

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF SEPTEMBER, 2024 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 12th day of September 2024, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Rev. Henry Brown
 Amanda Myers

Scott Weeks, Planning and Zoning Administrator

Not Present: Jean McCarty
 Mandy Sumerall

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 8, 2024, meeting of the Commission. Upon motion by Chairman Rouser, seconded by Commissioner Myers, with all voting “aye,” the August 8, 2024, minutes of the Planning and Zoning Commission were approved.

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

There next came on for consideration the Application of James Clay to Re-Zone certain property from (C-2) Highway Commercial District to (A-1) Agricultural District. The subject property consists of +/-3.26 acres, is at the corner of Highway 43 and Sharon Road, and is in Supervisor District 5.

Prior to any discussion, Administrator Weeks explained to the Commission that this matter has been tabled at previous meetings, and that Mr. James Clay had sold the property. Administrator Weeks explained that Ms. Cynthia Williamson would be presenting the application and seeking to re-zone the property subject to the application for the purpose of putting a mobile home on the property.

Cynthia Williamson appeared and explained that she had purchased the property, and that Mr. James Clay had advised her that he had submitted the application for re-zoning, but was unaware that he needed to appear before the Commission at previous meetings. As such, Ms. Williamson explained that she was appearing in order to complete the process in order that she may put her residence on the property.

Upon motion by Commissioner Brown to approve the Application of James Clay to Re-Zone certain property from (C-2) Highway Commercial District to (A-1) Agricultural District, as presented by Cynthia Williamson, seconded by Commissioner Myers, with all voting “aye,” the Application of James Clay to Re-Zone certain property from (C-2) Highway Commercial District to (A-1) Agricultural District, as presented by Cynthia Williamson, was approved.

There next came on for consideration the Application of LLB Farms, LLC to Re-Zone certain property from (A-1) Agricultural District to (I-2) Heavy Industrial District. The subject property consists of +/-60 acres on Virillia Road, and is in Supervisor District 4.

Brad Moncrief appeared with his wife, Shannon, of 116 Ashbrooke Trail appeared as the Applicants. Mr. Moncrief advised that he and his wife own LLB Farms, LLC, and had purchased the subject property as recreational property with the potential to build a residence at a later date. However, with the announcement of AWS, it became clear that the area around their property would soon become an industrial area. Mr. Moncrief advised that all of the neighboring property owners had been notified, and that they had received the certified mail return receipts. Mr. Moncrief mentioned that the Hardy family that owns the property to the East and North of the subject property had recently sought to have their property re-zoned from A-1 to I-2, and that to his knowledge, that application had been approved. Mr. Moncrief further advised that the property directly across Virillia Road is also zoned as I-2. Accordingly, Mr. Moncrief advised that it was his intent to seek the same zoning for his property in order to offer Madison County the opportunity to continue the same industrial growth.

Vania Peterson of 401 Virillia Road appeared and inquired as to the Moncrief’s intent for use of the property. Mr. Moncrief reiterated that his original intent was to use the property for recreational purposes, but that with the recent trend of industrial use in the immediate area, that is no longer his intent. Ms. Peterson advised that she has lived there for 20 years, and that she wants to keep the land as her home without a bunch of people coming around. Ms. Peterson advised that she does not like Amazon because she can hear the building going on. Ms. Peterson advised that she is not in opposition, but just wanted to know the intended use.

Attorney Clark explained to Ms. Peterson that the matter before the Commission was simply a re-zoning, that the applicant is not currently seeking to have any type of building constructed on his property, and that if and when they should wish to do so, they would have to come back for site plan review.

Upon motion by Commissioner Myers to approve the Application of LLB Farms, LLC to Re-Zone certain property from (A-1) Agricultural District to (I-2) Heavy Industrial District, seconded by Commissioner Brown, with all voting “aye” the Application of LLB Farms, LLC to Re-Zone certain property from (A-1) Agricultural District to (I-2) Heavy Industrial District 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 Chairman Rouser, with all voting “aye,” the public hearing was so closed.

There next came on for discussion, the setting of the October, 2024 meeting. October 17, 2024, was suggested. Upon motion by Commissioner Myers, seconded by Chairman Rouser, with all voting “aye,” the motion to set the October, 2024 meeting for October 17, 2024, was approved.

With there being no further business, the September 12, 2024, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman