

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 12<sup>th</sup> DAY OF FEBRUARY 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 12<sup>th</sup> day of February 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 January, 2015 meeting of the Commission. Upon motion by Commissioner Amadio to approve the minutes, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the January 8, 2015 minutes passed.

There next came on for consideration the Petition of Patrick Rowland to rezone 20 acres of A-1 Agricultural District to R-2 Residential District located at T8N R2E Sec 17 Stribling Road Extension. The Petitioner is requesting the rezoning with the intentions of developing a subdivision with approximately 42 lots. Petitioner did not appear at the meeting. Upon Motion by Commissioner Miller to table the petition, seconded by Commissioner Rouser, with all voting "aye," the motion to table the petition passed.

There next came on for consideration the Petition of Bennett Group Consulting to rezone 4.2 acres from C-2 Commercial District to R-2 Residential District located on Highway 16 West T9N R3E Sec 7. Petitioner requests the rezoning with the intentions of developing a subdivision with approximately 10 lots. Holly Knight appeared on behalf of Petitioner. She gave a presentation to the Commission outlining the plan for the development. This presentation is further summarized in a brochure she provided to the Commission that is attached hereto as Exhibit "A." She explained that these will be 3 and 4 bedroom houses that will be leased with the option to purchase at the end of a fifteen (15) year period. The current deteriorating structures located on this property will be torn down and removed. The development will include additional amenities such as a park, clubhouse and volleyball court. Zoning Administrator Weeks advised that there had been no calls in opposition to this development. Jimmie Mae Ousley spoke next and she resides at 1335 Hwy 16 West in Canton. She owns the land all around this area and is concerned about access to her property. Petitioner agreed that they would work with her and provide her a right of way for access to her property. Upon Motion by Commissioner Amadio to approve the petition pursuant to the restriction that

Petitioner agree to work with the adjoining landowner to provide legal access to her property as set forth herein, seconded by Commissioner Sligh, 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. This matter was tabled from the January meeting while the remaining details were resolved with the Belle Terre HOA. An agreement has been reached and this was presented to the Commission, and a copy is attached hereto as Exhibit "B." Mr. Smith reiterated that the change in zoning ordinances was appropriate under the law as there has been a change in the character of the neighborhood and increase in public need for the change. 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 further stated that she was concerned about the increase in traffic that would be caused by this rezoning. Mr. Smith responded that the agreement with Belle Terre HOA provided such restricted covenants that the type property she described wouldn't be allowed. He stated that the population growth in this area warranted the need for the rezoning. Upon Motion by Commissioner Sligh to approve the Petition subject to the restrictions set forth in Exhibit "B", seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the site plan of Welch Plumbing. This is a site plan for a new business. Joe Welch and George Carr appeared on behalf of Petitioner. It was explained that this would be a showroom for plumbing supplies. They intend to upgrade the current building and add nice fencing, landscaping and parking. It will be brick on the front and metal in the back. It is next to their current plumbing business. Zoning Administrator Scott Weeks stated that there had been no calls in opposition. Upon Motion by Commissioner Rouser to approve the site plan, seconded by Commissioner Amadio, with all voting "aye", the motion to approve the site plan passed.

There next came on for consideration the site plan of Kudzu Crossfit. This is a site plan for a new business. Stephen Pruitt appeared on behalf of Petitioner. He explained that his fitness business had grown and he needed to expand. This would allow for him to have his business and also enough space to lease to 1 or 2 other businesses and he will be very specific with what he allows in this location. He's currently in talks with a franchise of Smoothie King as one of the potential tenants. He is using a local architect and contractor to do the construction. It was requested by the Commission that he agree to lighten the color of the proposed building to which Petitioner agreed. Upon Motion by Commissioner Sligh to approve the site plan subject to the lighter color of the building as set forth herein, seconded by Commissioner Rouser, with all voting "aye", the motion to approve the site plan passed.

There next came on for consideration the Petition of Singh Khinda to rezone .03 acres from C-1 Commercial to C-2 Commercial located on Gluckstadt Road. Petitioner wishes

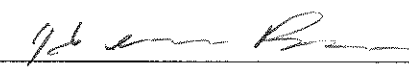
to rezone the property to provide an improved entrance and additional parking for a future proposed service station on this property. Jay Gosain appeared on behalf of Petitioner. Zoning Administrator Scott Weeks explained that everything in this area is already commercial. This will be an upscale Texaco service station similar to the Shell service station currently being constructed nearby. The site plan will have to come before the Commission as well. 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 discussion the issue of attorney fees for February, 2015. Upon motion by Commissioner Rouser, seconded by Commissioner Miller, with all voting "aye," the motion to approve attorney fees passed.

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

With there being no further business, the February 12, 2015 meeting was adjourned.

3 12 2015  
Date

  
(Chairman)