



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

AGENDA – SPECIAL CALLED MEETING
PLANNING COMMISSION
Thursday, January 8, 2026
6:00 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO

John Howard

Kipp Richerzhagen

Carmelita Palmer, CAPZO

Councilmember, Erica White

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. **Public Comments**
- V. **Public Hearing Items**

Annexation/Zoning Map Amendment

- 1. **Clift Farm Costco** (ANN025-004/MP2025-007/ZMA 2025-013)
Annexation of a 23.69 acre commercial property and adjacent right-of-way and zone the property B3 (General Business) upon annexation, and amend the Comprehensive Plan Future Placetypes Map from Mixed Residential (MR) to Convenience Commercial (CC)
Location: 8094 Hwy 72 W and adjacent right-of-way (between Wall Triana Hwy and west side of Jack Clift Boulevard)
Applicant: Clift Home Place, LLC
Property Owners: Costco Wholesale Warehouse, Madison County
[Staff Report](#)

- VI. **Adjournment**