

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 14th DAY OF SEPTEMBER, 2023 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 14th day of September, 2023, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Bill Billingsley
 Rev. Henry Brown
 Jean McCarty
 Mandy Sumerall
 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 August 10, 2023, meeting of the Commission. Upon motion by Commissioner Brown, seconded by Commissioner Billingsley with all voting “aye,” motion to approve the August 10, 2023, minutes passed.

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

There next came on for consideration the Application of Rashad Smith for a Conditional Use for Event Venue with conceptual site plan. The property subject to the application is at the corner of Old Highway 16 and Sharon Road, is zoned R-2 Residential District, and is in Supervisor District 5.

Dr. Rashad Smith appeared as the Applicant and distributed a conceptual site plan to the Commission. Dr. Smith advised that the address of the proposed facility is 1129 Sharon Road. Dr. Smith advised that he owns approximately 30 acres of property in that area, and desires to build an event venue that will blend with the natural landscape and be similar to the event venue on Highway 22 [Bridlewood]. Dr. Smith advised that the event venue would be used for weddings, family reunions, and similar uses—mainly on Fridays and Saturdays—but will not be a venue for regular raucous parties. Dr. Smith advised that he had spoken to the owners of the adjacent properties—most are his family—and that they are in favor of the project. Dr. Smith also advised that there are several residential developments in the approximate vicinity of the project, and that there is a need for an event venue, and not travel so far outside of Madison County to do so.

Dr. Smith advised the Commission that the site plan is merely conceptual at this point as he desired to obtain approval of Conditional Use prior to preparing a final site plan. Dr. Smith advised that he is currently considering two (2) architectural designs with the first being a timber frame, post and beam construction, and the other being a metal frame structure with a wood façade. Dr. Smith advised that both designs would feature a timeless, rustic look and showed demonstrative pictures to the Commission.

Dr. Smith advised that the occupancy of the structure would be approximately 300, or less. Dr. Smith advised that there will be a water feature and generous landscaping, and significant parking, and would be located far enough away from existing homes, so as not to be a noise concern.

In response to questions from Commissioner Billingsley, Dr. Smith advised that he, and his wife, were building the facility for themselves to operate; that the facility would only be open for use on weekends for events; would permit alcohol for events, but would not be a general “bar”; and would have adequate security for events.

In response to question from Commissioner Sumrall, Dr. Smith advised that he anticipated employing approximately 15-20 people, including cleaning crews, set-up and breakdown, servers, and security. Dr. Smith also advised that he anticipated the venue allowing for food truck vendors on site for variety of food options.

In response to question from Commissioner McCarty, Dr. Smith advised that the +/-2.7 acre parcel would only house the facility itself, but that he owned the adjoining parcels that would be used as part of the event venue as a whole.

In response to question from Administrator Weeks, Dr. Smith advised that his hours of operation would not exceed 12:00 a.m.

Upon motion by Commissioner Billingsley to approve the Application of Rashad Smith for a Conditional Use for Event Venue, seconded by Commissioner Brown, with all voting “aye,” the motion to approve the Application of Rashad Smith for a Conditional Use for Event Venue was approved.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner Brown to close the public hearing, seconded by Commissioner Billingsley, with all voting “aye,” the public hearing was so closed.

There next came on for discussion, the setting of the October, 2023 meeting. October 19th, 2023, was suggested due to the Canton Flea Market. Upon motion by Commissioner Brown, seconded by Commissioner Billingsley, with all voting “aye,” the motion to set the October, 2023 meeting for October 19, 2023, was approved.

With there being no further business, the September 10, 2023, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman