



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

AGENDA
PLANNING COMMISSION
Thursday, May 21, 2026
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO

John Howard, CAPZO

Amanda Jarrett, CAPZO

Joe Mullins

Councilmember, Erica White, 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 April 16, 2026, Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Annexation/Zoning Map Amendments

- 1. **167 Brentwood Lane (ANN2026-004/ZMA2026-004)**
Annexation of a 1.54 acre residential lot and zone the property R-1A (Low Density Residential District) upon annexation
Location: 167 Brentwood Lane (South of Eastview Drive, West of Lewter Drive)
Applicant: Laura McCormick
Property Owner: Laura K. McCormick and Thomas Makies
[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 March 19, 2026; Applicant requesting a continuance to June 18, 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 March 19, 2026; Applicant requesting a continuance to June 18, 2026

4. **Heritage Hills, Phase 4** (FP2026-003)

Final Plat for 27 residential lots on 12.56 acres

Location: South of Sherry Hill Trail, West of Mountain Ashe Road

Applicant: 2 The Point Incorporated

Property Owner: Tennessee Valley Communities, LLC

[Staff Report](#)

Public Hearing Closed

VII. Non-Public Hearing Items

Site Plans

5. **Maintenance Building for the Ovation development** (SP2026-011)

Site Plan for an approximate 2,400 square feet maintenance building on 23.04 acres

Location: Southwest corner of Intergraph Way and Business Park Boulevard

Applicant: Mullins, LLC

Property Owner: Old Town Investments, LLC

[Staff Report](#)

VIII. Performance Bonds

6. **Heritage Hills, Phase 4:**

Subdivision: \$198,168.00

Sidewalk: \$89,735.33

IX. **New Business**

X. **Adjournment**