THE CITY OF MADISON ALABAMA
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100 Hughes Road
Madison, Alabama 35758
www.madisonal.gov

AGENDA
PLANNING COMMISSION
Thursday, April 17, 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 March 20, 2025 Regular Meeting**

V. **Public Comments**

VI. **Public Hearing Items**

Zoning Map Amendments

1. **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
   Continued from the March meeting
   Staff Report

Subdivisions

2. **Bellawoods** (LP2025-001)
   Layout Plan Amendment for 130 residential lots on 74.22 acres
   Location: General north of Montcliff Drive, East of Holladay Boulevard
   Applicant: Schoel Engineering, LLC
   Property Owner: DILTINA Development Corporation
   The applicant has requested a continuance to the May meeting

3. Apperson Subdivision**, Phase 2** (CP2025-005)
   Certified Plat to reconfigure two residential lots on 6.25 acres
   Location: North of Whisperwood Lane, West of Sullivan Street
   Applicant: Morell Engineering
   Property Owner: Ronald Williams
   Staff Report

4. **RSDGP, LLC Subdivision** (PP2025-004)
   Preliminary Plat for two commercial lots on 10.13 acres
   Location: U.S. Highway 72, West of Balch Road
   Applicant: Murphy USA
   Property Owner: RS Madison, LLC
   Staff Report

5. **RSDGP, LLC Subdivision** (FP2025-001)
   Final Plat for two commercial lots on 10.13 acres
   Location: U.S. Highway 72, West of Balch Road
   Applicant: Murphy USA
   Property Owner: RS Madison, LLC
   Staff Report

6. **Madison Branch, Phase 2** (PP2025-005)
   Preliminary Plat for 45 residential lots on 31.52 acres
   Location: South of Long Meadow Road, East of Maecille Drive
   Applicant: 2 The Point Incorporated
   Property Owner: Enfinger Development, LLC
   Staff Report

7. **Star Estates, Phase 2** (LP2025-002)
   Layout Plan Amendment for 21 residential lots and two commercial tracts on 16.36 acres

Agenda Notes: Circumstances may arise that require items be added to or deleted from the meeting agenda. Also, all attached documents are to be considered a draft until approved by the Planning Commission. All attendees are advised that Planning Commission meetings are televised and that their statements and actions are viewed by more than just those persons in attendance.

Location: South of Browns Ferry Road, East of Sullivan Street
Applicant: Madison Land Resources, Inc.
Property Owner: C&A Landers, LLC
Staff Report

8. **Madison Industrial Park, Phase 4** (CP2025-004)
Certified Plat for one industrial lot on 4.13 acres
Location: North of Madison Boulevard, West of Research Boulevard
Applicant: Halliburton Surveying & Mapping, Inc.
Property Owner: Crestwood Healthcare, LP
Staff Report

Public Hearing Closed

VII. **Non-Public Hearing Items**

Site Plans

9. **Crestwood** (SP2025-005)
Site Plan for a 12,216 square foot freestanding emergency department on 4.13 acres
Location: North of Madison Boulevard, West of Research Boulevard
Applicant: Catalyst Design Group
Property Owner: Crestwood Healthcare Center
Staff Report

10. **Singh Properties Gas Station & Retail** (SP2025-006)
Site Plan for 2,000 square foot gas station and 12,517.5 square foot commercial center on 2.69 acres
Location: 10311 County Line Road (Northeast corner of County Line Road and Production Avenue)
Applicant: J.M Phillips Engineering, LLC
Property Owner: Three Preet, Inc.
Staff Report

11. **Rock Business Park** (Site Plan 2025-002)
Site Plan for first phase of a commercial business park consisting of three buildings totaling 16,500 square feet on 5.63 acres
Location: North of Madison Boulevard, West of Shelton Road
Applicant: RGS Civil Design, LLC
Property Owner: Rock Family Properties
Staff Report

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Location, Character & Extent

12. **Madison Community Center Parking Addition** (LCE2025-001)
    Location, Character, and Extent for a parking lot to serve as overflow parking for the Madison Community Center
    Location: 1329 Browns Ferry Road (West side of Browns Ferry Road, South of Walden Glen Road)
    Applicant/Property Owner: City of Madison
    Staff Report

Extension of Time for Preliminary Plats

13. **Windermere, Phase 3** (PP 2023-002)
14. **Windermere, Phase 4** (PP 2023-007)

VIII. **New Business**

IX. **Adjournment**

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