

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 20th DAY OF MAY, 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 20th day of May, 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 April 8, 2021, meeting of the Commission. Upon motion by Commissioner Billingsley, seconded by Commissioner Miller, with all voting "aye," motion to approve the April 8, 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 Earl and Lottie Scales for a Variance to the R-1 Residential setback requirements on their property at 100 Westminster Court in New Castle Subdivision, in order to construct a garage on their property. Mr. Earl Scales appeared as owner of the property. Upon motion by Commissioner Billingsley to approve the Application of Earl and Lottie Scales for a Variance to the R-1 Residential setback requirements on their property at 100 Westminster Court in New Castle Subdivision, in order to construct a garage on their property, seconded by Commissioner Miller, with all voting "aye," the motion to approve the Application of Earl and Lottie Scales for a Variance to the R-1 Residential setback requirements on their property at 100 Westminster Court in New Castle Subdivision, in order to construct a garage on their property 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 Application of Bobby Elmore/Trax, LLC, for Special Exception on a Conditional Use for a Mining Operation—4 Acres or Less Exempt. The property is currently zoned A-1 Agriculture and is in Supervisor District 4. Bobby Elmore and Harry Wilson of F, C & E Engineering appeared on behalf of the Applicant. Mr. Wilson advised that this 4 Acre Exempt would be "Phase 1" of an overall larger mine in order to get a construction entrance and road, survey the available dirt, and generate revenue while completing the permitting process with MDEQ on the larger mine. Mr. Elmore advised that the plan was to do 5 phases of 60 acres at a time, and Mr. Wilson advised that the plan was to replant pine and hardwood with some small ponds after the mining is complete. Upon motion by Commissioner McKay to approve the Application of Bobby Elmore/Trax, LLC, for Special Exception on a Conditional Use for Mining Operation—4 Acres or Less Exempt, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the Application of Bobby Elmore/Trax, LLC, for Special Exception on a Conditional Use for Mining Operation—4 Acres or Less Exempt, was approved.

There next came on for consideration the Application of Bobby Elmore/Trax, LLC, for Special Exception on a Conditional Use for a Mining Operation on 366 acres. The property is currently zoned A-1 Agriculture and is in Supervisor District 4. Bobby Elmore and Harry Wilson of F, C & E Engineering appeared on behalf of the Applicant. Mr. Wilson advised that the application on the 366 acres is still under completion, but that they are seeking advance approval while they are completing the process, but that they understand that they cannot begin mining until approval from MDEQ is had. Upon motion by Commissioner Billingsley to approve the Application of Bobby Elmore/Trax, LLC, for Special Exception on a Conditional Use for Mining Operation on 366 acres, seconded by Commissioner Brown, with all voting "aye," the motion to approve the Application of Bobby Elmore/Trax, LLC, for Special Exception on a Conditional Use for Mining Operation on 366 acres, was approved.

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

There next came on for consideration the site plan for a C-Store located on Highway 16 and Old Highway 16. The property is currently zoned C-2 Commercial and is in Supervisor District 5. Sunny Dhunna appeared on behalf of the owner. Mr. Dhunna advised that the plan is to construct a C-Store with a rental unit. Upon motion by Commissioner Billingsley to approve the site plan for C-Store located on Highway 16 and Old Highway 16, seconded by Commissioner



Miller, with all voting “aye,” the motion to approve the site plan for C-Store located on Highway 16 and Old Highway 16 was approved.

There next came on for consideration the site plan for 911 Restoration Building. The property is currently zoned C-2 Commercial and is in Supervisor District 4. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the building would be on the Northeast corner of Old Jackson Road, and Church Road, and would be a 7,500 square foot office/warehouse style building. Mr. Wooldridge advised that the owner would occupy the majority of the building, and have space on the east end of the building for lease space. Mr. Wooldridge advised that the building would be brick façade on three sides. Upon motion by Commissioner Billingsley to approve the site plan for 911 Restoration Building, seconded by Commissioner McKay, with all voting “aye,” the motion to approve the site plan for 911 Restoration Building was approved.

There next came on for consideration the site plan for Lee Office Building. The property is currently zoned C-2 Commercial and is in Supervisor District 4. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the property is directly behind Puckett Machinery on Church Road, and that the plan is to build three (3) identical 5,000 square foot office/warehouse style buildings. Mr. Wooldridge advised that the owner would occupy one of the buildings, and lease the other two. Upon motion by Commissioner Miller to approve the site plan for Lee Office Building, seconded by Commissioner Billingsley, with all voting “aye,” the motion to approve the site plan for Lee Office Building was approved.

There next came on for consideration the site plan for Storage City of Gluckstadt. The property is currently zoned I-2 Industrial and is in Supervisor District 4. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the property is adjacent to Fastenal between Thomas Johnson Road and I-55. Mr. Wooldridge advised that the owner is purchasing 10 acres, but only going to use 5 acres for this facility. Mr. Wooldridge advised that the building would be one (1) story, all brick, and approximately 85,000 square fee. All storage will be inside storage. Upon motion by Commissioner McKay to approve the site plan for Storage City of Gluckstadt, seconded by Commissioner Miller, with all voting “aye,” the motion to approve the site plan for Storage City of Gluckstadt was approved.

There next came on for discussion, the setting of the June, 2021 meeting. June 10<sup>th</sup>, 2021, was suggested. Upon motion by Commissioner McKay, seconded by Commissioner Miller, with all voting “aye,” motion to set the June, 2021 meeting for June 10<sup>th</sup>, 2021 passed.

With there being no further business, the May 20, 2021, meeting of the Madison County Planning and Zoning Commission was adjourned.

6-10-2021  
Date

  
Dr. Keith Rouser, Chairman