



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

AGENDA
PLANNING COMMISSION
Thursday, August 15, 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 July 18, 2024 Meeting.**
- V. **Public Comments**
- VI. **Public Hearings Items**

Zoning Map Amendments

- 1. **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](#)
This item was continued from the July 18, 2024 meeting.

2. [Bowers Road Property](#) (ZMA2024-004)
Rezone 89.23 acres from AG (Agriculture) to UC (Urban Center)
Location: South of Huntsville-Browns Ferry Road, West of Bowers Road
Applicant: 2 The Point, Inc.
Property Owner: Lilly Landholdings, Inc.
[Staff Report](#)

Subdivisions

3. [Lowes Madison Subdivision](#) (CP2024-004)
Certified Plat for two commercial lots on 16.20 acres
Location: North of U.S. Highway 72, West of Uptown Drive
Applicant: TTL, Inc.
Property Owner: Lowes Home Center, LLC
[Staff Report](#)
4. [Bellawoods, Phase 2B](#) (CP2024-007)
Certified Plat for four residential lots and one tract on 6.06 acres
Location: North of Huntsville-Browns Ferry Road, East of Holladay Boulevard
Applicant: 2 The Point Incorporated
Property Owner: Diltina Development Corporation
[Staff Report](#)
5. [Intergraph North Campus, Phase 9](#) (CP2024-008)
Certified Plat for four commercial lots 6.06 acres
Location: South of Graphics Drive, East of Wall Triana Highway
Applicant/Property Owner: Old Town II, LLC
[Staff Report](#)
6. [Star Estates, Phase 1](#) (FP2024-004)
Final Plat for 11 residential lots and two tracts on 23.6 acres
Location: South of Browns Ferry Road, East of Landers Road
Applicant/Property Owner: C&A Landers, LLC
[Staff Report](#)
7. [RSDGP, LLC Subdivision](#) (PP2024-005)
Preliminary Plat for two commercial lots on 10.19 acres
Location: South of US Hwy 72, West of Balch Road
Applicant: Murphy USA
Property Owner: RS Madison, LLC, Wol K. Kang and Mi Ok Kang
Staff Report

This item is recommended for continuance to the September 19, 2024 meeting.

8. **RSDGP, LLC Subdivision (FP2024-003)**

Final Plat for two commercial lots on 10.19 acres

Location: South of US Hwy 72, West of Balch Road

Applicant: Murphy USA

Property Owner: RS Madison, LLC, Wol K. Kang and Mi Ok Kang

Staff Report

This item is recommended for continuance to the September 19, 2024 meeting.

Vacation of Right-of-Way

9. **Lime Quarry Road (VAC2024-006)**

Vacation of 0.967 acres of Lime Quarry Road right-of-way

Location: South side of Lime Quarry Road, East of Intergraph Way

Applicant: Old Town II, LLC

Property Owner: City of Madison

[Staff Report](#)

Public Hearing Closed

VII. **Non-Public Hearing Items**

Location, Character & Extent

10. [Palmer Park Parking Addition](#) (LCE2024-004)

Location, Character & Extent for new off-street parking at Palmer Park

Location: South of Palmer Road, East of County Line Road

Applicant/Property Owner: City of Madison

[Staff Report](#)

VIII. **New Business**

IX. **Adjournment**