



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

AGENDA
PLANNING COMMISSION
Thursday, June 18, 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 May 21, 2026 Regular Meeting**
- V. **Public Comments**
- VI. **Public Hearing Items**

Master Plan Amendments/Zoning Map Amendments

- 1. **Wall-Triana – Eastview Properties (MP2026-001/ZMA2026-007)**
Rezone 1.97 acres from R-1A (Low Density Residential District) to B2 (Community Business District) and amend the Comprehensive Plan Future Placetypes Map from Suburban Single-Family (SSF) to Convenience Commercial (CC)
Location: Northeast corner of Wall-Triana Highway and Eastview Drive
Applicant/Property Owner: Breland Homes, LLC
[Staff Report](#)

Annexation/Zoning Map Amendments

2. **11356 Cardinal Drive** (ANN2026-005/ZMA2026-005)
Annexation of one residential lot consisting of 0.62 acres and zone the property R-1A (Low Density Residential District) upon annexation
Location: 11356 Cardinal Drive (East side of Cardinal Drive, North of Powell Road)
Applicant/Property Owner: Willman Lee Burket Jr.
[Staff Report](#)
3. **10569 Burgreen Road** (ANN2026-006/ZMA2026-006)
Annexation of two residential lots consisting of 2.42 acres and zone the property R-1A (Low Density Residential District) upon annexation
Location: 10569 Burgreen Road (West side of Burgreen Road, North of Ceder Acres Drive)
Applicant: Richard J. Morse
Property Owners: Richard Morse and Kenya Morse
[Staff Report](#)

Subdivisions

4. **[3 Park Preserve Layout Plan Amendment](#)** (LP2025-004)
Layout Amendment to add one residential lot 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 May 21, 2026
5. **[3 Park Preserve, Phase 4](#)** (PP2025-011)
Preliminary Plat for 43 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 May 21, 2026
6. **[Spencer Place, Phase 4](#)** (CP2026-004)
Certified Plat for two commercial lots on 5.84 acres
Location: East side of Wall-Triana Highway, North of US Hwy 72 W
Applicant: 2 The Point Incorporated
Property Owner: BH Spencer Trust, et. al.
[Staff Report](#)

Public Hearing Closed

- VII. **Non-Public Hearing Items**
- VIII. **Performance Bonds**
- IX. **New Business**
- X. **Adjournment**