



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

AGENDA
PLANNING COMMISSION
Thursday, February 19, 2026
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO

John Howard, CAPZO

Amanda Jarrett

Joe Mullins

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 January 15, 2026, Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Annexation/Zoning Map Amendments

- 1. **7609 U.S. Highway 72 W (ANN2026-001/ZMA2026-001)**
Annexation of a 0.39 acre commercial parcel and zone the property B3 (General Business) upon annexation
Location: 7609 U.S. Highway 72 W (South of U.S Highway 72, West of Nance Road)
Applicant: Mihir Patel
Property Owner: MA AMBE, Inc.
[Staff Report](#)

Subdivisions

2. **3 Park Preserve Layout Plan Amendment** (LP2025-004)
Layout Amendment to add two residential lots back in the subdivision
Location: South of Hardiman Road, North of the Greenbrier Hills Subdivision
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
Staff Report
Continued from January 15, 2026; Applicant requesting continuance to March 19, 2026
3. **3 Park Preserve, Phase 4** (PP2025-011)
Preliminary Plat for 44 residential lots on 20.94 acres
Location: South of Hardiman Road, North of the Greenbrier Hills Subdivision
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
Staff Report
Continued from January 15, 2026; Applicant requesting continuance to March 19, 2026
4. [Legacy Enclave](#) (LP2026-001)
Layout Plan for 14 residential lots on 5.3 acres
Location: Southwest corner of Madison Branch Boulevard and Hardiman Road
Applicant: 2 The Point Incorporated
Property Owner: Jitendra Jain
[Staff Report](#)
5. [Legacy Enclave](#) (PP2026-001)
Preliminary Plat for 14 residential lots on 5.3 acres.
Location: Southwest corner of Madison Branch Boulevard and Hardiman Road
Applicant: 2 The Point Incorporated
Property Owner: Jitendra Jain
[Staff Report](#)

Public Hearing Closed

VII. Non-Public Hearing Items

Site Plans

6. [Slick City](#) (SP2026-001)
Site Plan for an approximately 56,000 square feet commercial building on 3.85 acres
Location: Northwest corner of Plaza Boulevard and Coefer Boulevard
Applicant: Andrew Watson PE, LLC
Property Owner: Velocity Plaza, LLC
[Staff Report](#)

7. [Vital Sleep Care](#) (SP2025-002)

Site Plan for a 10,000 square feet medical office building on 1.49 acres

Location: South of Madison Boulevard, West of Research Boulevard

Applicant: RGS Civil Design, LLC

Property Owner: Ocimum, LLC

[Staff Report](#)

8. [Madison Pawms](#) (SP2026-004)

Site Plan for a proposed 6,346.5 square feet addition to an animal daycare and boarding facility on 2.30 acres

Location: 102 Gin Oaks Court (South of Front Street, West of Sullivan Street)

Applicant: J.M. Phillips Engineering, LLC

Property Owner: Personalized Prints Inc.

[Staff Report](#)

VIII. **New Business**

IX. **Adjournment**