



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

AGENDA
PLANNING COMMISSION
Thursday, October 16, 2025
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO
John Howard
Kipp Richerzhagen
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 September 18, 2025, Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Subdivisions

- 1. **Eastview Manor, Phase 2** (CP2025-014)
Certified Plat for two residential lots on 2.4 acres
Location: South side of Brentwood Lane (south of Eastview Drive; East of Chadrick Drive)
Applicant: Haliburton Surveying & Mapping
Property Owner: MHH, Inc.
Staff Report

2. [Barnett's Crossing, Phase 2](#) (FP2025-009)
Final Plat for 75 residential lots on 12.62 acres
Location: South of Scout Drive, East of Dylan Road
Applicant: Morell Engineering
Property Owner: Barnett's Crossing, LLC
[Staff Report](#)
3. [Barnett's Crossing, Phase 3B](#) (FP2025-010)
Final Plat for 25 residential lots on 6.4 acres
Location: South of Hancock Lane, East of Dylan Road
Applicant: Morell Engineering
Property Owner: Barnett's Crossing, LLC
[Staff Report](#)

Public Hearing Closed

VII. **Non-Public Hearing Items**

Location, Character, and Extent

4. [Balch-Browns Ferry Roundabout](#) (LCE2025-008)
Location, Character, and Extent approval for a roundabout at Balch Road and Browns Ferry Road
Location: Intersection of Balch Road and Browns Ferry Road
Applicant/Property Owner: City of Madison
[Staff Report](#)
5. [Royal Drive Extension](#) (LCE2025-009)
Location, Character, and Extent approval for road improvements to extend Royal Drive
Location: County Line Road and future Royal Drive Intersection then east to Jetplex lane
Applicant: City of Madison
Property Owners: City of Madison; Westco Royal, LLC; and Gayle Wann Guy and William Farley Wann
[Staff Report](#)
6. [Bradley Street Improvement Project](#) (LCE2025-010)
Location, Character, and Extent approval for a pedestrian walkway between Short Street and Garner Street and improvements to Bradley Street
Location: South of Martin Street (between Sullivan Street and Garner Street)
Applicant: City of Madison
Property Owners: City of Madison and Various
[Staff Report](#)

7. **Mill Road and Sullivan Street Intersection Improvements** (LCE2025-011)
Location, Character, and Extent approval for turn lane improvements to the Mill Road and Sullivan Street Intersection
Location: Intersection of Mill Road and Sullivan Street
Applicant: City of Madison
Property Owners: City of Madison and Various
[Staff Report](#)
8. **Mill Creek Preserve/Old Providence Trailhead** (LCE2025-012)
Location, Character, and Extent approval for Mill Creek Preserve and associated trailhead
Location: East side of Balch Road, North of Chelsea Park
Applicant: City of Madison
Property Owner: City of Madison and Madison Utilities
[Staff Report](#)

VIII. **Subdivision Performance Bonds**

9. **Barnett's Crossing, Phase 2**
Subdivision: \$162,790.70
Sidewalk: \$112,553.28
10. **Barnett's Crossing, Phase 3B**
Subdivision: \$126,961.26
Sidewalk: \$43,712.35

IX. **New Business**

X. **Adjournment**