



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

AGENDA
PLANNING COMMISSION
Thursday, March 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, 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 February 19, 2026, Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Annexation/Zoning Map Amendments

- 1. **225 Nancy Road (ANN2026-002/ZMA2026-002)**
Annexation of one 0.35 acre residential lot and zone the property R-1B (Low Density Residential District) upon annexation
Location: 225 Nancy Road (West side of Nancy Drive, South of Lynn Drive)
Applicant: Jillian Holland
Property Owner: Jillian and Nicholas Holland
[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 February 19, 2026; Applicant requesting a continuance to May 21, 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 February 19, 2026; Applicant requesting a continuance to May 21, 2026

Specific Development Permit

4. **[16 Cain Street \(SDP 2026-001\)](#)**

Specific Development Permit for the construction of a detached single-family residence on 0.2 acres

Location: 16 Cain Street (West side of Cain Street, South of Lanier Road)

Applicant: Kendon Thomas

Property Owner: Kendon and Amanda Thomas

[Staff Report](#)

Public Hearing Closed

VII. Non-Public Hearing Items

Location, Character, Extent

5. **[Madison City Schools IT Department Warehouse](#)** (LCE2026-001)

Location, Character, Extent for the construction of a warehouse building on 0.75 acres

Location: 108 Church Street (East side of Church Street, South of Maple Street)

Applicant/Property Owner: Madison City Schools

[Staff Report](#)

Bellawoods Tree Mitigation Plan Approval

6. [Bellawoods Phase 5](#)

Location: Generally North of Montcliff Drive, East of Holladay Boulevard

Applicant: Schoel Engineering, Inc.

Property Owner: DILTINA Development Company

[Staff Memo](#)

VIII. New Business

7. Zoning Ordinance Update

[Review Public Review Draft](#)

[Staff Memo](#)

IX. Adjournment