

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 11th DAY OF APRIL 2013 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 11th day of April, 2013 at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Jim Smith
 Rev. Henry Brown
 William Amadio
 Will Sligh

Brad Sellers, Planning and Zoning Administrator.

There first came on for consideration the minutes of the March 14, 2012 meeting of the Commission. Upon motion by Commissioner Smith, seconded by Commissioner Amadio, with all voting "aye," motion to approve the March 14, 2013 minutes passed.

There next came on for consideration the Petition for Special Exception for Surface Mining of Kenneth Barnes, Sr. Petitioner Barnes seeks a permit to conduct surface mining on 4 acres out of a 56 acre tract of land owned by Melvin and Archie Hodge located at the intersection of Robinson Springs and Pocahontas Road, Section 35, T8N-R1W.

Mr. Kenneth Barnes appeared at the hearing. He advised that he was a small business owner and was seeking this Special Exception to help his business grow and to help his neighbors with use of their land. In response to questions posed by Commissioners Amadio, Sligh and Smith, Mr. Barnes advised that the entrance to the surface mine would be off Pocahontas Road as there was a sharp incline and utilities on Robinson Springs Road. The entrance would be at least 100 yards away from the intersection so as not to impede traffic. Mr. Barnes also stated that he would install a sign with a flashing light at the entrance to the surface mine. Administrator Sellers asked the Commissioners to take notice that Mr. Barnes had submitted a Storm Water Pollution Prevention Plan (SWPPP) that included plans for vegetative control, housekeeping plan, hours of operation, proposed haul route, proposal to minimize road damage, traffic safety plan and reclamation plan. Commissioner Smith stated that the Commission should encourage such standards to be included on all similar future Petitions to be submitted to the Commission. Commissioner Amadio advised that such standards should be prepared and presented to the Board of Supervisors to be required for all future similar Petitions before the Commission. Upon motion by Commissioner Rouser that the petition be approved subject to: 1) the conditions submitted in the Petitioner's SWPPP 2) signage with a flashing light to be placed at the entrance 3) that the mining be approved for a one year time frame, and said motion being seconded by Commissioner Sligh, with all voting "aye," motion to recommend approval to the Board of Supervisors of the Petition for Special Exception for Surface

Mining of Kenneth Barnes, passed.

There next came on for consideration the Petition of Walker Lands, LLC to rezone 1,976 acres from A-1 Agricultural to I-2, Heavy Industrial. The subject property is owned by Walker Lands, LLC and is located at Virillia Road and Highway 22.

Steve Rogers of Rogers and Associates appeared at the hearing on behalf of Walker Lands, LLC and presented the concept map to the Commission. Mr. Rogers advised that the subject tract of property was acquired by the Walker family during the 1970's and 1980's and was farmed for a number of years. Mr. Rogers advised that with nearby properties being used for commercial development, Walker Lands, LLC, in partnership with the Madison County Economic Development Authority, Entergy, C.B. Richard Ellis and other entities were seeking to utilize this property for a large commercial development and had already implemented, among other things, site certification by Entergy, a cost study and a wetlands survey. Commissioner Sligh inquired as to proposed tenants and Mr. Rogers advised that there was no current tenant, but that the plan was to attract a large single user or multiple users for things such as office and medical use.


Prior to any motion being made, Commission Attorney, Andy J. Clark, Esq., advised the Commission that Walker Lands, LLC had hired him to draft the Petition so as to ensure proper form and procedure only, but that he held no opinion, would give no opinion and would not influence any opinion of any Commissioner as to the substance of the Petition or how to vote on it. Upon motion by Commissioner Smith that the petition be approved and the Madison County land use map be amended to reflect the zoning as I-2 Heavy Industrial, and said motion being seconded by Commissioner Smith, with all voting "aye," motion to recommend approval to the Board of Supervisors that the A-1 Agricultural District be re-zoned to I-2 Heavy Industrial, passed.

There next came on for discussion the issue of attorney fees. Upon motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye," motion to approve attorney fees passed.

There next came on for discussion, the setting of the May, 2013 meeting. May 16th, 2013 was suggested. Upon motion by Commissioner Rouser, seconded by Commissioner Amadio, with all voting "aye," motion to set the May, 2013 meeting for May 16, 2013, passed.

With there being no further business, the April, 2013 meeting was adjourned.

5-16-13
Date



(Chairman)