



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

AGENDA
PLANNING COMMISSION
Thursday, May 15, 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 April 17, 2025 Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Annexation/Zoning Map Amendment

- 1. **Brentwood Lane (ANN2025-001/ZMA2025-005)**
Annexation of an undeveloped 2.39 acre property and zone the property R-1A (Low Density Residential) upon annexation
Location: South side of Brentwood Lane, East of Chadrick Drive
Applicant: Halliburton Surveying & Mapping
Property Owners: MHH, Inc.
[Staff Report](#)

Zoning Map Amendments

2. **West Dublin Property** (MP2025-002/ZMA2025-004)
Rezone 4.62 acres from R-4 (Multi-Family Residential District) to B3 (General Business District) and amend the Comprehensive Plan Future Placetypes Map for the same area from Rural & Transitional Area (RTA) to Convenience Commercial (CC)
Location: North of West Dublin Drive, West of Sullivan Street
Applicant: Scariya Kumar
Property Owner: Eros Investments, LLC
[Staff Report](#)
3. **4192 Sullivan Street** (MP2025-003/ZMA2025-006)
Rezone 1.17 acres from R-2 (Medium Density Residential District) to B1 (Neighborhood Business District) and amend the Comprehensive Plan Future Placetypes Map for the same area from Suburban Single-Family to Neighborhood Mixed Use
Location: South of Perry Street, West of Sullivan Street
Applicant: Levi Alexander
Property Owner: Journeys Professional Suites, LLC
[Staff Report](#)

Subdivisions

4. [Rainbow Mountain Heights 11th Addition](#) (CP2025-003)
Certified Plat for one residential Lot on 1.39 acres
Location: 426 Carter Road (West side of Carter Road, South and East of Rainbow Drive)
Applicant: Stanley Land Surveying, Inc.
Property Owner: Justin & Lydia Smith
[Staff Report](#)
5. [Grace Subdivision, Phase 2](#) (CP2025-007)
Certified Plat for two lots on 8.56 acres
Location: East side of Wall Triana Highway, North of Patra Drive
Applicant: Grace Presbyterian Church (PCUSA), Inc.
Property Owner: North Alabama Presbytery (PCUSA), Inc.
[Staff Report](#)
6. [GPR-South Madison LLC](#) (CP2025-008)
Certified Plat for three commercial Lots on 5.06 acres
Location: South side of Madison Boulevard at the southern terminus of Hughes Road
Applicants/Property Owners: Aldi, Inc. and GPR-South Madison, LLC
[Staff Report](#)

7. [Town Madison, Phase 15](#) (FP2025-002)
Final Plat for 34 residential lots and one tract on 45.08 acres
Location: North of Town Madison Boulevard, West of the Interstate Ramps
Applicant/Property Owner: Old Town Investments, LLC
[Staff Report](#)
8. [Bradford Station, Phase 4](#) (FP2025-003)
Final Plat for 53 residential lots and one tract on 31.38 acres
Location: South of Kyser Boulevard, East of Westchester Road
Applicant: Breland Properties
Property Owner: Millrose Properties Alabama, LLC
[Staff Report](#)
9. [Windermere, Phase 3](#) (FP2025-004)
Final Plat for 20 residential lots and one tract on 43.31 acres
Location: North of Norfolk Southern Railroad, East of Shelton Road
Applicant/Property Owner: Premium Properties, LLC
[Staff Report](#)
10. [Windermere, Phase 4](#) (FP2025-005)
Final Plat for 12 residential lots and one tract on 35.68 acres
Location: North of Norfolk Southern Railroad, East of Alderwood Drive
Applicant/Property Owner: Premium Properties, LLC
[Staff Report](#)
11. [3 Park Preserve, Phase 3](#) (FP2025-006)
Final Plat for 19 residential lots and one tract on 28.18 acres
Location: South of Parkland Hill Trace, East of Hardiman Road
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)
12. [McCaulley Manor](#) (LP2025-003)
Layout Plan for 11 residential lots on 6.76 acres
Location: North of Eastview Drive, East of Wall Triana Highway
Applicant: Madison Land Resources, Inc.
Property Owner: Estate of Cora S. McCaulley
[Staff Report](#)

13. [Burgreen Meadows](#) (PP2025-003)
Preliminary Plat for 21 residential lots on 4.13 acres
Location: South of Hilltop Ridge Drive, West of Burgreen Road
Applicant: Crescent View Engineering, LLC
Property Owner: DILTINA Development Corporation
[Staff Report](#)

Public Hearing Closed

VII. Non-Public Hearing Items

14. **Madison Farms Sign Guidelines** (MP2025-004)
Master Sign Plan for Madison Farms Subdivision
Location: South of Huntsville-Browns Ferry Road, west of Morris Drive
Applicant: McKinley Homes
Property Owner: Various
[Staff Report](#)

VIII. Performance Bonds

15. **Town Madison Phase 15:**
Subdivision performance bond: \$111,945.95
Sidewalk performance bond: \$65,663.78
16. **Bradford Station Phase 4:**
Subdivision performance: \$93,711.60
Sidewalk performance: \$67,585.82
17. **Windermere Phase 3:**
Sidewalk performance bond: \$76,956.84
18. **Windermere Phase 4:**
Sidewalk performance bond: \$46,559.30
19. **3 Park Preserve Phase 3:**
Subdivision performance bond: \$61,369.80
Sidewalk performance bond: \$42,875.71

IX. New Business

X. Adjournment