

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 9th DAY OF JULY 2026 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 9th day of July 2026, at 9:00 a.m. in the Madison County Complex Building.

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

Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Chairman Rouser, 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 11, 2026, meeting of the Commission. Upon motion by Commissioner McCarty, seconded by Chairman Rouser, with all voting “aye,” the June 11, 2026, 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 McCarty, with all voting “aye,” the public hearing was so opened.

There next came on for consideration the Application of Scott and Melissa Rye to rezone certain property from its current designation of (I-2) Heavy Industrial District to (A-1) Agricultural District. The subject property is located at 722 Harris Road and is in Supervisor District 4.

Administrator Weeks advised the Commission that the Ryes are seeking to re-zone their property from I-2 to A-1 in order to replace a mobile home that is currently on the property. Mr. Weeks advised that a map of the area shows thirteen (13) structures on I-2 property, and as such, are non-conforming structures, so those individual owners will also have to petition for a rezoning if they seek to replace those structures.

Scott Rye explained that he has lived at this location for four (4) years, and is seeking to replace the mobile home he currently lives in with a new one.

Robert White appeared and advised the Commission that he has been living near this property for 18 years, and has notice a lot of mobile homes coming into the area and that brings the property value down. Mr. White explained that he has no issue with the Ryes placing a mobile home on their property, but that for others, he never knows what is coming until it has already

been done. Mr. White advised that he would rather see houses built in that area in order to maintain his property value. Mr. White also advised that he was against people putting in mobile homes to rent out to others. Mr. Rye advised that he and his wife were going to live in a mobile home on the property and have it for rent. In response to question from Commissioner McCarty, Mr. Rye advised that his mobile home would be placed on a pad and had 16 tie downs per side.

Upon motion by Commissioner McCarty to approve the Application of Scott and Melissa Rye to rezone certain property from its current designation of (I-2) Heavy Industrial District to (A-1) Agricultural District, seconded by Commissioner Brown, with all voting “aye,” the Application of Scott and Melissa Rye to rezone certain property from its current designation of (I-2) Heavy Industrial District to (A-1) Agricultural District was approved.

There next came on for consideration the Application of Clay Eckerson for a Conditional Use for an RV Park. The subject property is located at 144 Davis Crossing Road, and is in Supervisor District 5.

Ollie McLendon of Skyline Construction Consultants appeared on behalf of the Applicant and presented the request.

Upon motion by Commissioner Sumerall to approve the Application of Clay Eckerson for a Conditional Use for an RV Park, seconded by Commissioner Myers, with all voting “aye,” the Application of Clay Eckerson for a Conditional Use for an RV Park was approved.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner McCarty to close the public hearing, seconded by Commissioner Brown, with all voting “aye,” the public hearing was so closed.

There next came on for discussion, the setting of the August 2026 meeting. August 13, 2026, was suggested. Upon motion by Commissioner Sumerall, seconded by Commissioner McCarty, with all voting “aye,” the motion to set the August 2026 meeting for August 13, 2026, was approved.

With there being no further business, the July 9, 2026, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman