



100 Hughes Road  
Madison, Alabama 35758  
[www.madisonal.gov](http://www.madisonal.gov)

**AGENDA**  
**PLANNING COMMISSION**  
**Thursday, June 26, 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 May 15, 2025 Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

**Annexation/Zoning Map Amendments**

- 1. **Cedar Acres Properties (ANN2024-003/ZMA2024-006)**  
**Annexation of two residential lots on a combined 1.43 acres and zone the properties R-1A (Low Density Residential) upon annexation**  
**Location:** North of Cedar Acres Drive, West of Burgreen Road  
**Applicant:** Timothy & Carly Hoggard and Ethan Collins  
**Property Owners:** Timothy & Carly Hoggard and Ethan Collins & Kendi Collins  
[Staff Report](#)

2. **Gillespie Road LDS Properties** (ANN2025-002/ZMA2025-008)  
**Annexation of 13.98 acres and zone the property AG (Agricultural) upon annexation**  
**Location:** South side of Gillespie Road, East of Browns Ferry Road  
**Applicant/Property Owner:** The Church of Jesus Christ Latter-day Saints  
[Staff Report](#)

#### **Zoning Map Amendments**

3. **Madison Boulevard Property** (ZMA2025-007)  
**Rezone 2.84 acres from M-1 (Restricted Industrial District) to B3 (General Business District)**  
**Location:** North of Madison Boulevard, East of Research Boulevard  
**Applicant:** Joe Jefferson  
**Property Owner:** Grant Street, LLC – Peter L. Lowe, Sr.  
[Staff Report](#)

#### **Subdivisions**

4. [Re-Plat of Lots 5, 6, & 14 of Moore's Creek, Phase 5](#) (CP2025-009)  
**Certified Plat for three residential lots on 0.98 acres**  
**Location:** East of Towhee Way, South of Shaleroak Drive  
**Applicant/Property Owner:** Lennar Homes of Alabama  
[Staff Report](#)
5. [Star Estates, Phase 2](#) (PP2025-006)  
**Preliminary Plat for 20 residential lots and one commercial tract on 14.5 acres**  
**Location:** South of Browns Ferry Road, East side of Landers Road  
**Applicant:** Madison Land Resources, Inc.  
**Property Owner:** C&A Landers, LLC  
[Staff Report](#)
6. [Windermere, Phase 5](#) (PP2025-007)  
**Preliminary Plat for 31 residential lots and one tract on 31.44 acres**  
**Location:** North of Norfolk Southern Railroad, East of Alderwood Drive  
**Applicants/Property Owner:** Premium Properties, LLC  
[Staff Report](#)

**Public Hearing Closed**

VII. **Non-Public Hearing Items**

**Site Plans**

7. [Madison Church of Christ](#) (SP2025-010)

**Site Plan for a 41,889 square foot addition to an existing church on 10 acres**

**Location:** 556 Hughes Road (west side of Hughes Road, north of Sun Temple Drive)

**Applicant/Property Owner:** Madison Church of Christ

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VIII. **New Business**

IX. **Adjournment**