



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

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

Subdivisions

- 1. [Chestnut Acres, Phase 5](#) (CP2025-006)
Certified Plat to consolidate two commercial lots into one lot on 0.92 acres
Location: South side of Chestnut Drive; East of Wall Triana Highway
Applicant: Hill Land Surveying, Inc.
Property Owner: 3+2 Properties, LLC
[Staff Report](#)

2. [Town Madison, Phase 15A](#) (CP2025-010)
Certified Plat to consolidate six residential lots into three residential lots on 0.44 acres
Location: North of Town Madison Boulevard, East of Rampart Street
Applicant/Property Owner: Old Town Investment, LLC
[Staff Report](#)
3. [Bellawoods, Phase 4](#) (FP2025-008)
Final Plat for 50 residential lots on 61.95 acres
Location: Generally North of Huntsville Browns Ferry Road, East of Holladay Boulevard
Applicant/Property Owner: Diltina Development Corporation
[Staff Report](#)
4. [McCaulley Manor](#) (PP2025-009)
Preliminary Plat 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](#)

Public Hearing Closed

VII. **Non-Public Hearing Items**

Site Plan

5. [Learning Zone – Zierdt Road](#) (SP2025-012)
Site Plan for a 17,825 square feet child care center on 4.6 acres
Location: Northwest corner of Grandview Boulevard and Zierdt Road
Applicant/Property Owner: TLZ Huntsville Zierdt, LLC
[Staff Report](#)
6. **Madison Dance Collection – Landscape Buffer Substitution**
Provide a six foot high fence and minimum five foot wide landscape buffer in lieu of 50 foot wide required buffer
Location: South side of Chestnut Drive, east of Wall Triana Highway
Applicant: RGS Civil Design, LLC
Property Owner: 3+2 Properties, LLC
[Staff Memo](#)

Location, Character, and Extent

7. [Toyota Field Building Addition](#) (LCE2025-002)

Location, Character & Extent for a 15,600 square foot building addition at Toyota Field

Location: 500 Trash Panda Way (North of Town Madison Boulevard, West of Stadium Way)

Applicant/Property Owner: City of Madison

[Staff Report](#)

VIII. **New Business**

8. [Zoning Ordinance Update](#) – Work Session

Review Draft Articles 1-3, 8, 10 & 11

[Staff Memo](#)

IX. **Adjournment**