



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

AGENDA
PLANNING COMMISSION
Thursday, June 20, 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 May 16, 2024 Meeting.**
- V. **Public Comments**
- VI. **Public Hearings Items**

Zoning Map Amendments

- 1. **Town Madison Property (ZMA2024-002)**
Rezone 0.55 acres from AG (Agriculture) to UC (Urban Center)
Location: Southwest of Interstate 565 Ramps
Applicant/Property Owner: Old Town Investments, LLC
[Staff Report](#)

2. **North Airport Property** (MP2024-001/ZMA2024-003)
Rezone 60.17 acres from M-1 (Restricted Industrial) to UC (Urban Center) and amend the West Side Master Plan Vision Map from I (Industry) and CC (Convenience Commercial) to CMU (Commercial Mixed Use)
Location: North of Madison Boulevard, East of County Line Road
Applicant/Property Owner: DNA5, LLC
[Staff Report](#)

Subdivisions

3. [Bellawoods, Phase 2A](#) (CP2024-003)
Certified Plat to replat Lot 86 and Common Area 4
Location: North of Huntsville-Browns Ferry Road, West of Oakland Church
Applicant: 2 The Point Incorporated
Property Owner: DILTINA Development Corporation
[Staff Report](#)
4. [Bellawoods, Phase 3](#) (FP2024-002)
Final Plat for 28 residential lots on 71.66 acres
Location: North of Huntsville-Browns Ferry Road, East of Holladay Blvd
Applicant: 2 The Point Incorporated
Property Owner: DILTINA Development Corporation
[Staff Report](#)
5. [Bellawoods, Phase 4](#) (PP2024-004)
Preliminary Plat for 50 residential lots on 61 acres
Location: Generally North of Huntsville-Browns Ferry Road, East of Holladay Boulevard
Applicant: Schoel Engineering, Inc.
Property Owner: DILTINA Development Company
[Staff Report](#)
6. [Bradford Station, Phase 4](#) (PP2024-002)
Preliminary Plat for 53 residential Lots on 21.11 Acres
Location: South of Kyser Boulevard, East of Westchester Road
Applicant/Property Owner: Lennar Homes of Alabama, LLC
[Staff Report](#)
7. [Town Madison, Phase 15](#) (PP2024-003)
Preliminary Plat 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](#)

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Public Hearing Closed

VII. Non-Public Hearing Items

Location, Character & Extent

8. **Public Safety Annex** (LCE2024-003)

Redevelopment for new fire station, police substation, office space and associated parking

Location: 230 Business Park Boulevard (South of Business Park Boulevard, West of Ludie Richard Drive

Applicant/Property Owner: City of Madison

[Staff Report](#)

VIII. New Business

Request to move the October Planning Commission from Thursday October 17th to Thursday October 24th.

IX. Adjournment