

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF NOVEMBER, 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 13th day of November, 2025, at 9:00 a.m. in the Madison County Complex Building.

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

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 October 16, 2025, meeting of the Commission. Upon motion by Commissioner Brown, seconded by Commissioner McCarty, with all voting “aye,” the October 16, 2025, 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 McCarty, seconded by Commissioner Brown, with all voting “aye,” the public hearing was so opened.

There next came on for consideration the Application of Ruben Agustin for a Conditional Use for a Single-Family Residence in R-3 Residential District. The subject property is located at 509 Sugar Hill Street in Canton, and is in Supervisor District 5.

Ruben Agustin appeared. Administrator Weeks advised that R-3 Residential District is generally for multi-family, but that a single-family residence is permitted as a Conditional Use. Following discussion, and upon motion by Commissioner McCarty to approve the Application of Ruben Agustin for a Conditional Use for a Single-Family Residence in R-3 Residential District, along with a variance as to dimensional requirements on the subject lot, seconded by Commissioner Sumerall, with all voting “aye,” the Application of Ruben Agustin for a Conditional Use for a Single-Family Residence in R-3 Residential District 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.

Dave Clements appeared on behalf of the Applicant and advised that Applicant has 4.93 acres at the corner of Yandell Road and N. Old Canton Road currently zoned as a PUD, and that Applicant is seeking to have that parcel zoned as C-2 Highway Commercial District.

In response to question from Commissioner McCarty, Administrator Weeks explained that the Zoning Map is incorrect in that it shows a portion of this parcel as A-1 Agricultural District. Administrator Weeks further advised that he and the Commission's Attorney had looked on the Master Plan for Deerfield that was submitted in the 1970's, and confirmed that the parcel was in a PUD.

Upon motion by Commissioner Brown to approve 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 Sumerall 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 approved.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner Sumerall 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 December 2025 meeting. December 11, 2025, was suggested. Upon motion by Commissioner Sumerall, seconded by Commissioner Brown, with all voting "aye," the motion to set the December 2025 meeting for December 11, 2025, was approved.

With there being no further business, the November 13, 2025, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman