

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 11th DAY OF AUGUST, 2022 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 11th day of August, 2022, at 9:00 a.m. in the Madison County Complex Building.

Present: Larry Miller
 Walter McKay
 Dr. Keith Rouser
 Bill Billingsley
 Rev. Henry Brown
 Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Commissioner Brown, and all present participated in pledging allegiance to our flag, led by Chairman Rouser.

There first came on for consideration the minutes of the July 14, 2022, meeting of the Commission. Upon motion by Commissioner Billingsley, seconded by Commissioner McKay, with all voting “aye,” motion to approve the July 14, 2022, minutes passed.

There next came on for consideration, the need to open the meeting for public hearing to review certain matters. Upon motion by Commissioner McKay to open the meeting for public hearing, seconded by Commissioner Billingsley, with all voting “aye,” the public hearing was so opened.

There next came on for consideration the Application of Madison Gulf/ALC032 for a Conditional Use for a Public/Quasi-Public Facility and Utility for a cell tower, with site plan included, on Catlett Road. The property is currently zoned A-1 Agricultural District, and is in Supervisor District 4. Mark Liden, consultant for the project, appeared on behalf of the Applicant. Mr. Liden advised that the property was currently under lease agreement with Stout Land, LLC to build a 255’ cell tower which will handle up to four carriers with AT&T, Cspire, T-Mobile, and Verizon. Mr. Liden also advised that there would be free space on the tower for local emergency management systems. Mr. Liden addressed each of the applicable requirements for the site plan under Section 805.01 of the Madison County Ordinance. Commissioner McKay inquired as to any opposition to the project. Administrator Weeks advised that Lake Caroline Home Owners Association had inquired as to what consideration, if any, had been given to known bald eagle nesting in the area. Mr. Liden advised that many permitting processes were running concurrently with this application, including those through the Federal Aviation Administration, Federal Communications Commission, and a “NEPA” (National Environmental Policy Act) study which addresses concerns over issues such as any potential effect on migratory birds, and other

environmental concerns. Mr. Glenn Dear, owner of the subject property, advised that there is an eagle nesting on the property currently, but it is on the opposite side of the property (approximately ½ mile) from the cell tower site.

There being no further comments, or opposition, upon motion by Commission McKay to close the public hearing, seconded by Commissioner Billingsley, with all voting “aye,” the motion to close the public hearing was approved.

Upon motion by Commissioner McKay to approve the Application of Madison Gulf/ALC032 for a Conditional Use for a Public/Quasi-Public Facility and Utility for a cell tower, with site plan included, seconded by Commissioner Billingsley, with all voting “aye,” the motion to approve the Application of Madison Gulf/ALC032 for a Conditional Use for a Public/Quasi-Public Facility and Utility for a cell tower, with site plan included, was approved.

There next came on for discussion, the setting of the September, 2022 meeting. September 8th, 2022, was suggested. Upon motion by Commissioner Billingsley, seconded by Commissioner Miller, with all voting “aye,” motion to set the September, 2022 meeting for September 8th, 2022 passed.

With there being no further business, the August 11, 2022, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman