



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

**AGENDA**  
**PLANNING COMMISSION**  
**Thursday, June 16, 2022**  
**5:30 p.m.**  
**Council Chambers**

Planning Commission Members  
Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO  
Stephen Brooks, CAPZO  
Cameron Grounds, CAPZO  
Carmelita Palmer CAPZO

Councilmember, John Seifert, CAPZO  
Anthony Caudle, CAPZO  
Terri W. Johnson, CAPZO  
Steven Ryder, CAPZO

***To follow CDC guidelines and protect public health during the COVID-19 pandemic, the City urges the public, employees, and staff who are not required to attend to stay home. Anyone who is sick or who is living with a quarantined family member should not attend the meeting. Planning Commission meetings are still open to the public 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 May 19, 2022 meeting
- V. Public Comments
- VI. Public Hearings

**Zoning Text Amendment**

- 1. **[Mini Storage Facilities](#)**  
**Zoning Text Amendment to allow Mini Storage Facilities in the B2 District (ZTA 2022-003)**  
**Location:** B2 District Properties Citywide  
**Applicant:** National Retail Development, LLC  
**Property Owner:** Madison Market DG, LLC and FLDG Associates Pool 7, LLC  
Staff Report

## Subdivisions

2. [Town Madison, Phase 12](#) (CP 2022-009)  
**Certified Plat for three commercial lots on six acres**  
**Location:** 121 Outfield Drive, 141 and 143 Stadium Way (South of Stadium Way and West of Outfield Drive)  
**Applicant/Property Owner:** Old Town Investments, LLC  
[Staff Report](#)
  
3. [Resub of Lot 2, Eastview Subdivision](#) (CP 2022-010)  
**Certified Plat for one residential lot and one common area on 0.64 acres**  
**Location:** 101 Ferguson Drive (Southeast corner of Eastview Drive and Manningham Drive)  
**Applicant/Property Owner:** SMB Land, LLC  
[Staff Report](#)
  
4. [The University of Alabama Huntsville Foundation, Phase 1](#) (CP 2022-011)  
**Certified Plat for two industrial lots and one tract on 85.26 acres**  
**Location:** North of Production Avenue, East of County Line Road  
**Applicant:** Barge Design Solutions  
**Property Owner:** University of Alabama Huntsville Foundation, Inc.  
[Staff Report](#)
  
5. [Barnetts Crossing, Phase 1](#) (FP 2022-003)  
**Final Plat for 46 residential lots on 53.10 acres**  
**Location:** North of Norfolk Southern Railroad, East of Greenbrier Hills Subdivision  
**Applicant:** Safe Harbor Development  
**Property Owner:** Barnett's Crossing, LLC  
[Staff Report](#)
  
6. [Bellawoods, Phase 1](#) (FP 2022-005)  
**Final Plat for 47 residential lots on 118.77 acres**  
**Location:** North of Huntsville-Browns Ferry Road, East of Holladay Road  
**Applicant:** DILTINA Development Corporation  
**Property Owner:** DILTIANA Development Corporation and Southern Latitude Investments, LLC  
[Staff Report](#)

7. [Madison Branch, Phase 1](#) (PP 2022-004)  
**Preliminary Plat for 97 residential lots on 101.43 acres**  
**Location:** South of Long Meadow Road, West of Halsey Road  
**Applicant/Property Owner:** Tennessee Valley Communities  
[Staff Report](#)
  
8. [Reserve Way Townhomes](#) (PP 2022-006)  
**Preliminary Plat for 12 residential lots on 1.64 acres**  
**Location:** Northwest corner of Reserve Way and Wall-Triana Highway  
**Applicant:** J.W. Kennedy and Associates P.C.  
**Property Owner:** Jay Ramnam, Inc.  
[Staff Report](#)
  
9. [Everstead Subdivision](#) (PP 2022-005)  
**Preliminary Plat for 30 residential lots and one tract on 42.91 acres**  
**Location:** North of Mill Road, West of Hughes Road  
**Applicant:** Croy Engineering, LLC  
**Property Owner:** William Wann and Gayle Wann Guy  
[Staff Report](#)

**Public Hearing Closed**

**Site Plans**

10. [Everstead at Madison](#) (SP 2022-013)  
**Site Plan for 203 residential units on 31.92 acres**  
**Location:** North of Mill Road, West of Hughes Road  
**Applicant:** Croy Engineering, LLC  
**Property Owner:** William Wann and Gayle Wann Guy  
[Staff Report](#)
  
11. [Staybridge Suites](#) (SP 2022-012)  
**Site Plan for a five story 88 room hotel on 2.79 acres**  
**Location:** North of Spenryn Drive, East of Sullivan Street  
**Applicant/Property Owner:** Nishant Meraiya  
[Staff Report](#)

12. [Primrose School](#) (SP 2022-014)

**Site Plan for a 13,685 square foot daycare on 2.06 acres**

**Location:** South of Huntsville-Browns Ferry Road, West of County Line Road

**Applicant:** Primrose School

**Property Owner:** County Line Road, LLC

[Staff Report](#)

**VII. Subdivision Guarantees**

1. **Heritage Hills, Phase 1**

Construction Performance

Sidewalk Performance

2. **Greenbrier Hills, Phase 4**

Construction Performance

Sidewalk Performance

**VIII. New Business**

**IX. Adjournment**