



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

AGENDA
PLANNING COMMISSION
Thursday, December 19, 2024
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO

Anthony Caudle, CAPZO

Terri W. Johnson, CAPZO

Carmelita Palmer, CAPZO

Councilmember, John Seifert, CAPZO

Steve Ryder, CAPZO

Kipp Richerzhagen

John Howard

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**
- Approval of Minutes for November 21, 2024 Meeting.
- V. **Public Comments**
- VI. **Public Hearings Items**

Annexations/Zoning Map Amendments

- 1. **131 Forrest Drive (ANN2024-004/ZMA2024-007)**
Annexation of a developed 0.46 acre residential lot and zone the property R-1A (Low Density Residential) upon annexation
Location: 131 Forrest Drive (North of Forrest Drive, West of Nance Road)
Applicant/Property Owner: Bernice Woods
[Staff Report](#)

2. **7301 U.S. Highway 72 W** (ANN2024-006/ZMA2024-010)
Annexation of a 1.4 acre lot and zone the property B3 (General Business) upon annexation
Location: 7301 U.S. Highway 72 W (South of U.S Highway 72, East of Rainbow Drive)
Applicant: Fortune, Beard, Arnold, Graham & Arnold, LLP
Property Owner: English RE, LLC
[Staff Report](#)

Zoning Map Amendments

3. [Bellawoods Property](#) (MP2024-002/ZMA2024-009)
Master Plan Amendment to amend the West Side Master Plan Vision Map and Zoning Map Amendment to rezone 37.72 acres from AG (Agriculture District) to RC-2 (Residential Cluster District No. 2)
Location: North of Huntsville-Browns Ferry Road, West of Morris Drive
Applicant: Diltina Development Corporation
Property Owner: John W. Burgreen Estate
[Staff Report](#)
4. [Bowers Road](#) (ZMA2024-011)
Rezone 89.27 acres from AG (Agriculture) to RC-2 (Residential Cluster District No. 2)
Location: South of Huntsville-Browns Ferry Road, West of Bowers Road
Applicant: 2 The Point, Inc.
Property Owner: Lilly Landholdings, LLC
[Staff Report](#)

Subdivisions

5. [Heritage Hills, Phase 3](#) (FP2024-008)
Final 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 & City of Madison
[Staff Report](#)

Specific Development Permit

6. [102 Main Street](#) (SDP 2024-001)

Specific Development Permit for a 2,772 square foot building on 0.08 acres

Location: Southeast corner of Main Street and Wise Street

Applicant: Johnson and Associates, Inc.

Property Owner: Main Street Madison LLC

[Staff Report](#)

Public Hearing Closed

VII. **Performance Bonds**

VIII. **New Business**

IX. **Adjournment**