

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 8<sup>th</sup> DAY OF JANUARY 2015 AT 9:00 A.M. AT THE  
MADISON COUNTY COMPLEX BUILDING**

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**BE IT REMEMBERED** that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 8<sup>th</sup> day of January 2015 at 9:00 a.m. in the Madison County Complex Building.

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

Scott Weeks, Planning and Zoning Administrator

There first came on for consideration the minutes of the December, 2014 meeting and the revised minutes of the November, 2014 meeting of the Commission. Upon motion by Commissioner Amadio to approve both of the minutes, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the December 11, 2014 minutes and revised November 13, 2014 minutes passed.

There next came on for consideration the Petition of David Kennedy for a Special Exception to excavate an existing pond and remove excess material. This site consists of 3.8 acres. An exempt permit has been applied for with DEQ. Mr. Kennedy appeared on behalf of the Petition and advised that this area is to pasture cattle. DEQ has tested it and found it suitable. They propose this to be a nine (9) month operation and they hope to begin quickly following approval. Upon questions by the Commission regarding the hours of operation, he said he would agree to limit the hours of operation so to not interfere with school traffic. They further will agree to not operate on Sundays. Upon Motion by Commissioner Sligh to approve the Petition subject to the limitation of hours from 8:00 AM to 3:00 PM and no Sunday operation, seconded by Commissioner Amadio, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the Petition of Agnes W. Stanley to rezone 29.16 acres of A-1 Agricultural District to C-2 Commercial District. Don McGraw appeared on behalf of Petitioner. He explained this zoning request is to be used as a private metal building to service tractor/trailers and for parking of trailers. Zoning Administrator Weeks explained that there were no calls complaining about the proposed rezoning. Upon Motion by Commissioner Rouser 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 Petition of Minnie J. Bozeman Family Limited Partnership to rezone 40.6862 acres from SU-1 Special Use District to C-2 Commercial District.

William Smith appeared on behalf of Petitioner. He states that this is being requested for rezoning due to the change in character of the neighborhood and that a public need exists for same. Mr. Smith explained that this property is across from Belle Terre and they have worked diligently with them to ensure that they are comfortable with the rezoning. They are working on an agreement that restricts the covenants, including that there will not be a convenient store allowed. He explained the population growth in the area, the expansion of the roads and other growth that has changed the area and created a need for a change in the current zoning. Beverly Craft spoke next in opposition to the rezoning. She explained that if this is allowed it would be the change in the character of the neighborhood as there was no other immediate commercial zoning in this particular area for at least one (1) mile. She also addressed her concern that there has not yet been an actual plan presented for what they intend to do with the land. She presented a print out showing the layout of their immediate area which is attached as Exhibit "A." Upon Motion by Commissioner Sligh to table this Petition pending the receipt of a letter from the HOA from Belle Terre setting forth their agreement and the Petitioner discussing their plans with the Kraft family, seconded by Commissioner Amadio, with all voting "aye," the motion to table the petition passed.


There next came on for consideration the site plan of Fleetway Interstate Center for a new business. Greg Ainsworth appeared on behalf of Petitioner. He explained this was for a convenient store/truck stop/car wash type facility. It will be in keeping with the other businesses in the area. It will also have gas and diesel pumps. He agreed to make the sign uniform with what has been allowed by the other businesses in the area. Upon Motion by Commissioner Amadio to approve the site plan with the restriction on the sign height, seconded by Commissioner Rouser, with all voting "aye", the motion to approve the site plan passed.

There next came on for discussion the issue of attorney fees for December, 2014. Upon motion by Commissioner Rouser, seconded by Commissioner Sligh, with all voting "aye," the motion to approve attorney fees passed.

There next came on for discussion, the setting of the February, 2015 meeting. February 12, 2015 was suggested. Upon motion by Commissioner Miller, seconded by Commissioner Rouser, with all voting "aye," the motion to set the February, 2015 meeting for February 12, 2015 passed.

With there being no further business, the January 8, 2015 meeting was adjourned.

2 - 12 - 2015  
Date

  
(Chairman)