

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 10<sup>th</sup> DAY OF SEPTEMBER, 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 10<sup>th</sup> day of September, 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 August 13, 2015 meeting of the Commission. Upon motion by Commissioner Amadio to approve the minutes, seconded by Commissioner Miller, with all voting "aye," the motion to approve the August 13, 2015 minutes passed.

There next came on for consideration the Petition of Sireesha and Styanarayana Vasireddy. This is a petition to rezone 41.87 acres from R-2 Residential to A-1 Agricultural located on Hill Road. Don McGraw, Esq. appeared on behalf of Petitioner. Commissioner Sligh inquired regarding the animals that would be allowed on the property and Petitioner confirmed it would be goats only. Those in opposition were present and asked to come forward. Fabian Hill at 205 Hill Rd. Came forward along with 4 of his neighbors. He stated that they had been approached by Petitioner regarding the petition and he told them of plans to put goats, chickens and sheep on the property. Mr. Hill stated he had serious concerns about health because of the chickens and diseases and problems associated with chickens. He further stated in addition to the risk to the neighbors, Germantown High School is also nearby and the germs were airborne and presented a problem for those nearby as well. He said the buffer they were proposing was not enough to protect against this risk. Commissioner Sligh inquired regarding giving Petitioner and those in opposition time to discuss an agreement. Mr. Hill stated he didn't think it would help even if chickens weren't there because there would still be noise level concerns. Upon Motion by Commissioner Sligh to table the Petition so the parties could try and work something out, seconded by Commissioner Amadio, with all voting "aye," the motion to table the petition passed.

There next came on for consideration the Petition of Dale Wilson for a twenty-seven (27) square foot sign variance. Mr. Wilson was not present at the meeting. Scott Weeks advised the Commission that the Mannsdale-Livingston Heritage Preservation District had approved the request. Upon Motion by Commissioner Amadio to table the Petition, seconded by

Commissioner Sligh, will all voting "aye," the motion to table the petition passed.

There next came on for consideration the site plan of Georgia Blue Offices for a new business offices located on Gluckstadt Road. Jason Ishee appeared on behalf of Petitioner. He explained that they intended to make the property consistent with the building located across the street. He also said it would match a prior plan already approved by the Commission but the footprint had been changed slightly. He stated the offices would be businesses only with no retail stores. It would be brick veneer with a brick sign. He presented the footprint for the business with a list of specifics about the property which is attached hereto as Exhibit "A." Lisa Williams from Germantown Subdivision spoke next and stated that she was not opposed to the property but inquired regarding the specifics about the property. Petitioner explained that it would be only businesses with no retail. She asked about traffic and he said that the businesses would have few employees (he has spoken with an insurance agent and law office who have plans to locate there) and business hours so he wasn't too concerned about traffic. Upon Motion by Commissioner Sligh to approve the site plan, seconded by Commissioner Miller, will all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Vertical Church for a parking lot expansion. Their church is located on Gluckstadt Road across from Dewees Road. Greg Miller, campus pastor, appeared on behalf of Petitioner. He explained that this parking lot would be a duplicate of what is already present on the property and would allow for future growth in their church. Commissioner Amadio inquired regarding access and Petitioner stated there would now be an entrance on the east and west side, as well as a central entrance. Commissioner Sligh inquired regarding county approval and Zoning Administrator Weeks explained that the county engineer would have to approve drainage and other issues before the Board of Supervisors would approve the plan. Upon Motion by Commissioner Sligh to approve the site plan subject to the county engineer's review of the plan, seconded by Commissioner Amadio, will all voting "aye," the motion to approve the site plan with that restriction passed.

There next came on for consideration the site plan of Commercial Construction and Maintenance, Inc. for a new gas station located on Hwy 51 South of Yandell Road. Jody Jordan appeared on behalf of Petitioner. He explained that the business would contain the gas station with some type of restaurant and would also have retail/office space in the building. Commissioner Amadio inquired regarding the canopy and explained that earth tones have been required for other similar businesses to which Petitioner said he would do whatever was required. Those in opposition were asked to come forward. Sheila Jones, incoming Supervisor for this district, spoke first and expressed concerns about this development because of the nearness to subdivisions in the area. Lisa Williams from Germantown Subdivision spoke next. She stated that although she doesn't live near this area she was opposed to it because of traffic concerns. She stated that her husband had been in a car accident in this area several years before that and a business of this nature would be dangerous. She further stated that although no residents from nearby subdivisions were present, she couldn't imagine that they would be happy about this development. Zoning Administrator Weeks explained that this property was currently zoned Commercial and this development was a permitted use under that zoning. Upon Motion by Commissioner Amadio to table the site plan pending Petitioner speaking with surrounding

subdivisions, in particular Wildwood Subdivision, to give them a chance to discuss the development and try and work something out, seconded by Commissioner Sligh, with all voting "aye," the motion to table the site plan passed.

There next came on for consideration the site plan of First Independent Methodist Church for a 4,000 square foot addition to the church located at 1556 Hwy. 51 North. John Bondurant appeared on behalf of Petitioner. He stated that the addition was for the family life center and would match the existing structure with regard to finish, roof, etc. Upon Motion by Commissioner Miller to approve the site plan, seconded by Commissioner Sligh, with all voting "aye," the Motion to approve the site plan passed.

There next came on for consideration the site plan of Sharpe Lease Property for a seasonal fruit/fresh produce stand located adjacent to 1057 Gluckstadt Rd. Marc Sharpe appeared on behalf of Petitioner. He explained it would be a seasonal fruit stand and they were thinking of doing some pumpkins for the fall season to see if there was any need or interest for that in the area. Commissioner Sligh inquired regarding the entrance and Petitioner stated it would be gravel. The plan for the business was presented to the Commission and a copy is attached hereto as Exhibit "B." Those in opposition came forward and Walter McKay from Germantown Subdivision spoke first. He stated that he was opposed to the idea on general principal. He also was opposed because it would affect traffic on that road and would be an unnecessary addition to the area. Lisa Williams with Germantown Subdivision spoke next and inquired regarding what the temporary structure would be and Petitioner stated they intended to use a tent and it would only be in operation during holiday seasons. He said they were leasing the property for now just to see how the business did before they did anything permanent. Zoning Administrator Weeks explained that no one can live there because that is against the current zoning. Mrs. Williams explained that she was opposed to the temporary structure and the business because of the type of people it would draw to the community and because she didn't think it was a needed business. Commissioner Sligh stated that it was a permitted use and they should be given the opportunity to try and if they violate the ordinances or it doesn't work out, it can be removed. Upon Motion by Commissioner Sligh to approve the site plan subject to it being a temporary structure for six (6) months and at the expiration of such time if it isn't working, they can remove the structure, seconded by Commissioner Amadio, with all voting "aye," the site plan passed.

There next came on for discussion the Petition of Robert Lloyd that was presented during the August 13, 2015 meeting. This Petition was tabled pending discussions with surrounding landowners. Zoning Administrator Weeks stated that he had received correspondence withdrawing the Petition, which is attached hereto as Exhibit "C."


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

There next came on for discussion the setting of the October, 2015 meeting. October 15, 2015 was discussed. Upon motion by Commissioner Amadio, seconded by Commissioner Miller, with all voting "aye," the motion to set the October, 2015 meeting for October 15, 2015

passed.

With there being no further business, the September 10, 2015 meeting was adjourned.

10/15  
Date

  
(Chairman)