

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 10th DAY OF JUNE, 2021 AT 9:00 A.M. AT THE  
MADISON COUNTY COMPLEX BUILDING**

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**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 June, 2021, at 9:00 a.m. in the Madison County Complex Building.

Present:        Larry Miller  
                  Walter McKay  
                  Dr. Keith Rouser  
                  Bill Billingsley  
                  Rev. Henry Brown  
                  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 Chairman Rouser.

There first came on for consideration the minutes of the May 20, 2021, meeting of the Commission. Commissioner McKay pointed out the need for correction of the approval of the 911 Restoration Building, as there was a typographical error approving the site plan for Twisted Kitchen. Upon motion by Commissioner Billingsley, seconded by Commissioner McKay, that the minutes be approved upon such correction, with all voting "aye," motion to approve the May 20, 2021 minutes passed.

There next came on for consideration, the need to open a public hearing for the Commission to hear and consider certain items. Upon motion by Commissioner McKay to open the public hearing, seconded by Commissioner Billingsley, with all voting "aye," the motion to open the public hearing passed.

There next came on for consideration the Application of Radco Construction, LLC, for a Variance to the PUD setback requirements on the property at 151 Bridgewater Loop, being Lot 989 Villas of Bridgewater, Phase 1. Mr. Radford Fedric appeared as owner of Radco Construction, LLC. Mr. Fedric explained that the south set back is violated by 24", and that the adjacent property owners had agreed. Mr. Fedric explained that the property is in a cul-de-sac with multiple stakes marking the radius of the cul-de-sac, and the foundation builders pulled the strings for the foundation off the wrong stake, and the developer of the adjacent lot brought it to his attention. Upon motion by Commissioner Billingsley to approve the Application of Application of Radco Construction, LLC, for a Variance to the PUD setback requirements on the property at 151 Bridgewater Loop, being Lot 989 Villas of Bridgewater, Phase 1, seconded by Commissioner Brown, with all voting "aye," the motion to approve the Application of Radco Construction, LLC,

for a Variance to the PUD setback requirements on the property at 151 Bridgewater Loop, being Lot 989 Villas of Bridgewater, Phase 1 was approved.

There next came on for consideration the Application of MS H&L 2, LLC, for Special Exception on a Conditional Use for a Mining Operation. The property is currently zoned R-1 Carter Mascagni appeared on behalf of the Applicant. Mr. Mascagni advised that they are seeking to mine approximately 20 acres for a lake site, and that the property is approximately two (2) miles down North Old Canton Road from Highway 51. Administrator Weeks reminded the Commission of requirements for nearby mining operations that hauling traffic be confined to North Old Canton Road out to Highway 51, and not to proceed south on North Old Canton Road. Administrator Weeks reminded the Applicant of requirements for a proper road bond, keeping the roadway clean, hauling only during daylight hours only, no Sunday hauling, dust control, construction entrance, and a flagman, if needed. Upon motion by Commissioner Miller to approve the Application of MS H&L 2, LLC, for Special Exception on a Conditional Use for Mining Operation, seconded by Commissioner Brown, with all voting "aye," the motion to approve the Application of MS H&L 2, LLC, for Special Exception on a Conditional Use for a Mining Operation was approved.

There next came on for consideration the Petition of Madison County Economic Development Authority (MCEDA) to Re-Zone and Re-Classify +/- 5 acres in Section 17, Township 10 North, Range 5 East on the Northwest corner of Highway 17 and Sulfur Springs Road from its current zoning designation of A-1 Agriculture to C-2 Commercial District. The property is in Supervisor District 4. Morgan Keup of Jernigan Copeland Attorneys appeared on behalf of Petitioner. Ms. Keup listed certain conditions to support the petition, including the fact that surrounding properties are in the process of being rezoned to develop into residential properties, there is a nearby school and other neighborhoods, a park, and existing roadways that will provide easy access to the property for commercial use, and that the proposed re-zoning to C-2 would increase revenues to Madison County. Ms. Keup further cited the need for commercial businesses and jobs in the community surrounding the property. Commissioner McKay questioned as to sewer service to the property, and Ms. Keup stated that the school owned the lagoon, had no objection to service to the property, and that they are working with MDEQ and the school on sewer service. Commissioner McKay also questioned whether there was a particular project going to the site, and Ms. Keup stated that the re-zoning was just an effort to get the site ready for potential commercial projects. Upon motion by Commissioner Brown to approve the Petition of Madison County Economic Development Authority (MCEDA) to Re-Zone and Re-Classify +/- 5 acres in Section 17, Township 10 North, Range 5 East on the Northwest corner of Highway 17 and Sulfur Springs Road from its current zoning designation of A-1 Agriculture to C-2 Commercial District, seconded by Commissioner Miller, with all voting "aye," the motion to approve the Petition of Madison County Economic Development Authority (MCEDA) to Re-Zone and Re-Classify +/- 5 acres in Section 17, Township 10 North, Range 5 East on the Northwest corner of Highway 17 and Sulfur Springs Road from its current zoning designation of A-1 Agriculture to C-2 Commercial District, was approved.


There next came on for consideration to close the public hearing for certain matters. Upon motion by Commissioner McKay, seconded by Commissioner Billingsley, with all voting "aye," the motion to close the public hearing passed.



There next came on for discussion, the setting of the July, 2021 meeting. July 8<sup>th</sup>, 2021, was suggested. Upon motion by Commissioner Brown, seconded by Commissioner McKayr, with all voting "aye," motion to set the July, 2021 meeting for July 8<sup>th</sup>, 2021 passed.

With there being no further business, the June 10, 2021, meeting of the Madison County Planning and Zoning Commission was adjourned.

7-8-21  
Date

  
Dr. Keith Rouser, Chairman