

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 10th DAY OF SEPTEMBER 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 10th day of September 2026, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser (by phone)
 Rev. Henry Brown
 Mandy Sumerall
 Jean McCarty
 Amanda Myers

Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Commissioner Brown, and all present participated in pledging allegiance to our flag, led by Commissioner Rouser.

There first came on for consideration the minutes of the August 13, 2026, meeting of the Commission. Upon motion by Commissioner McCarty, seconded by Commissioner Myers, with all voting “aye,” the August 13, 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 Porter Archie, Jr. for a Conditional Use for a Family Cemetery. The subject property is located at 430 Quail Road, and in Supervisor District 5.

Porter Archie, Jr. appeared as the Applicant and advised that he was seeking approval for Conditional Use for a Family Cemetery on his property on Quail Road. In response to question from Commissioner McCarty, Mr. Archie confirmed that he had surveyed out +/- .5 acres for this proposed use.

Upon motion by Commissioner McCarty to approve the Application of Porter Archie, Jr. for a Conditional Use for a Family Cemetery, seconded by Commissioner Myers, with all voting “aye,” such motion passed.

There next came on for consideration the Application of Vania Peterson to rezone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District. The subject property is located at 401 Virillia Road, and is in Supervisor District 4.

Vania Peterson appeared as the Applicant and advised that she is seeking to rezone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District. In response to question from Commissioner Sumerall, Ms. Peterson confirmed that the property is +/-4.9 acres.

Upon motion by Commissioner McCarty to approve the Application of Vania Peterson to rezone certain property from its current designation of (A-1) Agricultural District to (I-2) Heavy Industrial District, seconded by Commissioner Myers, with all voting “aye,” such motion passed.

There next came on for consideration the Application of Brian and Naureen Fielding for Variance to Setbacks. The subject property is located at 1168 Robinson Road, and is in Supervisor District 5.

Brian and Naureen Fielding appeared as the Applicants and advised that they were seeking a variance to their setbacks for a shop location on the subject property. In response to question from Commissioner McCarty, Mr. Fielding advised that he was seeking a variance for two (2) buildings as the workshop is right on the 50’ setback, and the house is a little bit further back, so the workshop doesn’t meet the setback for accessory buildings being behind the house, but they both meet the 50’ setback from Robinson Road. Mr. Fielding advised that there is a lake on their property, and a tree line, so the best place to put the workshop was not directly behind the house. Rather, the best location is the proposed location to screen the workshop from the neighbor’s view, and allow the house to have a view of the lake. In response to question from Commissioner McCarty, Administrator Weeks advised that the lot conditions are such that the front of the workshop is ahead of the house. Mr. Fielding confirmed that the shop and the house are behind the setback from Robinson Road, but that the shop is technically ahead of the house. Administrator Weeks advised that the Applicants did produce an approval letter from the Homeowner Association. Upon further question from Commissioner McCarty, Mr. Fielding advised that there is a proposed building to store his boat that is behind the house, and that it does meet the 10’ County setback, and that the Homeowner Association had approved the plan even though their covenants allow for a 25’ setback.

Upon motion by Commissioner Myers to approve the Application of Brian and Naureen Fielding for Variance to Setbacks, seconded by Commissioner McCarty, with all voting “aye,” such motion passed.

There next came on for consideration the Application of G&O Supply for a Conditional Use for Indoor Storage Facility (Site Plan included). The subject property is located at Old Jackson Road and I-55, and is in Supervisor District 4.

Blake Alford appeared on behalf of the Applicant. Administrator Weeks advised that the Conditional Use and the Site Plan should be considered separately, and that the property is currently zoned as (C-2) Highway Commercial District. In response to question from Commissioner Sumerall, the Mr. Alford confirmed that this would be fully enclosed storage, and that there are +/-210 total units planned.

Upon motion by Commissioner Myers to approve the Application of G&O Supply for a Conditional Use for Indoor Storage Facility, seconded by Commissioner Myers, with all voting “aye,” such motion passed.

Upon motion by Commissioner McCarty to approve the Site Plan for G&O Supply, seconded by Commissioner Myers, with all voting “aye,” such motion passed.

There next came on for consideration the Application of Paramjit Khinda to rezone certain property from its current designations of (A-1) Agricultural District and (R-1) Residential Estate District to (C-2) Highway Commercial District. The subject property is located at the northeast corner of Highway 16 West and Davis Crossing Road, and is in Supervisor District 5.

Neill Bryant, Esq. appeared on behalf of the Applicant. Mr. Bryant advised that the subject property is a +/-15.67 acre parcel is at northeast corner of Highway 16 West and Davis Crossing Road, a +/-7 acres is currently zoned as (C-2) Highway Commercial District, and that the Applicant is seeking to re-zone the portions that are currently zoned (A-1) Agricultural District and (R-1) Residential Estate District to (C-2) Highway Commercial District.

Mr. Bryant explained that the purpose of the Application is to re-zone in order to build a truck stop. Mr. Bryant argued that there is a substantial need for truck stops and rest areas in general in Mississippi, and Madison County in particular. Mr. Bryant advised that Madison County is one of eleven counties identified in a 2024 MDOT study on the need for safe, legal parking areas for trucks to comply with federal law regarding driver hours. Mr. Bryant argued that the subject property is ideal for this use as it is located at the intersection of an interstate highway and a state highway. Mr. Bryant argued that with the growing needs of north Madison County, there is a need for a truck stop as the next closest one north of Canton is at Goodman, MS.

In response to question from Commissioner Sumerall, Mr. Bryant advised that the Applicant had not conducted a traffic study, but relied on MDOT’s current and historical traffic counts, as well as the traffic counts in the 2019 Madison County Comprehensive Plan.

In response to question from Commissioner Brown, Mr. Bryant advised that the subject property is +/-5 miles north of Canton at the Highway 16 exit, noting that an adjacent property was rezoned to (C-2) Highway Commercial District.

In response to question from Commissioner McCarty, Mr. Bryant advised that part of the subject property is already zoned as (C-2) Highway Commercial District. Mr. Bryant further advised that in the Madison County Future Land Use Plan, the entirety of the subject property is shown as (C-2) Highway Commercial District, and that, as currently zoned, the property is not in compliance with the Future Land Use Plan. Mr. Bryant distributed a map to the Commission showing the current zoning of the subject property showing the area shaded in green as (R-1) Residential Estate District, the gray area as (A-1) Agricultural District, while the area shaded in purple is the Future Land Use Map. Such map is attached hereto as **Exhibit “A.”** Mr. Bryant argued that rezoning the subject property would bring it into compliance with the Future Land Use Map. Mr. Bryant further noted that while his Application references a “will serve” letter form

CMU, he had not received such letter as of yet because CMU is working on the engineering to install a larger water main at the Applicant's cost.

In response to question from Commissioner McCarty, Mr. Bryant argued that the closest truck stop in Canton stays full, and in his opinion, it is in an area that is somewhat difficult to navigate for truckers. Mr. Bryant argued that if a truck driver is at or near the end of their hours of service, they have to pull off somewhere. Mr. Bryant advised that Google Earth pictures show trucks parked on the shoulder of the on ramp back to I-55 because the truck stop in Canton is full, and they have nowhere else to park. Mr. Bryant argued that federal law limits the amount of hours that a truck driver can drive in a day, and that there are simply not enough truck stops to accommodate their needs. Mr. Bryant further discussed federal legislation aimed to assist federal and state departments of transportation in obtaining certain studies with the goal of safe, legal parking areas for truck drivers. Mr. Bryant argued that this benefits the entire community as it provides safe, legal parking areas so truck drivers on our roads can be well rested for their next hours of service.

Commissioner Brown advised that if he would have been aware of the Application, he would have had more people from his community in attendance, as he lives only three (3) miles from the subject property. He further advised that trucks pass through on I-55 all the time, and there is a lot of noise. Commissioner Brown further opined that truck stops bring crime. He stated that the community is nice and peaceful, and he would like to keep it that way. As such, he opined that he did not believe a truck stop in that location would be good because there are a lot of people and churches just down Highway 16 from the subject property, and that right now it seems like it is not a good thing.

Mr. Bryant advised that he was contacted by one neighbor that was not going to be able to attend the meeting because she is a truck driver. Mr. Bryant advised that the neighbor expressed support because she lives in the area and does not have a place to park her truck. Mr. Bryant acknowledged Commissioner Brown's concern, but reminded the Commission that the subject property sits at the intersection of a state highway and an interstate highway, and questioned if there can't be one located in such a location, then where could one go?

In response to question from Commissioner Myers, Mr. Bryant advised that the distance between the current truck stop in Canton, and the truck stop in Goodman is approximately 25 miles. Commissioner Myers advised that she drives that stretch of I-55 very frequently and that there is a long stretch of road where there is a need for a truck stop as there is not place for stalled vehicles or trucks to pull off.

Lisa Wallace appeared in opposition and advised that her parents live almost directly across from the subject property. Ms. Wallace expressed concern over the lack of public sewer and water to the property, and also the impact on the neighborhood due to crime and other issues that come with a truck stop. The Wallaces also inquired as to whether this would be a full truck stop or a convenience store, and questioned the existence of a site plan. Attorney Clark interjected that this is just a rezoning Application, and that a site plan would come later.

In response to question from Commissioner Myers, Mr. Bryant responded that the water line would have to be upgraded, and that they are working with CMU on that. As for the sanitary sewer, Mr. Bryant responded that it would be on-site treatment plants with a spray field that will be on the northern side of the subject property and would adjoin other property that has a spray field.

Ms. Wallace also expressed concern about notice requirements under the Ordinance, and Attorney Clark advised that the Ordinance requires that notice be given to property owners within 160' feet of the subject property exclusive of roads and rights of way, signs to be placed on the subject property, publication in the newspaper, and posted on the website. Attorney Clark advised that all notice requirements under the Ordinance had been met.

Mr. Bryant advised that Applicant is aware of the changing nature of the area with the growth of northern Madison County, and reiterated that a +/-7 acre portion of the subject property is already zoned as (C-2) Highway Commercial District, and that the Applicant is simply seeking to rezone the remainder of the property to be consistent with that portion, and consistent with the Future Land Use Map.

In response to question from Commissioner Myers, Administrator Weeks advised that approximately 15 people were notified, and that he had had two (2) calls from residents that were simply seeking information on the Application.

Upon motion by Commissioner Sumerall that the Applicant had met all of the requirements under the Ordinance with respect to their Application, that the Application of Paramjit Khinda to rezone certain property from its current designations of (A-1) Agricultural District and (R-1) Residential Estate District to (C-2) Highway Commercial District, seconded by Commissioner Myers, with all voting "aye," the motion passed.

After further discussion, Attorney Clark advised that the Ordinance requires that in C-2 Districts, in side and rear yards where abutting any residential district, the setbacks are 50' which shall remain open and be landscaped, or 20' which shall remain open and be landscaped and a fence to be approved by the Zoning Administrator alongside of rear yards. Upon motion by Commissioner Myers that where the subject property abuts residential property, the setbacks are 50' which shall remain open and be landscaped with evergreen, and an 8' fence to be approved by the Zoning Administrator, seconded by Commissioner Sumerall, with all voting "aye," the motion passed.

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

There next came on for consideration, the Site Plan of Fill Up Convenience Store. The subject property is located on the northwest corner of Highway 43 and Old Natchez Trace Road, and is in Supervisor District 5.

Preston McKay with Mills Contracting appeared on behalf of Fill Up Convenience Store. Mr. McKay advised that they are proposing to build a 3,750 sq. ft. convenience store on the corner of Highway 43 and Old Natchez Trace Road. Mr. McKay advised that it would be a 4 station, double-sided gas pump canopy, fuel island, and eight (8) parking spaces, one of which will be ADA compliant. Mr. McKay advised that the convenience store will have a small kitchen for grab-and-go food service. Mr. McKay advised that it will be a brick building with metal frame studs, and will not have to be sprinkled due to size. Mr. McKay advised that they had received MDOT approval for the entrance off of Highway 43, Bear Creek will provide sewer, East Madison will provide water, and Atmos will provide natural gas.

In response to question from Commissioner McCarty, Mr. McKay advised that the concrete parking did not go all the way to the property line on the plan north side. Mr. McKay confirmed that there is a house on the adjacent property to the north, and that their site plan calls for a 6' fence and landscaping on that property line. Mr. McKay further advised that the current tree line on the north side is mainly overgrowth, and smaller trees.

Upon motion by Commissioner McCarty to approve the Site Plan of Fill Up Convenience Store with the condition that the fence be 8' instead of 6', seconded by Commissioner Myers, with all voting "aye," the Site Plan of Fill Up Convenience Store was approved.

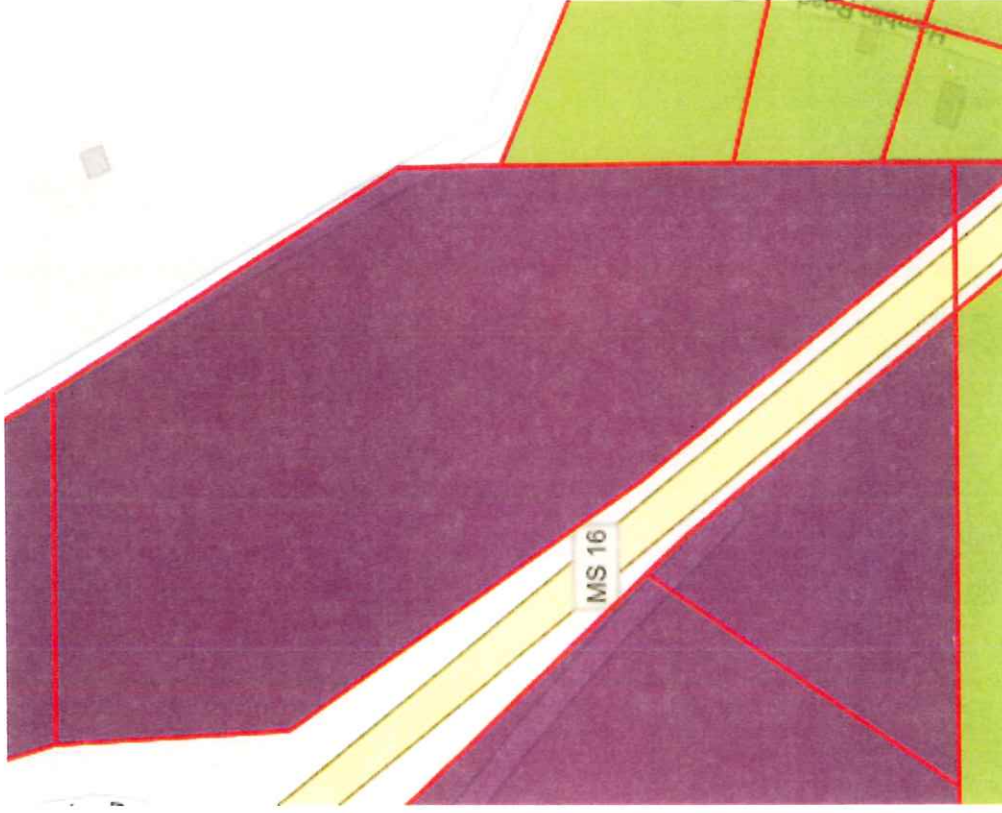
There next came on for discussion, the setting of the October 2026 meeting. October 15, 2026, was suggested. Upon motion by Commissioner Brown, seconded by Chairman Rouser, with all voting "aye," the motion to set the October 2026 meeting for October 15, 2026, was approved.

With there being no further business, the September 10, 2026, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman

LAND USE MAP



ZONING MAP

