

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF JUNE, 2024 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 13th day of June, 2024, at 9:00 a.m. in the Madison County Complex Building.

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

Scott Weeks, Planning and Zoning Administrator

The 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 16, 2024, meeting of the Commission. Upon motion by Commissioner McCarty, seconded by Commissioner Myers, with all voting "aye," the May 16, 2024, minutes of the Planning and Zoning Commission were approved.

There next came on for consideration the need to open the meeting for public hearing of certain matters. Upon motion by Commissioner Brown to open the meeting for public hearing of certain matters, seconded by Commissioner McCarty, with all voting "aye," the public hearing was so opened.

There next came on for consideration the Application of AWS Amazon Data Services for a Variance on Parking. The property subject to the Application is located at the Madison County Megasite, and is in Supervisor District 4.

Bryan Waldron appeared on behalf of the Applicant and advised that the Applicant is seeking a variance as the number of parking spaces needed for a data center is far less than would be required for a typical industrial building. Attorney Clark advised the Commission that this application is very similar to the application previously submitted by Clark Beverage in that the size of the building does not coincide with the number of employees that will be present at the facility at any given time.

Upon motion by Commissioner Sumerall to approve the Application of AWS Amazon Data Services for a Variance on Parking, seconded by Commissioner Sumerall, with all voting "aye," the motion to approve the Application of AWS Amazon Data Services for a Variance on Parking was approved.

There next came on for consideration the Application of Joe B. Hardy, Jr. and Minnie Evans Hardy to Re-Zone certain property from its current designation of A-1 Agricultural District to I-2 Heavy Industrial District. The property subject to the Application is located at Old Yazoo City Road and Virililia Road, is currently zoned as A-1 Agricultural District, and is in Supervisor District 4.

Administrator Weeks gave the Commission a brief history of the area and distributed a handout depicting an area in gray that is the current Madison County Megasite which originally consisted of +/-1,976 acres. See **Exhibit "A,"** attached hereto. Administrator Weeks advised that a portion of that property now owned by Turkey Lake, LLC, is in a conservation easement and cannot be developed as industrial. Administrator Weeks further advised that the current Megasite is essentially used up with AWS, Amazon, and Clark Beverage, and the County is out of industrial property, and that is why Mr. Hardy is seeking a re-zoning for such use.

Mr. Joe B. Hardy, Jr. appeared before the Commission and advised that they are seeking re-zoning from A-1 Agricultural District to I-2 Heavy Industrial District as all of the property in the area around his property has been re-zoned to I-2 Heavy Industrial, and if the opportunity came for him to sell his property, he desired it to be ready to meet the needs of those interested in developing his property as I-2 Heavy Industrial.

Upon motion by Commissioner Sumerall to approve the Application of Joe B. Hardy, Jr. and Minnie Evans Hardy to Re-Zone certain property from its current designation of A-1 Agricultural District to I-2 Heavy Industrial District, seconded by Commissioner Brown, with all voting "aye," the motion to approve the Application of Joe B. Hardy, Jr. and Minnie Evans Hardy to Re-Zone certain property from its current designation of A-1 Agricultural District to I-2 Heavy Industrial District, was approved.

There next came on for consideration the Application of Rita Graham to Re-Zone certain property from its current designation of A-1 Agricultural District to I-2 Heavy Industrial District. The property subject to the Application is located at Old Yazoo City Road and Virililia Road, is currently zoned as A-1 Agricultural District, and is in Supervisor District 4.

Rita Hardy Graham appeared before the Commission and advised that she is seeking re-zoning from A-1 Agricultural District to I-2 Heavy Industrial District.

Upon motion by Commissioner McCarty to approve the Application of Rita Graham to Re-Zone 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," the Application of Rita Graham to Re-Zone certain property from its current designation of A-1 Agricultural District to I-2 Heavy Industrial District, was approved.

There next came on for consideration the Application of Jenkins Chipping and Mulching for a Conditional Use for Chipping/Mulching Operation. The property subject to the Application is located on Hawkins-Thompson Lane, is currently zoned as A-1 Agricultural District, and is in Supervisor District 4.

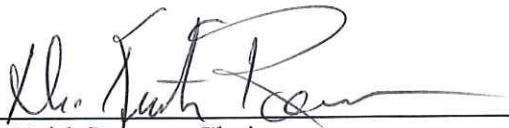
Upon motion by Commissioner Sumerall to table approve the Application of Jenkins Chipping and Mulching for a Conditional Use for Chipping/Mulching Operation, seconded by Commissioner Myers, with all voting "aye," the Application of Jenkins Chipping and Mulching for a Conditional Use for Chipping/Mulching Operation was tabled.

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 Sumerall, with all voting "aye," the public hearing was so closed.

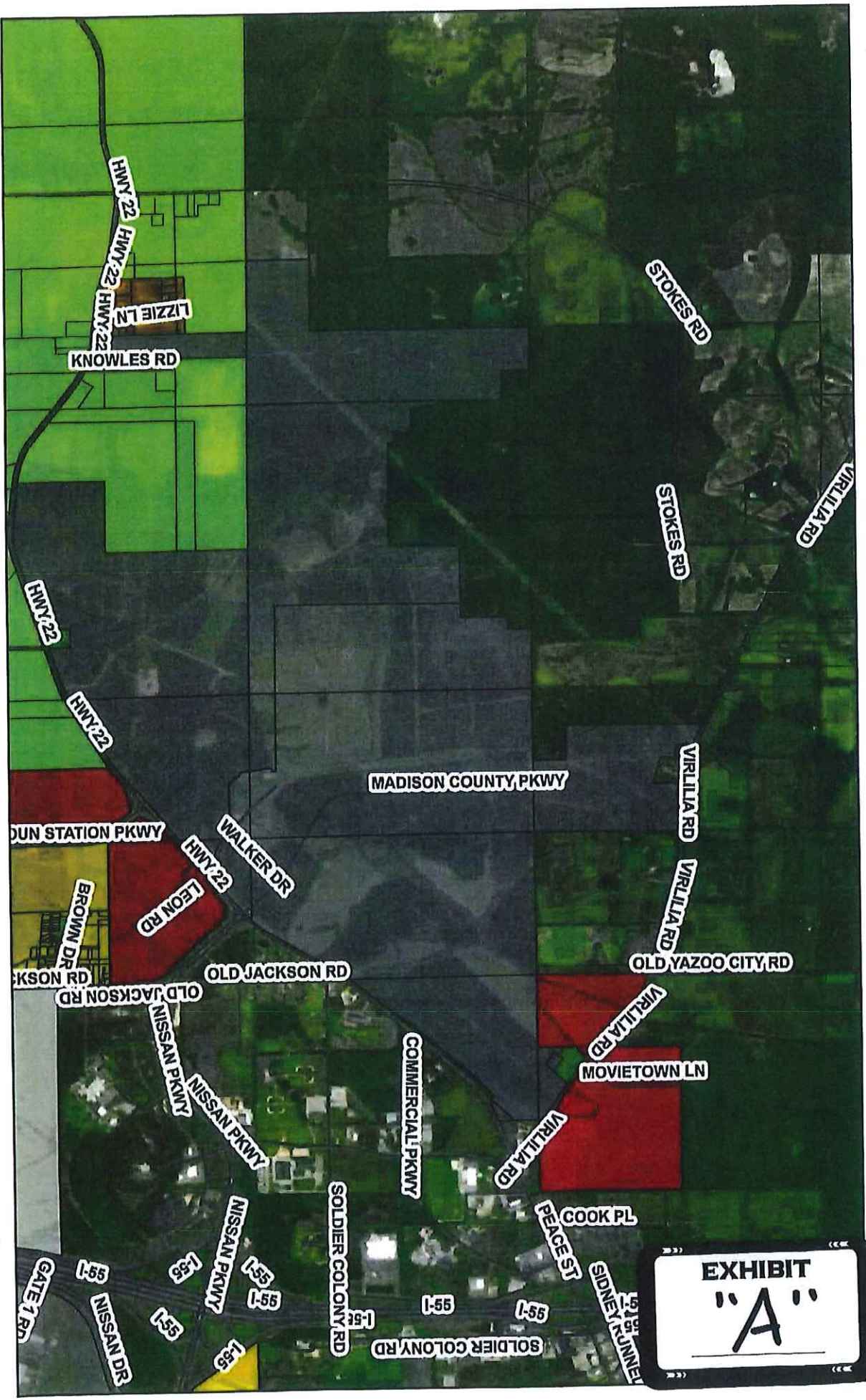
There next came on for discussion, the setting of the July, 2024 meeting. July 11, 2024, was suggested. Upon motion by Commissioner McCary, seconded by Commissioner Myers, with all voting "aye," the motion to set the July, 2024 meeting for July 11, 2024, was approved.

With there being no further business, the June 13, 2024, meeting of the Madison County Planning and Zoning Commission was adjourned.

7-11-2024
Date

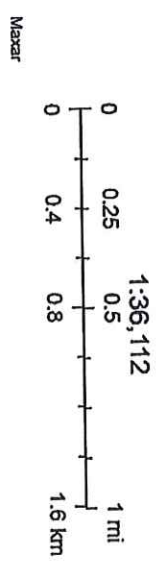

Dr. Keith Rouser, Chairman

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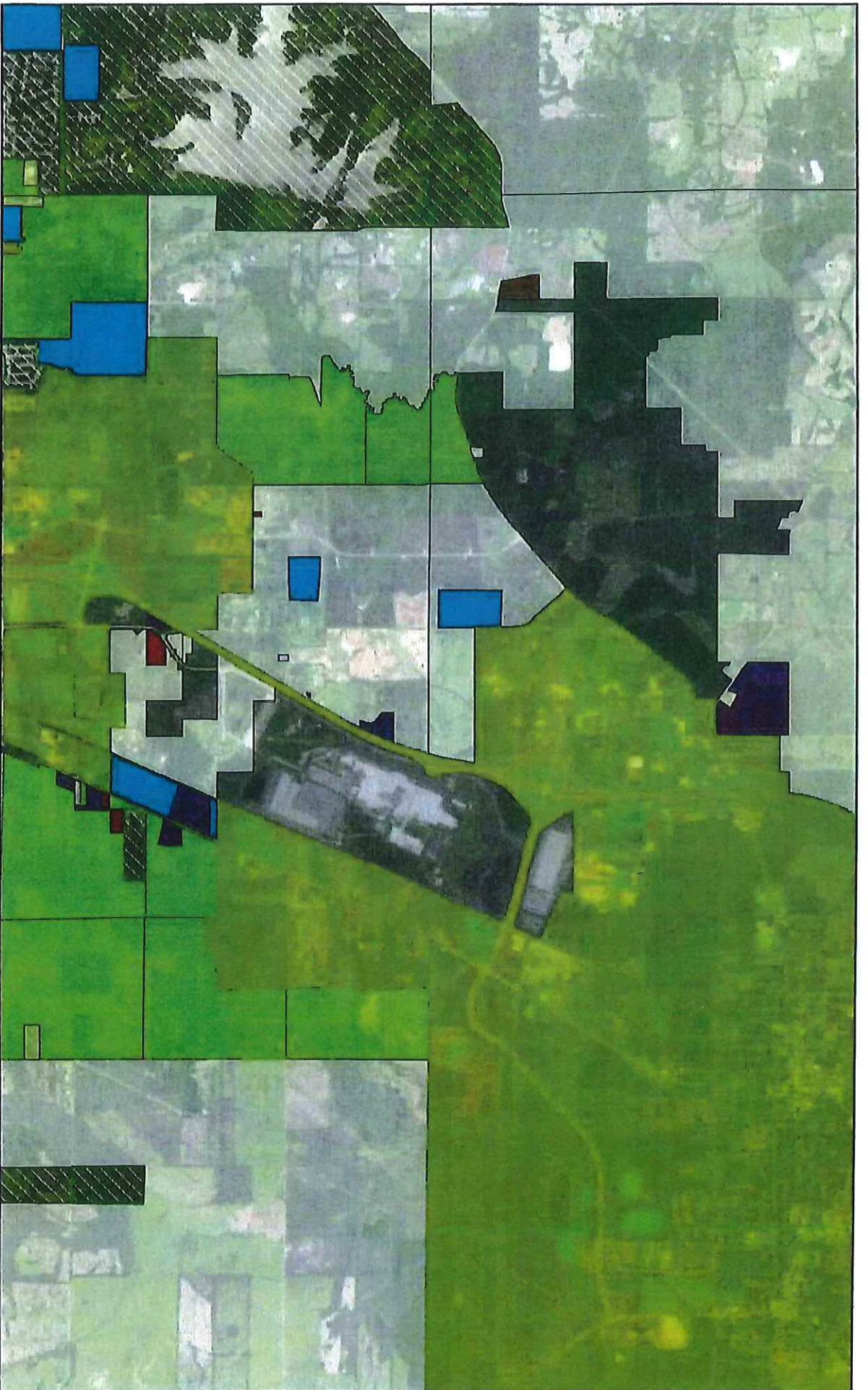


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- Local Roads
- Land Use Plan
- Agricultural/Vacant
- Residential Estate
- Moderate Density Residential
- High Density Residential
- General/Indoor Commercial
- Technical (Limited) Light Industrial
- Heavy Industrial

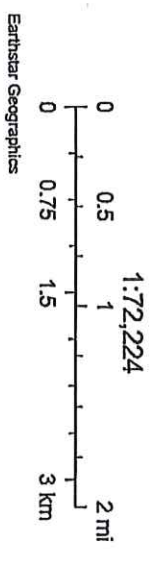


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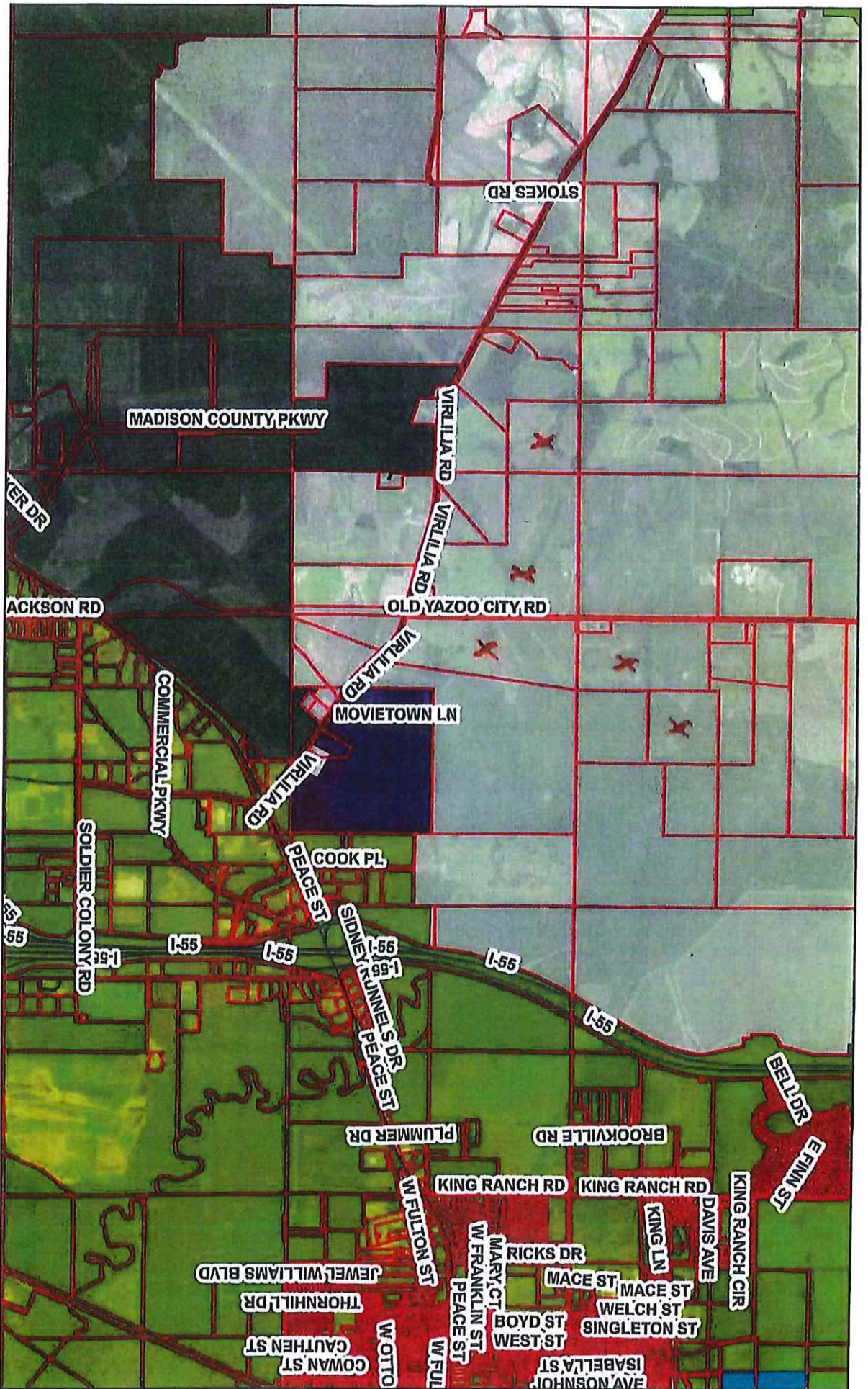


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- Zoning
- A-1
 - R-1
 - R-2
 - R-3
 - R-5
 - PUD
 - C-1A
 - C-1
 - C-2
 - TIP
 - SU-1
 - I-2
 - CITY



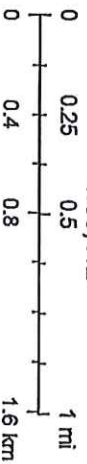
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- Parcels
- Zoning
 - A-1
 - R-1
 - R-2
 - C-2
 - SU-1
 - I-2
 - CITY
- Local Roads

Mapazr



1:36,112