

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 13th DAY OF AUGUST, 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 13<sup>th</sup> day of August, 2015 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

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

Scott Weeks, Planning and Zoning Administrator

There first came on for consideration the minutes of the June 11, 2015 meeting of the Commission. Upon motion by Commissioner Sligh to approve the minutes, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the June 11, 2015 minutes passed.

There next came on for consideration the minutes of the June 23, 2015 special meeting of the Commission. Upon motion by Commissioner Amadio to approve the minutes, seconded by Commissioner Sligh, with all voting "aye," the motion to approve the June 23, 2015 minutes passed.

There next came on for consideration the Petition of John Wood for a Conditional Use to sell fireworks in a C-2 Commercial District. The site at issue is located at 238 Weisenberger Rd at T8N R2E Sec 27. Petitioner explained to the Commission that they have been in business in this area for over twelve (12) years. He further explained this would be a seasonal use only. Upon Motion by Commissioner Amadio to approve the Petition conditional to it being a seasonal only operation, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the Petition of Mid-South Investments for a Special Exception to erect two (2) outdoor advertising billboards. The proposed sites are located at 291-A and 291-B Parkway East on the east side of I-55 south of Gluckstadt. Stan Hall appeared on behalf of Petitioner. He explained that these will be digital billboards. He has worked with Pearl River Water Valley Association to comply with their provisions and been approved. They will be located twenty-five (25) feet off of I-55 and there is a twenty (20) foot easement that is being met to keep from interfering with water lines. The State requires that signs be forty (40) feet in height from the road grade. The utilities will be underground and this will be similar to the other digital signs already present off of I-55. He agreed to make the exterior brick so the appearance will be aesthetically pleasing. Lisa Williams spoke next and inquired regarding the proximity of

each billboard to each other. The Petitioner explained that they would be 1,000 feet apart. Zoning Administrator Weeks stated that he had not had any complaints. Upon Motion by Commissioner Rouser to approve the Petition subject to the exterior being brick and the signs being located 1,000 feet apart, seconded by Commissioner Sligh, will all voting "aye," the motion to approve the petition passed.

There next came on for consideration the Petition of Robert Lloyd to rezone C1-A Commercial to C-2 Commercial. This property is located on the south-west corner of Dees Drie and Gluckstadt Rd. Mr. Lloyd appeared on behalf of Petitioner. He explained that they do not yet have a plan for the property. This land is currently surrounded by C-2 zoning. He wants the highest and best use for the property and that's why he wanted to go ahead and have it rezoned. Commissioner Sligh inquired regarding the sign about a car wash that is currently present on the property. Petitioner explained that they had considered that option but were no longer going to be doing that and he would remove the sign. Commissioner Sligh stated that he thought there needed to be restrictions in place since there is currently no plan in place for development. He suggested to Petitioner that he get with the surrounding landowners in the area and see if they can agree on some restrictions. Petitioner stated that he would be happy to do that and the Commission agreed it would be best to table the Petition pending these discussions. Upon Motion by Commissioner Sligh to table the petition pending discussions with surrounding landowners, seconded by Commissioner Amadio, will all voting "aye," the motion to table the petition passed.

There next came on for consideration the Petition of Craddock Oil Company for a Variance for landscape buffer from 15 feet to 3 feet. This property is located at 1210 Gluckstadt Rd, and a site plan is included setting forth the plans for renovating the businesses currently located there. Clayton Hooks appeared on behalf of Petitioner. Paul Ingram also appeared, and he is the architect for the project. Petitioners explained that they are going to rebuild this business that is currently the Exxon and Krystal stores which are combined. With regard to the landscaping, there is already a forty (40) foot easement there which is controlled by MDOT but that will be maintained by Petitioner. They are asking for a reduction since there is already a large buffer present through MDOT's easement. The Commission inquired regarding the current sign present on the property. Petitioner explained that MDOT purchased the land and technically owned the sign. He further stated that MDOT was supposed to be removing the sign. The Commission explained that there is an eight (8) foot sign requirement that is now in place in Madison County and they will have to adhere to the sign requirement. Petitioner presented example photographs of what the proposed signs will look like, which are attached hereto as Exhibit "A." The Commission also explained that the development across the street had agreed to use earth tone colors for their canopy and Petitioner stated that they would do the same as long as they could include their logo on the canopy. The Commission then took questions and concerns from the audience. Marvin Carolla who lives in Red Oak Subdivision came forward and stated he was excited about the improvements but wanted the new stand alone Krystal restaurant to be aesthetically pleasing on the outside and not bright colors that one usually expects from a regular Krystal restaurant. Lisa Williams next appeared and she resides in Germantown Subdivision. She expressed concerns about traffic in the area and inquired about the entrance/exit to the business. She stated that her primary concern was turning left out of the front entrance because

of safety/accident risk concerns. She expressed her desire for the County to reach out to MDOT or otherwise to do a traffic study in the area so come up with a solution for the problem. Walter McKay next spoke from the audience and he also resides in Germantown Subdivision. He inquired regarding the entrance/exit to the new stand alone Krystal. Petitioner explained that they would have a separate entrance/exit from Krystal because of the drive through line but they would include an entrance/exit sign to encourage traffic to go in one way and out the other way. Upon Motion by Commissioner Amadio to approve the variance and site plan subject to these restrictions of the signs being eight (8) feet in height, the canopy being earth tone colors, and if possible, no left turns from the entrance/exit of the front of the businesses, seconded by Commissioner Rouser, will all voting "aye," the motion to approve the variance and site plan with these restrictions passed.

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

There next came on for discussion the setting of the September, 2015 meeting. September 10, 2015 was discussed. Upon motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye," the motion to set the September, 2015 meeting for September 10, 2015 passed.

With there being no further business, the August 13, 2015 meeting was adjourned.

9/10/15  
Date \_\_\_\_\_

  
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(Chairman)