

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF MARCH 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 12th day of March 2026, at 9:00 a.m. in the Madison County Complex Building.

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

Scott Weeks, Planning and Zoning Administrator

Absent: Amanda Myers

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 February 12, 2026, meeting of the Commission. Upon motion by Commissioner Sumerall, seconded by Commissioner McCarty, with all voting “aye,” the February 12, 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 Brown, seconded by Commissioner McCarty, with all voting “aye,” the public hearing was so opened.

There next came on for consideration the Application of Hwy 16 TS RELO for a Conditional Use for a cell tower (site plan included). The subject property is on Highway 16 West and is in Supervisor District 5.

Wayne Barnett appeared on behalf of Tillman Infrastructure and advised that Applicant is seeking to build a 255’ self-support wireless communications tower. Mr. Barnett advised that this tower would be primarily for AT&T coverage. Upon question from Attorney Clark, Mr. Barnett advised that he did not believe there would be any objection to communications equipment being placed on the tower to serve Madison County law enforcement and first responders.

Upon motion by Commissioner Sumerall to approve the Application of Hwy 16 TS RELO for a Conditional Use for a cell tower (site plan included), seconded by Commissioner Brown, with all voting “aye,” the motion to approve the Application of Hwy 16 TS RELO for a Conditional Use for a cell tower (site plan included), was approved.

There next came on for consideration the Application of Mill Town Partners II, L.P. to rezone +/-2.37 acres from its current designation of (R-2) Medium Density Residential District to (PURD) Planned Unit Residential District. The subject property is on Highway 16 West and is in Supervisor District 5.

Ron McMaster appeared on behalf of the Applicant. Mr. McMaster advised that the developer of the property had previously purchased +/-26-27 acre parcel on Highway 16, and had the property rezoned from R-2 to R-4 with a PURD overlay at that time. Mr. McMaster advised that there remained one outparcel with a dilapidated home on it, that the developer is now purchasing that parcel and is seeking to have it rezoned from R-2 to R-4 with a PURD overlay in order to be consistent with the previously rezoned property that is adjacent. Mr. McMaster advised that the purpose of this is to support a +/-34 acre development with a cul-de-sac street and will wrap up any development in that area.

Upon motion by Commissioner McCarty to approve the Application of Mill Town Partners II, L.P. to rezone +/-2.37 acres from its current designation of (R-2) Medium Density Residential District to (PURD) Planned Unit Residential District, seconded by Commissioner Sumerall, with all voting "aye," the motion to approve the Application of Mill Town Partners II, L.P. to rezone +/-2.37 acres from its current designation of (R-2) Medium Density Residential District to (PURD) Planned Unit Residential District passed.

There next came on for consideration the Application of Sharon and David Hardigree to rezone +/-4.4 acres from its current designation of (R-1) Residential Estate District to (C-2) Highway Commercial District. The subject property is on Old Canton Road and is in Supervisor District 5.

Sharon and David Hardigree appeared as the owners of the property and the Applicants. Ms. Hardigree argued that there had been a change in the character of the neighborhood and has evolved into a public need. Ms. Hardigree further argued that rezonings of nearby properties to C-2 in recent years (December 2014, October of 2021, and December of 2025) has shown a greater need for that property in the area. Ms. Hardigree further advised that they had reached out to their neighbors and asked what they would like to see in order to improve the property.

In response to questions from Commissioners McCarty and Sumerall, Administrator Weeks confirmed that the properties surrounding the subject property are already zoned C-2.

George Carmeans appeared in opposition and advised that he owns the property behind the subject property. Mr. Carmeans confirmed that the Hardigrees had met with him, but that he is opposed to the rezoning because the property was zoned residential when he bought he bought his property, and he would like it to remain that way. Mr. Carmeans advised that his son also owns property adjacent to the Hardigrees and is also in opposition. Mr. Carmeans advised that he does not want a shopping center next to him. Mr. Carmeans also argued that if the property is zoned C-2, then the County is going to be paying more money for it when the road is widened.

Laura Jackson of 1358 Old Jackson Road appeared in opposition. Ms. Jackson argued that she purchased her property because she did not want to live in a subdivision. Ms. Jackson stated

that she knew this may come up in years to come but that there are still residential homes and neighborhoods being built, so she did not understand the need to zone commercial.

Wanda Carmeans appeared in opposition and argued that the rezoning would effect them more than anyone because they have no road frontage, and only an easement to access their property. Ms. Carmeans argued that if it is zoned commercial, and the Hardigrees then sell it, then they have no control over what will be located on the property. Ms. Carmeans further expressed concerns about safety, noise, and light pollution if the property is rezoned.

Ms. Hardigree reappeared and stated that they had assured the neighbors that they would have continued access to their property, and that there would not be any liquor store on the property. Ms. Hardigree further advised that they would be donating easement, and not selling it. Ms. Hardigree further advised that she is anticipating building an office complex, and that hours of operation would be no later than 7:00 p.m.

Upon question from Commissioner Sumerall, Ms. Hardigree confirmed that she is anticipating approximately 10 professional offices on the property, and that her intention is to develop the property herself. Attorney Clark responded to Commissioner Sumerall that the Commission could approve the rezoning with conditions if they so chose.

Upon motion by Commissioner McCarty to table the Application of Sharon and David Hardigree to rezone +/-4.4 acres from its current designation of (R-1) Residential Estate District to (C-2) Highway Commercial District, seconded by Commissioner Brown, with all voting "aye," the motion to table the Application of Sharon and David Hardigree to rezone +/-4.4 acres from its current designation of (R-1) Residential Estate District to (C-2) Highway Commercial District passed.

There next came on for consideration, the Application of Robert B. Lovelace to rezone +/-1.41 acres from its current designation of (A-1) Agricultural District to (C-2) Highway Commercial District. The subject property is on Highway 43 South and is in Supervisor District 5.

Mr. Lovelace appeared as the owner and Applicant. Mr. Lovelace advised that he is in the heavy equipment business and plans to park heavy equipment on the property. Attorney Clark advised that, in the past, the County had taken action against property owners for operating businesses or parking equipment on property that is not properly zoned to allow for such, and that it appeared that Mr. Lovelace was trying to avoid such.

Upon motion by Commissioner Brown to approve the Application of Robert B. Lovelace to rezone +/-1.41 acres from its current designation of (A-1) Agricultural District to (C-2) Highway Commercial District, seconded by Commissioner Sumerall, with all voting "aye," the motion to approve the Application of Robert B. Lovelace to rezone +/-1.41 acres from its current designation of (A-1) Agricultural District to (C-2) Highway Commercial District, passed.

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 April 2026 meeting. April 9, 2026, was suggested. Upon motion by Commissioner Sumerall, seconded by Commissioner Brown, with all voting “aye,” the motion to set the April 2026 meeting for April 9, 2026, was approved.

With there being no further business, the March 12, 2026, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman