

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 10th DAY OF JULY, 2025 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 10th day of July, 2025, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Jean McCarty
 Rev. Henry Brown
 Mandy Sumerall

Scott Weeks, Planning and Zoning Administrator

Absent: Amanda Myers

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 June 12, 2025, meeting of the Commission. Upon motion by Commissioner McCarty, seconded by Commissioner Brown, with all voting “aye,” the June 12, 2025, minutes of the Planning and Zoning Commission were approved.

There next came on for consideration the site plan of Delta Industries for a Temporary Concrete Plant for the Madison County Megasite. The subject property is located on Virililia Road and is in Supervisor District 4.

Kelly Herrington with Delta Industries appeared on behalf of the Applicant and advised that they are seeking approval of a site plan for a temporary concrete plant to serve the Madison County Megasite.

Upon motion by Commissioner McCarty to approve the site plan of Delta Industries for a Temporary Concrete Plant for the Madison County Megasite, seconded by Commissioner Brown, with all voting “aye,” the motion to approve the site plan of Delta Industries for a Temporary Concrete Plant for the Madison County Megasite was approved.

There next came on for consideration the site plan of Guru Nanak Foundation for a Religious Institution. The subject property is located at 420 Old Jackson Road and is in Supervisor District 2.

Daniel Wooldridge appeared as the architect for the project and advised that the Applicant had already gotten its Conditional Use for the temple. Mr. Wooldridge advised that there are two

(2) buildings on site with one being the temple and the other being a family center, along with some other outdoor recreational areas. Mr. Wooldridge advised that both buildings will be brick and stucco. Upon question from Chairman Rouse, Mr. Wooldridge clarified that there is not currently a building on site, but that the plan is to build two (2) buildings that will be connected by a walkway. Upon question from Commissioner Sumerall, Attorney Clark clarified that with regard to the landscaping plan, the Applicant could certainly add more landscaping, but that the landscaping plan is a minimum.

Upon motion by Commissioner Sumerall to approve the site plan of of Guru Nanak Foundation for a Religious Institution, seconded by Commissioner McCarty, with all voting “aye,” the motion to approve the site plan of Guru Nanak Foundation for a Religious Institution, was approved.

There next came on for consideration the site plan of Todd Allen for a new structure. The subject property is located on Hawkins Thompson Lane and is in Supervisor District 4.

Todd Allen appeared and advised that he is in the tree business, and is seeking to build a shed to store equipment on the property. In response to question from Commissioner McCarty, Administrator Weeks advised that Mr. Allen is a tenant on the property that is zoned commercial. Mr. Allen advised that he has a five (5) year lease, and that if he does not purchase the property at the end of his lease, he would remove the building at that time. In response to question from Chairman Rouser, Mr. Allen advised that he has already put a three rail wooden fence up, and put limestone down on the parking area. In response to question from Commissioner McCarty, Mr. Allen advised that there is a house on the south side of the property, but that it is several hundred yards through the woods and that the property where logs were being stored is to the north. Mr. Allen further advised that his structure is a “pole barn” with an area where you can store and lock hand tools, but that there is no electricity to the building.

Upon motion by Commissioner McCarty to approve the site plan of Todd Allen for a new structure, seconded by Commissioner Sumerall, with all voting “aye,” the motion to approve the site plan of Todd Allen for a new structure was 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 Commissioner McCarty, with all voting “aye,” the public hearing was so opened.

There next came on for consideration the Application of Finch Properties, LLC for a Master Plan Amendment. The subject property is located on Gus Green Road, and is in Supervisor District 4.

John Hegi appeared as the Applicant. Mr. Hegi advised that Finch Properties, LLC had purchased property on Gus Green Road from Mipitou, Inc. Mr. Hegi advised that the current Master Plan is for a high density residential neighborhood, but that Finch Properties, LLC wanted to use the property for personal, family use to include a barndominium and lake house. In response to question from Commissioner Sumerall, Attorney Clark advised that the Master Plan was approved in 2021, and Administrator Weeks advised that as part of that approval, there was to be

no access through New Castle neighborhood, and that the Applicant would only be accessing the property from Gus Green Road.

Upon motion by Commissioner Sumerall to approve the Application of Finch Properties, LLC for a Master Plan Amendment, seconded by Commissioner Brown, and with all voting “aye,” the Application of Finch Properties, LLC for a Master Plan Amendment, was approved.

There next came on for consideration the Application of Brandon Keel to re-zone certain property from its current designation of (R-1) Residential Estate District to (R-1A) Single Family Residential District. The subject property is on North Old Canton Road, and is in Supervisor District 5. Mr. Keel appeared as the Applicant and requested that this matter be tabled in order to discuss resolution with the adjacent neighborhood.

Upon motion by Commissioner Sumerall to table the Application of Brandon Keel to re-zone certain property from its current designation of (R-1) Residential Estate District to (R-1A) Single Family Residential District, seconded by Commissioner McCarty, with all voting “aye,” the motion to table the Application of Brandon Keel to re-zone certain property from its current designation of (R-1) Residential Estate District to (R-1A) Single Family Residential District was approved.

There next came on for consideration the Application of Brandon Keel to remove 2 acre restrictions on R-1A zoning. Upon motion by Commissioner Brown to table the Application of Brandon Keel to remove 2 acre restrictions on R-1A zoning, seconded by Commissioner McCarty, with all voting “aye,” the motion to table the Application of Brandon Keel to remove 2 acre restrictions on R-1A zoning 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 McCarty, with all voting “aye,” the public hearing was so closed.

There next came on for discussion, the setting of the August 2025 meeting. August 14, 2025, was suggested. Upon motion by Commissioner Brown, seconded by Commissioner McCarty, with all voting “aye,” the motion to set the August 2025 meeting for August 14, 2025, was approved.

With there being no further business, the July 10, 2025, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman