

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 16th DAY OF OCTOBER, 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 16th day of October, 2025, 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

Absent: Mandy Sumerall
 Jean McCarty

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 14, 2025, meeting of the Commission. Upon motion by Chairman Rouser, seconded by Commissioner Myers, with all voting “aye,” the August 14, 2025, minutes of the Planning and Zoning Commission were approved.

There next came on for consideration the site plan of AWS for Phase 3 of its Data Center campus. The subject property is located at the Madison County Megasite and is in Supervisor District 4.

Abbi Luebbert of Kimley-Horn appeared on behalf of the Applicant and advised that they are seeking approval of a site plan for Phase 3 of the Data Center Campus which includes five (5) additional buildings.

Upon motion by Commissioner Brown to approve the site plan of AWS for Phase 3 of its Data Center campus, seconded by Commissioner Myers, with all voting “aye,” the site plan of AWS for Phase 3 of its Data Center campus was approved.

There next came on for consideration the site plan of District 51. The subject property is located on Highway 51 and is in Supervisor District 5.

Daniel Wooldridge of Wooldridge Architecture, PLLC appeared on behalf of the Applicant and as architect for the project. Mr. Wooldridge advised that Applicant was seeking site plan approval for a +/-48.5 acre site to be developed in phases, and was seeking approval for Phase 1 today. Mr. Wooldridge advised that Phase 1 consisted of two (2) buildings, one of which is a retail

building, and will be all brick. Mr. Wooldridge advised that the other building would be an office/warehouse building, with three (3) sides bricked and the rear being metal. Mr. Wooldridge included a color rendering in his submission to the Commission. Such rendering is attached to these minutes as **Exhibit “A.”**

Upon motion by Commissioner Brown to approve the site plan of District 51, seconded by Commissioner Myers, with all voting “aye,” the site plan of District 51 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 Chairman Rouser, with all voting “aye,” the public hearing was so opened.

There next came on for consideration the Application of James Robertson for a Conditional Use for a Private Family Cemetery. The subject property is located at 341 Gus Green Road and is in Supervisor District 4.

James Robertson appeared and advised that he owns +/-95 acres on Gus Green Road where he lives, and that his daughter is in the process of building a home as well. Mr. Robertson advised that he is seeking approval for +/-1/3 of an acre for a private family cemetery and that he wants to do so, in part, so that he can move his deceased brother’s grave from its current location to the subject property to be closer to family. Upon question from Commissioner Myers, Mr. Robertson advised that the capacity for this cemetery would be approximately 20 graves, but that there would not be that many as this would only be for immediate family. Mr. Robertson further advised that he would place a cyclone fence around the cemetery, and would have an entrance off Gus Green Road for visitors. Mr. Robertson further advised that the proposed site would be visible from the road, but that it would be well maintained.

Upon motion by Commissioner Myers to approve the Application of James Robertson for a Conditional Use for a Private Family Cemetery, seconded by Commissioner Brown, with all voting “aye,” the Application of James Robertson for a Conditional Use for a Private Family Cemetery was approved.

There next came on for consideration the Application of GST Capital Partners for a Conditional Use for a cell tower (site plan included). The subject property is located on Dickson Drive in Flora and is in Supervisor District 4.

David McGehee appeared on behalf of the Applicant. Mr. McGehee advised that Applicant is seeking to build a 255’ wireless communications tower in the Kearney Park Business District. Mr. McGehee advised that this is a build-to-suit tower for T-Mobile to provide better coverage over the area. Mr. McGehee advised that the tower would be lit, but the lighting would turn to red at night so as not to disturb adjacent property owners. Mr. McGehee advised that the nearest towers to the proposed site are approximately 3-4 miles away. Upon question from Attorney Clark, Mr. McGehee advised that there was no objection to communications equipment being placed on the tower to serve Madison County law enforcement and first responders.

Upon motion by Commissioner Myers to approve the Application of GST Capital Partners for a Conditional Use for a cell tower (site plan included, seconded by Commissioner Brown, with all voting “aye,” the Application of GST Capital Partners for a Conditional Use for a cell tower (site plan included) was approved.

There next came on for consideration the Application of Turkey Ridge Holdings, LLC for a Conditional Use for a mining operation. The subject property is on Highway 22 and is in Supervisor District 4.

Harry Wilson with FC&E Engineering appeared on behalf of the Applicant. Mr. Wilson advised that the Applicant is seeking expansion of his currently-permitted mine on Highway 22. Upon questions from Chairman Rouser and Commissioner Myers, Mr. Wilson advised that the current mine had been expanded once in 2024, and that they were now seeking expansion onto property that is immediately adjacent and to the north and east of the current mine.

Upon motion by Commissioner Brown to approve the Turkey Ridge Holdings, LLC for a Conditional Use for a mining operation with all of the usual stipulations to include hauling during daylight hours only; no Sunday hauling; keeping the roadway free of debris, and flagmen/traffic control as needed, seconded by Commissioner Myers, with all voting “aye,” the Application of Turkey Ridge Holdings, LLC for a Conditional Use for a mining operation was approved.

There next came on for consideration the Application of Michael R. Smith, Sr. to re-zone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District. The subject property is on Old Jackson Road, and is in Supervisor District 4.

Owen Lalor, Esq. appeared on behalf of the Applicant and advised that Mr. Smith owns +/-89.53 acres between Old Jackson Road and I-55, just south of the Canton City Limits. Mr. Lalor noted the typographical error on the agenda that the Applicant was seeking a rezoning to a R-2 designation, and clarified that the request was to I-2. Mr. Lalor advised that the subject property is currently zoned as agricultural, and has been in the family since 1950, but noted significant change in the character of the neighborhood since the adoption of the current Ordinance in 2019, including Entergy’s recent placement of a 230kw power line traversing the subject property, and the recent rezoning of the property to the south of the subject property for Eutaw Construction to locate their headquarters, and the property to the north being the Southern Sky grow facility. Mr. Lalor advised that the Applicant is working with MCEDA to potentially locate an industry on the property, but that there is no current specific plans for any such use.

Diane McMurtry of 965 Old Jackson Road appeared and advised that she lived directly across the street from the subject property. Ms. McMurtry asked what effect the rezoning would have on her property. Attorney Clark responded that the current rezoning application is specific to the subject property, and no other. Attorney Clark further advised that it would not effect her zoning or use of her property at all, but that she had the same opportunity to rezone her property as the Applicant.

Willie Hughes appeared and advised that he lived across the road from the subject property. Mr. Hughes inquired as to what types of uses were available to the Applicant. Chairman Rouser and Attorney Clark advised Mr. Hughes that the Applicant would have to come back with a specific request and plan for a specific use to show the Commission what they desired to do, and obtain approval of same.

Upon motion by Commissioner Myers to approve the Application of Michael R. Smith, Sr. to re-zone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District, seconded by Commissioner Brown, with all voting “aye,” the Application of Michael R. Smith, Sr. to re-zone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District was approved.

There next came on for consideration, the Application of L H Harris Construction for a Conditional Use for a mining operation. The subject property is located on McMillon Road and is in Supervisor District 2.

Lonnie Harris appeared as the Applicant and advised that he is seeking permission for a mining operation in order to mine soils and rebuild the dam on an existing lake on the subject property. Commissioner Brown noted that Mr. Harris is familiar with the standard stipulations for mining operations.

Upon motion by Commissioner Brown to approve the Application of L H Harris Construction for a Conditional Use for a mining operation, seconded by Commissioner Myers, with all voting “aye,” the L H Harris Construction for a Conditional Use for a mining operation was approved.

There next came on for consideration, the Application of Can’t Fish A Lick, LLC for a Master Plan Amendment and Rezoning PUD to (C-2) Highway Commercial District. The subject property is at the corner of North Old Canton Road and Yandell Road and is in Supervisor District 5.

Upon motion by Commissioner Brown to table the Application of Can’t Fish A Lick, LLC for a Master Plan Amendment and Rezoning PUD to (C-2) Highway Commercial District, seconded by Commissioner Myers, with all voting “aye,” the Application of Can’t Fish A Lick, LLC for a Master Plan Amendment and Rezoning PUD to (C-2) Highway Commercial District was tabled.

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 Myers, with all voting “aye,” the public hearing was so closed.

There next came on for discussion, the setting of the November 2025 meeting. November 13, 2025, was suggested. Upon motion by Commissioner Brown, seconded by Commissioner Myers, with all voting “aye,” the motion to set the November 2025 meeting for November 13, 2025, was approved.

With there being no further business, the October 16, 2025, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman