



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

AGENDA
PLANNING COMMISSION
Thursday, April 20, 2023
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 March 16, 2023 meeting**
- V. **Public Comments**
- VI. **Public Hearings**

Zoning Map Amendment

- 1. **106 Landers Road (ZMA 2023-002)**

To rezone 0.70 acres from AG (Agriculture) to R-2 (Medium Density Residential)

Location: 106 Landers Drive (Northwest corner of Browns Ferry Road and Landers Drive)

Applicant: Felton W. Berger

Property Owner: Jimmy Williams

(Applicant has withdrawn the application)

Subdivision

2. [Windermere, Phase 2](#) (FP 2023-002)
Final Plat for 30 lots on 54.66 acres
Location: North of Norfolk Southern Railroad, East of Shelton Road
Applicant/Property Owner: Premium Properties, LLC
[Staff Report](#)
3. [Windermere, Phase 3](#) (PP 2023-003)
Preliminary Plat for 20 lots on 43.30 acres
Location: North of Norfolk Southern Railroad, East of Shelton Road
Applicant/Property Owner: Premium Properties, LLC
[Staff Report](#)

Public Hearings Closed

- VII. **Non-Public Hearing Items**
- VIII. **Subdivision Performance Bonds**
Windermere, Phase 2; Sidewalk Performance Bond \$45,439.65
- IX. **New Business**
- X. **Adjournment**