



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

AGENDA
PLANNING COMMISSION
Thursday, November 21, 2024
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO

Councilmember, John Seifert, CAPZO

Anthony Caudle, CAPZO

Steve Ryder, CAPZO

Terri W. Johnson, CAPZO

Kipp Richerzhagen

Carmelita Palmer, 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 October 24, 2024 Meeting.**
- V. **Public Comments**
- VI. **Public Hearings Items**

Annexation/Zoning Map Amendment

- 1. **Firestone Properties (ANN2024-005/ZMA2024-007)**
Annexation of two residential lots, 0.73 acres and 0.79 acres, and zone the properties R-1A (Low Density Residential) upon annexation
Location: 145 and 174 Firestone Drive (South of U.S. Highway 72, East of Rainbow Drive)
Applicants/Property Owners: Clint and Brittany Coggin, and Sherry Price

[Staff Report](#)

Subdivisions

2. [Greenbrier Hills, Phase V](#) (FP2024-006)

Final Plat for 52 residential lots on 28.47 acres

Location: South of Hemingway Road, East of Faulkner Road

Applicant: Madison Land Resources

Property Owner: Ham Land LLC

[Staff Report](#)

3. [Madison Farms, Phase 2](#) (PP2024-007)

Preliminary Plat for 43 residential lots on 2.30 acres

Location: South of Huntsville-Browns Ferry Road, East of Holladay Boulevard

Applicant: 2 The Point Incorporated

Property Owner: Browns Ferry Investments LLC

[Staff Report](#)

4. [Madison Farms, Phase 2](#) (FP2024-007)

Final Plat for 43 residential lots on 2.30 acres

Location: South of Huntsville-Browns Ferry Road, East of Holladay Boulevard

Applicant: 2 The Point Incorporated

Property Owner: Browns Ferry Investments LLC

[Staff Report](#)

Public Hearing Closed

VII. **Non-Public Hearing Items**

Location, Character, & Extent

5. [Public Safety Training Center and Animal Control Facility](#) (LCE2024-006)

Location, Character, and Extent for a Public Safety Training Center and Animal Control Facility

Location: 400 Celtic Drive (East side of Celtic Drive, North of Madison Boulevard)

Applicant/Property Owner: City of Madison

[Staff Report](#)

VIII. **Performance Bonds**

6. **Greenbrier Hills Phase V**

Subdivision Performance - \$281,300.50

Sidewalk Performance -\$63,114.90

7. **Acadia at Arlington**

Sidewalk Performance -\$9,252.25

8. **Madison Farms Phase 2**

Sidewalk Performance Bond \$32,194.25

IX. **New Business**

9. Presentation on City of Madison Comprehensive Plan Update, *Madison On Track 2045*, by Orion Planning + Design

X. **Adjournment**