

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF AUGUST 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 13th day of August 2026, at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 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 Chairman Rouser.

There first came on for consideration the minutes of the July 9, 2026, meeting of the Commission. Upon motion by Commissioner McCarty, seconded by Commissioner Sumerall, with all voting “aye,” the July 9, 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 Brown, with all voting “aye,” the public hearing was so opened.

There next came on for consideration, Application of Holy Trinity Anglican Church for a Conditional Use for a church cemetery, and included Site Plan. The subject property is located at 432 Bozeman Road, and is in Supervisor District 2.

Joanne Watson, Senior Warden over the Vestry at Holy Trinity Anglican Church, appeared on behalf of the Applicant and advised that Applicant was seeking approval for a “church yard,” which is a cemetery on the subject property. Ms. Watson directed the Commission to the Application, and advised that they were starting out with one (1) acre and would plot out +/-300 grave sites.

Upon motion by Commissioner Sumerall to approve the Application of Holy Trinity Anglican Church for a Conditional Use for a church cemetery, and included Site Plan, seconded by Commissioner Myers, with all voting “aye,” such motion passed.

There next came on for consideration the Application of Tracy Mooney to rezone certain property from its current designation of (TIP) Technical Industrial Park District to (A-1)

Agricultural District. The subject property is located at 200 B Harrell Drive, and is in Supervisor District 4.

Tracy Mooney appeared as the Applicant and advised that she is seeking to re-zone the subject property to (A-1) Agricultural District to allow for recreational use for her family. Ms. Mooney advised that the subject property is not currently correct on the County GIS map, but that she was able to pull up evidence that the +/-103 acre parcel was divided in September of 2025, and that +/-23 acres will remain zoned as a (TIP) Technical Industrial Park District in order that her family business may use that property as such.

In response to question from Commissioner McCarty, Ms. Mooney clarified that her request is for the +/-23.27 acres on the west side of the subject property to remain (TIP) Technical Industrial Park District, and that she had a specific legal description for that area, but that the remainder of the subject property on the east side is requested to be re-zoned to (A-1) Agricultural District.

Upon motion by Commissioner McCarty to approve the Application of Tracy Mooney to rezone certain property from its current designation of (TIP) Technical Industrial Park District to (A-1) Agricultural District, seconded by Commissioner Myers, with all voting “aye,” such motion passed.

There next came on for consideration the Application of Yandell Group, LLC for a Conditional Use to conduct a mining operation. The subject property is located at 435 Yandell Road and is in Supervisor District 5.

Tyler Goolsby appeared on behalf of the Applicant and advised that they had purchased the subject property several years ago, and that Hemphill Construction had approached them regarding use of the soils on the subject property in the Yandell Road expansion project. Mr. Goolsby advised that their plan was to reclaim the area of the subject property where soils are extracted into a +/- 40 acre lake with 8-12 estate size lots around such lake. Mr. Goolsby advised that they are still working with MDEQ, so there may be two (2) +/-20 acre lakes as shown on the provided map, but that there is a stream in the area that may require one (1) +/-40 acre lake. Mr. Goolsby advised that based on preliminary reports, there may be enough soil on the property for the entirety of the Yandell Road expansion project, which would be a benefit such as that soils are not being trucked in from greater distances and causing wear and tear on county roads.

Attorney Clark advised Mr. Goolsby of standard conditions on mining operations to include no Sunday hauling, operation during daylight hours only, flagman and water truck if needed, coordination of school traffic, and that the County Engineer will likely require a road bond. Administrator Weeks advised that if approved by the Commission, Applicant would need to have school bus schedule information at the Board of Supervisors meeting.

Upon motion by Commissioner Sumerall to approve the Application of Yandell Group, LLC for a Conditional Use to conduct a mining operation, seconded by Commissioner McCarty, with all voting “aye,” such motion passed.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner Sumerall to close the public hearing, seconded by Commissioner Brown, with all voting “aye,” the public hearing was so closed.

There next came on for discussion, the setting of the September 2026 meeting. September 10, 2026, was suggested. Upon motion by Commissioner Brown, seconded by Chairman Rouser, with all voting “aye,” the motion to set the September 2026 meeting for September 10, 2026, was approved.

With there being no further business, the August 13, 2026, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman