

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 7th DAY OF MAY, 2015 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 7th day of May, 2015 at 9:00 a.m. in the Madison County Complex Building.

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

Scott Weeks, Planning and Zoning Administrator

Absent: Rev. Henry Brown

There first came on for consideration the minutes of the April, 2015 meeting of the Commission. Upon motion by Commissioner Rouser to approve the minutes, seconded by Commissioner Miller, with all voting "aye," the motion to approve the April 9, 2015 minutes passed.

There next came on for consideration the Petition of Ronald L. Hutchinson and John C. Harreld to rezone 70.93 acres of R-1 Residential District to C-2 Commercial District. This matter was tabled from the April 9, 2015 meeting. John C. Harreld appeared on behalf of Petitioner. He explained that they met with the surrounding home owners and came to an agreement on the restrictions that are agreeable to all involved. These zoning restrictions are contained in a document attached hereto as Exhibit "A". Lisa Williams from Germantown Subdivision spoke on behalf of those who spoke at last month's meeting in opposition to the Petition. She acknowledged and confirmed the agreement that was reached. No one else appeared in opposition. Upon Motion by Commissioner Sligh to approve the Petition subject to the restrictions noted in Exhibit "A," seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the Petition of Henry Rosell for a variance located at 124 Cane Creek Road. Mr. Henry Rosell, Jr. appeared on behalf of Petitioner. He explained that the request is for a reduction in the side setback from 25 feet to 10 feet and the rear setback from 40 feet to 25 feet. Zoning Administrator Scott Weeks explained that the Board of Supervisors has already approved him building the house but he needs this setback to begin building. Upon Motion by Commissioner Rouser to approve the petition, seconded by Commissioner Sligh, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the Petition of Phoenix Development to rezone 14.43 acres from R-1 Residential to C-2 Commercial. This property is located at Hwy 51 North of

Sowell Road. Robert Wilson appeared on behalf of Petitioner. He explained that the property is to be used as a truck/trailer storage and repair facility. There is no adjacent property directly next to this but he acknowledged speaking to the closest neighbors and they didn't oppose the petition. The land directly across the street is currently zoned C-2 with a business present. Zoning Administrator Scott Weeks stated that there had been no calls in opposition. Upon Motion by Commissioner Rouser to approve the petition, seconded by Commissioner Miller, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the Petition of Stillhouse Creek, LLC to rezone 64 acres of R-2 Residential to a PURD (Planned Unit Residential Development). William Smith, Esq. appeared on behalf of Petitioner. Blake Crest, owner of the property, also appeared. Mr. Smith explained that they are requesting this because a PURD would allow more flexibility and green space for the development. Mr. Crest presented agreements with the surrounding neighbors regarding their consent to the petition which are attached hereto as composite Exhibit "B." Zoning Administrator Scott Weeks stated that he had received no calls in opposition to the petition. Upon Motion by Commissioner Miller to approve the petition, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the Petition of Fleet Morris Petroleum for a Variance on the sign height requirement from 8 feet to 35 feet. This property is located at 1227 Gluckstadt Road. Greg Ainsworth appeared on behalf of Petitioner. Bradley Morris also appeared on behalf of Petitioner. Mr. Morris explained that there is already an Exxon gas station present that has been there many years and they have a tall sign present. He explained that he is not asking his to be that high because he understands that station was in place prior to the sign restrictions by the County. However, he wants to be competitive so he is requesting that it be 35 feet. The Commissioners discussed the issue at length and Petitioner agreed that if the circumstances were presented that forced the Exxon to bring its sign down, Petitioner would bring his sign down as well. The exterior of the station was also discussed and the Commissioners agreed that it would be best to confirm with modern architectural design by using earth tone colors and masonry materials for the building. Upon Motion by Commissioner Sligh to approve the petition for the sign height to be 30 feet subject to the restriction that if the Exxon station across the street ever had to bring their sign down to the required height, that Petitioner would also have to bring his sign down, and with the recommendation that the building materials conform to modern architectural design, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition as set forth above passed.

There next came on for consideration the Petition of Fleet Morris Petroleum for a variance on the landscape buffer. This is the same property discussed above located at 1227 Gluckstadt Road. Greg Ainsworth and Bradley Morris appeared on behalf of the petition. Mr. Morris explained that he would like to reduce the buffer to 2.5 feet because of the truck traffic that is anticipated coming in and out of the business. Commissioner Sligh expressed concern regarding the condition of the road and how this variance would effect that issue. Upon Motion by Commissioner Sligh to approve a variance for a 5 foot setback, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition as set forth above passed.

There next came on for consideration the site plan of Parkway Car Wash for a new business located at Denim Way and South Industrial Drive. Greg Ainsworth appeared on behalf of Petitioner. He explained that the color would be in keeping with the building already present. Upon Motion by Commissioner Miller to approve the site plan, seconded by Commissioner Rouser, will all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Germantown Place for a new business located at Gluckstadt Road. No one appeared on behalf of the Petitioner. Upon Motion by Commissioner Sligh to table the site plan, seconded by Commissioner Rouser, will all voting "aye," the motion to table the site plan passed.

There next came on for consideration the site plan of Hartley Lawn and Landscape for a new business located at Aulenbrock Drive. Jeremy Hartley appeared on behalf of Petitioner. He explained that the color will coordinate with the existing buildings but they will be more upscale due to the nature of their type of business. Upon Motion by Commissioner Miller to approve the site plan, seconded by Commissioner Rouser, will all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of I-55 Development LLC for a new business located at Yandell Road and Old Canton Road. Jody Jordan appeared on behalf of Petitioner. He explained that the business is a new convenience store that will have a country style. They have added shutters and siding to make it more in keeping with the country store look and the Commissioners agreed with these revisions. It was inquired regarding the lighting and hours of operation and Zoning Administrator Scott Weeks explained that those had already been restricted and agreed to by all involved. The Commissioners also discussed the County's sign height requirement and stated that even though it was not a part of this site plan, they wanted the restriction noted for when that issue does come into play. Upon Motion by Commissioner Sligh to approve the site plan subject to the sign height requirement of 8 feet, seconded by Commissioner Rouser, will all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Kudzu Crossfit for a new business. Steven Pruitt appeared on behalf of Petitioner. He explained to the Commission that he had come before them in January and the site plan was approved. However, they have since run into issues with the size of the building and lot. Accordingly, they have had to revise the site plan to conform with the size and they have changed the color. He explained the landscaping would be well maintained and look really nice. Zoning Administrator Weeks advised that he had no problems with the revisions. Upon Motion by Commissioner Sligh to approve the site plan, seconded by Commissioner Rouser, will all voting "aye," the motion to approve the site plan passed.

There next came on for discussion the issue of attorney fees for April, 2015. Upon motion by Commissioner Miller, seconded by Commissioner Rouser, with all voting "aye," the motion to approve attorney fees passed.

There next came on for discussion, the setting of the June, 2015 meeting. June 11, 2015

was discussed. Upon motion by Commissioner Sligh, seconded by Commissioner Miller, with all voting "aye," the motion to set the June, 2015 meeting for June 11, 2015 passed.

With there being no further business, the May 7, 2015 meeting was adjourned.

6/11/15
Date

Rev. Hank Br
(Chairman)