



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

AGENDA
PLANNING COMMISSION
Thursday, January 15, 2026
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO

John Howard, CAPZO

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. **Election of Officers**

Chairman

Vice-Chairman

IV. **Acceptance of the Agenda**

V. **Minutes Approval**

Approval of December 18, 2025, Regular Meeting

Approval of January 8, 2026, Special Called Meeting

VI. **Public Comments**

VII. **Public Hearing Items**

Zoning Map Amendments

1. **Goodwin Property** (MP2025-006/ZMA2025-010)

**Rezone 39.39 acres from AG (Agriculture) to RC-2 (Residential Cluster District No. 2)
and 1.17 acres from AG to B2 (Neighborhood Business District) and amend the**

Comprehensive Plan Future Placetypes Map for 0.94 acres from Mixed Residential Conservation (MRC) to Convenience Commercial (CC)

Location: North of Huntsville-Browns Ferry Road, West of Bowers Road

Applicant: Dinges Civil Engineering, LLC

Property Owner: Janice Goodwin

[Staff Report](#)

Continued from December 18, 2025

2. **261 Hughes Road (ZMA2025-011)**
Rezone 1.4 acres from R-1B (Low Density Residential District) to B2 (Community Business District)
Location: South of Old Madison Pike, East of Hughes Road
Applicant/Property Owner: Patrick Allen Gore & Patrica Higginbotham Dare
[Staff Report](#)

Subdivisions

3. [3 Park Preserve Layout Plan Amendment](#) (LP2025-004)
Layout Amendment to add two residential lots back in the subdivision
Location: South of Hardiman Road, North of the Greenbrier Hills Subdivision
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)
Continued from December 18, 2025
4. [3 Park Preserve, Phase 4](#) (PP2025-011)
Preliminary Plat for 44 residential lots on 20.94 acres
Location: South of Hardiman Road, North of the Greenbrier Hills Subdivision
Applicant: 2 The Point Incorporated
Property Owner: Tennessee Valley Communities, LLC
[Staff Report](#)
Continued from December 18, 2025
5. [Madison Dental Center, Phase 3](#) (CP2025-019)
Certified Plat for 2 commercial lots on 2.85 acres
Location: South of Madison Boulevard, West of Research Boulevard
Applicant: RGS Civil Design, LLC
Property Owner: Ocimum, LLC
[Staff Report](#)
6. [Martin Street Subdivision](#) (CP2025-021)
Certified Plat for 2 residential lots on 1.15 acres

Location: 116 Martin Street (South of Martin Street, East of Garner Street

Applicant: Red Door Homes

Property Owner: James R. Bailey

[Staff Report](#)

7. [McCrary-Crunk Commercial, Phase 3](#) (CP2025-022)

Certified Plat for 2 commercial tracts on 21.06 acres

Location: North and south cul-de-sac of Tributary Way, East of Nance Road

Applicant: Mullins, LLC

Property Owner: City Properties of Alabama, LLC

[Staff Report](#)

8. [Resubdivision of Lot 3AA of Animal Care Properties Cedar Springs Station](#) (CP2025-023)

Certified Plat for 2 commercial lots on 3.06 acres

Location: South of Mill Road, East of County Line Road

Applicant: Linfield, Hunter, and Junuis, Inc.

Property Owner: MM Properties, LLC

[Staff Report](#)

9. [Star Estates, Phase 1 – Lots 5-11](#) (CP2025-020)

Certified Plat for 7 residential lots on 4.78 acres

Location: South of Browns Ferry Road, East of Landers Road

Applicant/Property Owner: C&A Landers, LLC

[Staff Report](#)

10. [Star Estates, Phase 2A](#) (FP2025-012)

Final Plat for 4 residential lots and one tract on 14.50 acres

Location: South of Browns Ferry Road, East of Landers Road

Applicant/

Property Owner: Madison Land Resources, LLC

[Staff Report](#)

Non-Public Hearings Items

Site Plans

11. [Crestwood](#) (SP2025-024)

Site Plan Amendment for 11,100 square foot emergency department on 4.13 acres

Location: North of Madison Boulevard, West of Research Boulevard

Applicant: Catalyst Design Group

Property Owner: Crestwood Healthcare, LP

[Staff Report](#)

12. [The Learning Experience](#) (SP2025-026)

Site Plan for 10,000 square foot early education preschool and daycare on 1.72 acres

Location: South of Mill Road, East of County Line Road

Applicant: Linfield, Hunter, and Junius, Inc.

Property Owner: MM Properties, LLC

[Staff Report](#)

Location, Character, Extent

13. [Toyota Field Parking Addition](#) (LCE2025-015)

Location, Character, Extent for an off-street parking facility on 3.60 acres

Location: North of Stadium Way, East of Toyota Field

Applicant/Property Owner: City of Madison

[Staff Report](#)

VIII. **Subdivision Performance Bonds**

14. **Bellawoods Phase 2**

Renewal of Sidewalk Performance Bond: \$19,423.01

15. **Village of Oakland Springs, Phase 1**

Renewal of Sidewalk Performance Bond: \$1,490.50

IX. **Adjournment**