



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

AGENDA
PLANNING COMMISSION
Thursday, March 20, 2025
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO
John Howard
Kipp Richerzhagen
Carmelita Palmer, CAPZO

Councilmember, John Seifert, 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 20, 2025 Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Zoning Map Amendments

- 1. **Dutch Bros Coffee (ZMA2025-001)**
Rezone a 0.84 acre portion of Lot 2 of The Shoppes of Madison Subdivision from MC (Medical Center District) to B3 (General Business District)
Location: 8213 U.S. Highway 72 (South of U.S. Highway 72, East of Brookridge Drive)
Applicant: Aubry Enterprises
Property Owner: Huntsville Retail Center Exchange, LLC
[Staff Report](#)

2. **Bowers Road (ZMA2025-002)**
Rezone 89.27 acres from AG (Agriculture) to RC-2 (Residential Cluster No. 2)
Location: South of Huntsville-Browns Ferry Road, West of Bowers Road
Applicant: 2 The Point, Inc.
Property Owner: Lilly Landholdings, LLC
Applicant has requested a continuance to the April meeting
3. **Celtic – Lanier Property (ZMA2025-003)**
Rezone 2.89 acres from M-1 (Restricted Industrial District) to B1 (Neighborhood Business District) and rezone 0.228 acres from B3 (General Business District) to B1 (Neighborhood Business District)
Location: Southwest corner of Lanier Road and Celtic Drive
Applicants/Property Owners: John and Lee Boles and City of Madison
[Staff Report](#)

Vacation of Right-of-Way

4. **Celtic – Lanier Property (VAC2024-002)**
Vacation of a 0.228 acre portion of Shorter Street right-of-way
Location: Northwest corner of Shorter Street and Celtic Drive
Applicant: John and Lee Boles
Property Owner: City of Madison
[Staff Report](#)

Subdivisions

5. [Apex Dental at Hughes Hills Subdivision](#) (CP2025-002)
Certified Plat for two commercial lots on 4.19 acres
Location: East side of Rainbow Drive, South of Highway 72 W
Applicant: Johnson & Associates
Property Owner: English RE, LLC
[Staff Report](#)
6. [Town Madison, Ph. 16](#) (PP2025-002)
Preliminary Plat for two tracts and two common areas on 40.49 acres
Location: North of Town Madison Boulevard, West of the Interstate Ramps
Applicant/Property Owner: Old Town Investments, LLC
[Staff Report](#)

7. [Madison Farms, Ph. 3](#) (PP2025-001)

Preliminary Plat for 77 lots on 29.80 acres

Location: South of Huntsville-Browns Ferry Road, West of Morris Drive

Applicant: McKinley Homes

Property Owner: M&G Holdings, LLC

[Staff Report](#)

Public Hearing Closed

VII. **Non-Public Hearing Items**

VIII. **New Business**

IX. **Adjournment**