

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF JUNE, 2014 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 June, 2014 at 9:00 a.m. in the Madison County Complex Building.

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

Absent: Larry Miller

Brad Sellers, Planning and Zoning Assistant Administrator

There first came on for consideration the minutes of the May 15, 2014 meeting of the Commission. Upon motion by Commissioner Amadio, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the May 15, 2014 minutes passed.

There next came on for consideration the Petition of Madison County Board of Supervisors through presentation of counsel Attorney Mike Espy and consultant Steve Rogers regarding Madison County's proposed Urban Renewal Plan, Urban Renewal Area, and the creation of an Urban Renewal District encompassing that subdivision known as Lost Rabbit, an area of approximately 260 acres of land located between the Natchez Trace Parkway and the western shoreline of the Ross Barnett Reservoir in Madison County, Mississippi.

The Lost Rabbit Urban Renewal Plan (Lost Rabbit Urban Renewal Project) is proposed to constitute an urban renewal plan of Madison County, MS as set forth in Mississippi Code Annotated §43-35-1 et seq., as amended (the "Act").

The Board of Supervisors of Madison County proposes that certain property within the Lost Rabbit subdivision located in Madison County, Mississippi being more particularly described in Exhibit "A" hereto, which includes both platted and unplatted, developed as well as undeveloped lands to be rehabilitated, redeveloped, stabilized, improved, conserved and promoted through its Lost Rabbit Urban Renewal Plan:

Proposed Urban Renewal Plan

The Urban Renewal Plan includes the transfer, acceptance and acquisition of those certain assets, both real and personal property including infrastructural, leasehold and other assets to be inventoried which were owned by the Lost Rabbit Public Improvement District (PID) prior to its

statutory termination by the Board of Supervisors. The Urban Renewal Project and Plan includes the offer for sale and development by private leasehold owners of those certain properties described in **Exhibit "A"** hereto, including a marina, which have been acquired by tax sales and foreclosure. The Project and Plan shall also include the commencement and development, including the installation of infrastructure and utilities necessary to support the construction of a residential development within that area of the Lost Rabbit Urban Renewal District known as Lost Rabbit "South" or as the "Option" Property. The roads within the project area have previously been dedicated as public roads under authority of the Madison County Board of Supervisors.

The successor entity, Lost Rabbit Urban Renewal District, acting through authority of the Board of Supervisors, will issue an Urban Renewal Bond, pursuant to §43-35-21 Ms Code of 1972 (Annotated) in the principal amount of Five Million Two Hundred Thirty-Five Thousand Dollars (\$5.235mm) for a term of 25 years, to be offered by means of private sale to be purchased by a designated buyer. Said bond is intended to serve as a negotiated substitute of that certain bond indebtedness previously issued by Lost Rabbit Public Improvement District, in the amount of Eighteen Million Six Hundred Thousand Dollars (\$18.6mm), which said bond has been determined to be in the current status of default.

The sources of repayment of the URD bond shall be the Annual Renewal Fees proposed to be assessed, and through the diversion of ad valorem taxes of 17.19 mills from Madison County for a period of not longer than 25 years.

The Urban Renewal Project and Plan will not require a zoning change by Madison County and will be deemed to be in accordance with all Madison County zoning ordinances and building codes and will be deemed to constitute an appropriate land use. It is acknowledged and understood that all real properties within the Urban Renewal District are owned in fee simple by the State of Mississippi and managed through the state agency, Pearl River Valley Water Supply District (PRVWSD), and will be subject to the zoning ordinances, covenants, lease and permitting regulations, assessments and architectural guidelines of the PRVWSD, and will be governed in accordance with regulations, restrictions and leasehold requirements of the PRVWSD.

Attorney Espy and Consultant Rogers discussed in detail the land use plan for the Proposed Urban Renewal District and the conditions of "blight" as defined by §45-35-3(i) Ms Code of 1972 (Annotated) currently existing within the Lost Rabbit subdivision and the plan for remediation, redevelopment and promotion and improvement of said condition of "blight" under the Urban Renewal Plan.

After review and discussion the Madison County Planning Commission by Motion of Commissioner Sligh, seconded by Commissioner Rouser, did vote to approve the Lost Rabbit Urban Renewal Plan, including the creation of the Lost Rabbit Urban Renewal District (URD). The Madison County Planning Commission did find that the Lost Rabbit Urban Renewal Plan within the Lost Rabbit Urban Renewal Area was in conformity with the general plan for the development within Madison County as a whole and voted to recommend the Lost Rabbit Urban

Renewal Plan for consideration of the Madison County Board of Supervisors. Director of the Madison County Planning Commission was asked to convey its approval and recommendation of the Lost Rabbit Urban Renewal Plan to the Madison County Board of Supervisors.

There next came on for consideration the Petition of Quality Glass Inc. to rezone C-1 Commercial District to C-2 Commercial District located on Westfalen Drive. Upon motion by Commissioner Amadio to approve the Petition subject to the condition that Petitioner comes back with a full site plan, seconded by Commissioner Rouser, with all voting "aye", the motion to approve the Petition passed.

There next came on for consideration the Petition of Samuel Bates for a Variance to the side setback for an accessory building. Mr. Bates appeared and stated he had obtained approval from the Lake Cavalier Board and provided a copy of their approval letter, attached hereto as **Exhibit "B."** This is to construct a boat house on an existing boat slip. He said he is basically putting a new one where the old one is. His neighbors on both sides have also been consulted and have no objection to same. Upon motion by Commissioner Sligh to approve the Petition, seconded by Commissioner Amadio, with all voting "aye," the motion to approve the Petition passed.

There next came on for consideration the site plan of Parkway Truck and ATV. Greg Ainsworth appeared on behalf of Petitioner. Upon motion by Commissioner Rouser, seconded by Commissioner Amadio, with all voting "aye," the motion to approve the site plan passed.

There next came on for discussion the issue of attorney fees for May, 2014. 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 July, 2014 meeting. July 10, 2014 was suggested. Upon motion by Commissioner Rouser, seconded by Commissioner Amadio, with all voting "aye," motion to set the July, 2014 meeting for July 10, 2014, passed.

With there being no further business, the June 12, 2014 meeting was adjourned.

7/10/14
Date


(Chairman)



7-10-2014