



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

AGENDA
PLANNING COMMISSION
Thursday, September 18, 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 August 21, 2025 Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Zoning Map Amendments

- 1. **Hughes-Eastview Properties (ZMA2025-009)**
Rezone 1.28 acres from R-1A (Low Density Residential) to B2 (Community Business)
Location: Northwest corner of Hughes Road and Eastview Drive
Applicant: David Dahne
Property Owner: Beverly Wilson
[Staff Report](#)

Subdivisions

2. [Challenger Defense Solutions at Arlington Park](#) (CP2025-011)
Certified Plat for one industrial lot on 2.09 acres
Location: Southeast corner of Royal Drive and Westchester Road
Applicant: E.M.W. Construction Company
Property Owner: Challenger Defense Solutions, LLC
[Staff Report](#)

Public Hearing Closed

VII. Non-Public Hearing Items

Location, Character, and Extent

3. [Madison Utilities Capital Improvement Projects](#) (LCE2025-005)
Location, Character, and Extent approval for four Madison Utilities capital improvement projects
Location: Various; 1) Clift's Cove Booster Station; 2) Keene Water Treatment Plant Improvements; 3) Shelton Road Booster Station; and 4) Stoneway Trail Booster Station
Applicant: Madison Utilities
Property Owners: Madison Utilities and Clift's Cove HOA
[Staff Report](#)
4. [Bradford Creek Greenway](#) (LCE2025-006)
Location, Character, and Extent approval for extension of the Bradford Creek Greenway
Location: West of Browns Ferry Road, South of Walden Glen Road
Applicant/Property Owner: City of Madison
[Staff Report](#)
5. [Maecille Drive-Segers Road Improvements](#) (LCE2025-007)
Location, Character, and Extent approval for improvements to the intersection of Segers Road and Maecille Drive, and extension of Maecille from Segers Road the Madison Branch Boulevard
Location: Maecille Drive and Segers Road Intersection, then east to Madison Branch Boulevard
Applicant/Property Owner: City of Madison
[Staff Report](#)

VIII. **New Business**

6. **Zoning Ordinance Update – Work Session**
Review Draft Articles 5 & 6
[Staff Memo](#)

IX. **Adjournment**