



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

AGENDA
PLANNING COMMISSION
Thursday, April 16, 2026
5:30 p.m.
Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Mike Potter, CAPZO

John Howard, CAPZO

Amanda Jarrett, CAPZO

Joe Mullins

Councilmember, Erica White, 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 March 19, 2026, Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Annexation/Zoning Map Amendments

- 1. **Hardiman Road Property (ANN2026-003/ZMA2026-003)**
Annexation of 35.6 acres and zone the property R-1C (Single-Family Conservation District) upon annexation
Location: West of Hardiman Road, South of Madison Branch Blvd
Applicant/Property Owner: Madison Land Resources, Inc.
[Staff Report](#)

Subdivisions

2. [Martin Street Subdivision](#) (CP2025-021)
Certified Plat for two 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](#)
Continued from the January 15, 2026 meeting
3. [Blasingame, Phase 2](#) (CP2026-003)
Certified Plat for one commercial lot on 1.93 acres
Location: 131 West Dublin Drive (South of West Dublin Drive, West of Arlington Drive)
Applicant: Mullins, LLC
Property Owner: Blasingame Professional Properties
[Staff Report](#)
4. [Star Estates, Phase 2B](#) (FP2026-001)
Final Plat for 16 residential lots on 12.3 acres
Location: South of Browns Ferry Road, East of Landers Road
Applicant/Property Owner: Madison Land Resources, Inc
[Staff Report](#)
5. [McCaulley Manor](#) (FP2026-002)
Final Plat for 11 residential lots on 6.76 acres
Location: North of Eastview Drive, East of Wall-Triana Highway
Applicant/Property Owner: Madison Land Resources, Inc.
[Staff Report](#)

Specific Development Permit

6. [10 Short Street](#) (SDP 2026-002)
Specific Development Permit for the construction of an Event Center on 0.21 acres
Location: 10 Short Street (Southwest corner of Bradley Street and Short Street)
Applicant: Morrell Engineering
Property Owner: Ronald Williams
[Staff Report](#)

Zoning Text Amendments

7. [Zoning Ordinance of the City of Madison](#) (ZTA 2026-001)
Complete Update of the Zoning Ordinance
Location: Citywide

Applicant: City of Madison

Property Owner: Applies to all properties in the city of Madison; various owners

[Staff Report](#)

8. **Short-Term Rentals Zoning Ordinance (ZTA 2026-002)**

Modifications to Allow Short-Term Rentals in the city of Madison

Location: Citywide

Applicant: City of Madison

Property Owner: Applies to numerous properties in the city of Madison; various owners

[Staff Report](#)

Public Hearing Closed

VII. **Non-Public Hearing Items**

VIII. **Performance Bonds**

Star Estates Phase 2B:

Subdivision: \$41,340.60

Sidewalk: \$43,140.24

McCaulley Manor:

Subdivision: \$13,546.76

Sidewalk: \$27,241.92

IX. **New Business**

X. **Adjournment**