
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)

Public Hearing Closed

VII. **Non-Public Hearing Items**

Location, Character & Extent

7. [Parking Lot for Trailhead and Madison Community Center](#) (LCE2024-002)

Parking Plan for 30 parking spaces

Location: South of Walden Glen Drive, West of Browns Ferry Road

Applicant/Property Owner: City of Madison

[Staff Report](#)

Architectural Plans Amendment

8. **Bradford Station Architectural Plans**

Location: South and North of Kyser Boulevard, West of Todd Drive

Applicant/Property Owner: Lennar Homes of Alabama, LLC

[Staff Memo](#)

Performance Bond

9. **Bradford Station, Phase 3**

Subdivision Performance - \$126, 130.62

Sidewalk Performance - \$43,725.15

VIII. **New Business**

IX. **Adjournment**