



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

AGENDA
PLANNING COMMISSION
Thursday, November 20, 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, Erica White

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 October 16, 2025, Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Zoning Map Amendments

- 1. **Goodwin Property (MP2025-006/ZMA2025-010)**
Rezone 39.19 acres from AG (Agriculture) to RC-2 (Residential Cluster District No. 2) and 0.94 acres from AG to B2 (Neighborhood Business District) and amend the Comprehensive Plan Future Placetypes Map for 0.94 acres from Mixed Residential Conservation (MRC) to Convenience Commercial (CC)
Location: North of Huntsville-Browns Ferry Road, West of Bowers Road
Applicant: Dinges Civil Engineering, LLC
Property Owner: Janice Goodwin
Staff is recommending a continuance to the December meeting

Subdivisions

2. [Lady Ann at Edgewater](#) (CP2025-015)
Certified Plat for two commercial lots on 4.6 acres
Location: West side of Zierdt Road, North of Grand View Blvd
Applicant/
Property Owner: TLZ Huntsville Zierdt LLC
[Staff Report](#)
3. [Madison Branch, Phase 2A](#) (FP2025-011)
Final Plat for 21 residential lots on 31.52 acres
Location: South of Long Meadow Road, East of Maecille Drive
Applicant: 2 The Point, Inc.
Property Owner: Enfinger Development, LLC
[Staff Report](#)
4. [Heritage Hills, Phase 4](#) (PP2025-010)
Preliminary Plat for 27 residential lots on 12.56 acres
Location: South of Sherry Hill Trail, West of Mountain Ashe Road
Applicant: 2 The Point, Inc.
Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)
5. [Bellawoods Layout Plan Amendment](#) (LP2025-001)
Layout Plan for 130 residential lots on 73.78 acres
Location: North of Huntsville-Browns Ferry Road, West of Morris Drive
Applicant: Schoel Engineering, Inc.
Property Owner: Diltina Development Corporation
[Staff Report](#)

Public Hearing Closed

VII. Non-Public Hearing Items

Master Sign Plan

6. [Town Madison Master Sign Plan](#) (MP 2025-005)
Amendment to the Master Sign Plan for Town Madison
Location: Town Madison (South of Interstate – 565, East of Wall Triana Highway, West of Zierdt Road)
Applicant: Trav-Ad Signs, Inc.
Property Owner: Various
[Staff Report](#)

Location, Character, and Extent

7. [Mill Road Sidewalk Extension](#) (LCE2025-013)

Location, Character, and Extent approval for the extension of sidewalk on the north side of Mill Road

Location: North side of Mill Road between Mill Park Lane and Bibb Drive

Applicant/Property Owner: City of Madison

[Staff Report](#)

8. [Garner Street Extension, Phase 3](#) (LCE2025-014)

Location, Character, and Extent approval for road improvements to extend Garner Street and associated multi-use path

Location: South of Life Way/Garner Street Intersection, east of Sullivan Street

Applicant: City of Madison

Property Owner: Various

[Staff Report](#)

VIII. Subdivision Performance Bonds

9. Madison Branch, Phase 2A

Subdivision: \$224,048.40

Sidewalk: \$63,273.60

IX. New Business

X. Adjournment