

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 11<sup>th</sup> DAY OF DECEMBER, 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 11th day of December, 2025, at 9:00 a.m. in the Madison County Complex Building.

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

Scott Weeks, Planning and Zoning Administrator

Absent:         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 November 13, 2025, meeting of the Commission. Upon motion by Commissioner Sumerall, seconded by Commissioner Brown, with all voting “aye,” the November 13, 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 Sumerall, seconded by Commissioner Brown, with all voting “aye,” the public hearing was so opened.

There next came on for consideration the Application of Sowell Place, LLC to re-zone certain property from its current designation of (C-2) Highway Commercial District to (I—2) Heavy Industrial District. The subject property is located on Virillia Road, and is in Supervisor District 4.

Parker Berry and Dylan Pitts appeared on behalf of the Applicant. Mr. Pitts distributed maps to the Commission and Mr. Berry explained that such maps depicted the subject property and included an updated zoning map from the County website. Such maps are attached to these minutes as **Exhibit “A.”** Mr. Berry advised that the Applicant is seeking to re-zone +/-85 acres on Virillia Road and Highway 22 from its current designation of (C-2) Highway Commercial District to (I—2) Heavy Industrial District to better reflect the change in character of the area that has occurred in recent time.

Mr. Berry directed the Commission to the second page of Exhibit “A,” and noted that all of the area shown in gray is currently zoned as I-2, and that the subject property is shown in purple

and is currently zoned as C-2. Mr. Berry argued that this map indicates change in character of the neighborhood by the County's action in re-zoning these properties to I-2. Mr. Berry further directed the Commission to the third page of Exhibit "A" to show certain activities in the area, including the Madison County MegaSite and other areas with I-2 zoning and industrial use. Mr. Berry further noted that the County is planning to expand Virllillia Road at Highway 22, and install a traffic light at that intersection in order to accommodate industrial growth and traffic in the area. Mr. Berry further noted that the County adopted its Comprehensive Plan in 2019, and that all of the re-zonings, industrial uses, and other factors he had occurred in the area since that time.

Vandy Sowell appeared and asked whether any action taken on the subject property would impact the surrounding property that he owns, and that he rents the subject property for raising cattle. Mr. Sowell advised that did not want to be forced to change his property due to any action taken on the subject property.

Attorney Clark addressed the concerns raised and confirmed that Mr. Vandy Sowell's property is not the subject of the re-zoning, and that only the Sowell Place, LLC property is under consideration. Attorney Clark further clarified that any rental agreement for the purposes of raising cattle is a private matter between property owners and that the County takes no position on that matter. Attorney Clark further advised that he knew of no plans for the County, or any other governmental entity to take any property in the area by means of eminent domain, but that he could not guarantee that would not occur in the future on the subject property, Mr. Vandy Sowell's property, or any other property elsewhere in the County.

Upon motion by Commissioner Sumerall to approve the Application of Sowell Place, LLC to re-zone certain property from its current designation of (C-2) Highway Commercial District to (I-2) Heavy Industrial District, seconded by Commissioner Myers, with all voting "aye," the Application of Sowell Place, LLC to re-zone certain property from its current designation of (C-2) Highway Commercial District to (I—2) Heavy Industrial District was approved.

There next came on for consideration the Application of MCEDA to re-zone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District and for Variance to Maximum Building Height in (I-2) Heavy Industrial District. The subject property is located on Calhoun Station and Old Jackson Road, and is in Supervisor District 4.

Skip Jernigan appeared on behalf of the Applicant, and advised that MCEDA is seeking to re-zone +/-350 acres on Nissan Parkway and Highway 22 to an (I-2) Heavy Industrial District as set forth in their application. Mr. Jernigan stated that he believed it goes without saying, and no one can argue that there has been a significant change in the land uses in the area of the subject property in recent years. Mr. Jernigan advised that the subject property is directly across from the Madison County MegaSite where the current AWS project is currently under construction, along with the Amazon distribution center, Clark Beverage distribution and warehouse center, and a large number of electrical facilities to provide service to AWS and other industries. Mr. Jernigan advised that the original MegaSite was +/-1100 acres, and that the current facilities occupying, or under construction on the entirety of the MegaSite caused MCEDA to purchase an additional +/-400 acres to accommodate the AWS project. As such, Mr. Jernigan advised that there is no more

I-2 property at the MegaSite on the north side of Highway 22. Mr. Jernigan argued that if you drive out Highway 22, the change that has occurred on the MegaSite and adjacent properties and along Virillia Road as relates to land use is ongoing and significant.

Mr. Jernigan advised that one of the most significant changes that is getting ready to take place for the subject property is that the County has let a contract to widen and resurface Calhoun Station Parkway from Highway 22 to just south of Nissan Parkway, and that this project will open up the subject property, as well as the property on the west side of Calhoun Station Parkway. Mr. Jernigan argued that this will make Calhoun Station Parkway a major thoroughfare and will make the properties on both sides of Calhoun Station Parkway extremely desirable commercial and industrial property overnight.

Mr. Jernigan also reminded the Commission that there have been a number of properties in the neighborhood of the subject property that have been re-zoned to (I-2) Heavy Industrial District in recent months. Mr. Jernigan argued that the highest and best use of the subject property is for it to be re-zoned to (I-2) Heavy Industrial, and that because MCEDA is out of property at the MegaSite, there is a significant need for this property to be re-zoned to I-2.

Mr. Jernigan reminded the Commission that there is no lesser classification between I-2 and Commercial classifications, but that MCEDA has two (2) proposed projects to potentially be located on the subject property—with one being an assembly plant, and the other being a candy manufacturer. Mr. Jernigan argued that none of the proposed operations involve smoke, noise, pollution, water discharge, or similar concerns, but would be of significant economic impact to, and bring a significant number of high paying jobs to Madison County.

Mr. Jernigan directed the Commission to MCEDA's application, and that MCEDA would agree to impose and place covenants and restrictions on the property to place a 225' undisturbed vegetative buffer along the southern boundary of and on the east side of the subject property where it adjoins residential properties in order to take every effort to protect the interests of those property owners.

Mr. Jernigan advised that because MCEDA is out of I-2 zoned land, the public need is significant because there are no properly zoned parcels large enough to accommodate the potential projects that MCEDA is attempting to locate on the subject property.

Jeffrey Hawkins appeared in opposition and argued that he believes the application to be out of order. Mr. Hawkins noted that the application date is October 1, 2025, that he never received notice, and that according to the Ordinance, residents are to be notified. Mr. Hawkins argued that the residents never got notice of the project until this project came to the Board of Supervisors.

In response to question from Commissioner Sumerall, Attorney Clark advised that MCEDA submitted its original Application, and it was first heard by the Board of Supervisors at their November 3 meeting, and that it is not uncommon for MCEDA to petition straight to the Board of Supervisors. Attorney Clark advised the Commission that the Notice of Hearing for the November hearing was published in the newspaper. At the hearing in front of the Board of Supervisors, and that the Board tabled it and sent it back to the Commission for consideration.

Attorney Clark advised that it was re-advertised, so it had actually been advertised for public hearing twice.

As for the Amended Application, Attorney Clark advised that it removed a portion of the land that MCEDA was originally seeking to re-zone because the current owner of the subject property would not allow MCEDA to place restrictions such as the proposed covenants and buffer on the portion of the property that it is not currently purchasing.

Mr. Hawkins argued that if the Board directed it to come back to the Commission, then there should be a filing of an official application for re-zoning, and that this is the first time they had seen a site plan, which Mr. Hawkins argued is required for a re-zoning. Attorney Clark advised that a site plan is not required for a re-zoning. Mr. Hawkins reiterated his opposition and that he believed the application to be out of order procedurally.

Deverio Manning appeared in opposition and addressed the criteria for re-zoning. Mr. Manning advised that he did not assert that the statements made by MCEDA in their application were false, but that they are incomplete. Mr. Manning pointed the Commission to MCEDA's application and its inclusion of AWS, Nissan, and MMC. Mr. Manning agreed that those entities are I-2, but argued that does not directly reflect the character of the area in question. Mr. Manning argued that MCEDA is not re-zoning the entire county or the areas mentioned, but is seeking to re-zone areas in which those in opposition reside.

Mr. Manning argued that as a "litmus" MCEDA had used a one (1) mile radius, and agreed that Amazon is less than one-half (1/2) mile away, and that Nissan and MMC are one (1) mile away from the property. However, Mr. Manning argued that Nissan and MMC are the opposite side of I-55 and are separated by acreage and agricultural land. Mr. Manning further argued that MCEDA did not address the fact that less than ¼ mile to the north of the subject property is Idlebriar subdivision with approximately 29 residents, near the proposed site, the Tin Top subdivision and the residents of Hill Road with approximately 45 residents, and less than one-half (1/2) to one-quarter (1/4) of a mile south of the proposed site with approximately 51 residents, and the Trails of Madison County apartment complex. Mr. Manning argued that the I-2 properties listed by MCEDA do not share property lines with homes, and asked the Commission to deny MCEDA's application because there is no benefit for the residents of the area. Mr. Manning agreed that the re-zoning would bring jobs, but asked who is to say that those jobs would be of those in opposition.

Mr. Manning argued that the application did not meet the criteria for re-zoning as the Ordinance does not state what the character of the neighborhood will be, but what it is now. He understood that there is a need, and that there may not be land available on the north side, but argued that there is land elsewhere.

Roosevelt Randsburg appeared in opposition. Mr. Randsburg advised the Commission that Eutaw came in, they were talking about how good and neighborly they would be, but no one knew what changes would affect them until they affect them. Mr. Randsburg stated that since his family had made the road public, it has been full of potholes, and they have had to call and beg for it to be fixed. Mr. Randsburg also advised that a truck had recently crashed on I-55 and it took him

two and one-half hours to get home from Jackson. Mr. Randsburg opined that this is because things aren't being planned out honestly and transparently.

Nancy Pate appeared in opposition and argued that according to the Ordinance and state law, there must be a public hearing before the matter goes to the Board of Supervisors. Attorney Clark responded that there was a public hearing in front of the Board of Supervisors, and that a public hearing was currently being held on the matter at the instant meeting.

Ms. Pate argued that there is no public need for the re-zoning, but that there is a public need to improve what is already in existence before adding to it. Ms. Pate argued that there is no housing for people that are coming in, and that means that tax dollars are leaving Madison County. Ms. Pate argued that there is currently inadequate waste disposal, and that they are currently looking for places to dispose of trash. Ms. Pate also argued that there is inadequate sanitation and that on Nissan Parkway and Old Jackson, you can smell the waste. Ms. Pate argued that there is not adequate personnel to address growing concerns. Ms. Pate also argued that property taxes will go up, roads need improving, and aesthetics need improvement. Ms. Pate also argued that there is disparity between industries and wages paid to employees. Ms. Pate also expressed concern with the proposed buffer and vegetation. Ms. Pate also opined that Highway 22 and Calhoun Station Parkway are not major thoroughfares, but are access roads.

Lloyd Douglas appeared and questioned the proposed buffer. Joey Deason of MCEDA responded that it would be 75 yards wide. Mr. Douglas opined that there was no buffer. Mr. Douglas also advised that he bought his property because of its rural nature and that his grandkids come to see him a couple of times a year and enjoy seeing wildlife in his backyard. Mr. Douglas also expressed concern over who the proposed jobs would be going to.

In response to question from Chairman Rouser, Mr. Manning advised that, for various reasons, including unclear decisions from the Board of Supervisors, personal matters, and general lack of adequate time, there had not yet been any meeting between those in opposition and MCEDA.

Commissioner Sumerall advised that she understood that the matter had previously been before the Board of Supervisors and that they had sent it back to the Commission for review. Commissioner Sumerall advised that she needed additional time to review the application and the proposed buffer.

Upon motion by Commissioner Sumerall to table the Application of MCEDA to re-zone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District and for Variance to Maximum Building Height in (I-2) Heavy Industrial District, seconded by Commissioner Brown, with all voting "aye," the motion to table the Application of MCEDA to re-zone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District and for Variance to Maximum Building Height in (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 Commissioner Myers, with all voting “aye,” the public hearing was so closed.

There next came on for consideration, the site plan of MMC Materials for a training center. The subject property is on Nissan Drive and is in Supervisor District 2. Jason Buckley of JBHM Architects appeared on behalf of the Applicant and advised they were seeking to build a new +/- 9000 sf. training facility with +/-50 seats and a pull through garage for a training simulator for concrete truck drivers. Mr. Buckley advised that they were disturbing +/-4 acres of property and would have +/- 41 parking spaces.

Upon motion by Commissioner Sumerall to approve the site plan of MMC Materials for a training center, seconded by Commissioner Brown, with all voting “aye, “ the site plan for MMC Materials for a training center was approved.

There next came on for discussion, the setting of the January 2026 meeting. January 8, 2026, was suggested. Upon motion by Commissioner Sumerall, seconded by Commissioner Brown, with all voting “aye,” the motion to set the January 2026 meeting for January 8, 2026, was approved.

With there being no further business, the December 11, 2025, meeting of the Madison County Planning and Zoning Commission was adjourned.

---

Date

---

Dr. Keith Rouser, Chairman