

MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 11th DAY OF FEBRUARY, 2016 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 11th day of February, 2016 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Don Drane
 Larry Miller
 Walter McKay
 Dr. Bill Howard
 Rev. Henry Brown

Scott Weeks, Planning and Zoning Administrator

The meeting was opened with prayer by Rev. Brown, and those present participated in pledging allegiance to our flag.

There first came on for consideration the nomination of President for the Planning and Zoning Commission. Upon Motion by Commissioner Brown to nominate Commissioner Walter McKay, seconded by Commissioner Miller, with all voting "aye," the Motion to nominate Commissioner Walter McKay as the President passed.

There next came on for consideration the minutes of the January 14, 2016 meeting of the Commission. Upon motion by Commissioner Miller to approve the minutes, seconded by Commissioner Howard, with all voting "aye," the motion to approve the January 14, 2016 minutes passed.

There next came on for consideration the petition of Sharon Vandeburgh to rezone 510 + acres from A-1 Agricultural to R-2 Residential for residential development. This property is located next to Stribling and Dewees Road. Scott Gideon appeared on behalf of Petitioner. He explained that they would like to table the petition for additional time to discuss with the surrounding property owners. Upon Motion by Commissioner McKay to table the petition, seconded by Commissioner Howard, with all voting "aye," the motion to table the petition passed.

There next came on for consideration the petition of Perry and Charlie Waggener to rezone R-1 Residential to R-1A Single Family Residential District. This property is located on Old Canton Rd. near the intersection with Clarkdell Rd. Mr. Waggener appeared on behalf of Petitioner and requested that the matter be tabled. Upon Motion by Commissioner Drane to table the petition, seconded by Commissioner Howard, with all voting "aye," the motion to table the petition passed.

There next came on for consideration the site plan of X-1000 New Commercial Buildings located on American Way. Daniel Wooldridge appeared on behalf of Petitioner. Commissioner McKay inquired regarding the elevations and Mr. Wooldridge explained that it was above the flood zone. Zoning Administrator Weeks explained that the County Engineer would review and have the final approval. Mr. Wooldridge agreed to make the building aesthetically pleasing by placing brick on the ends and on the back of the building facing the Interstate. It was discussed that the pond drainage would also be reviewed by the County Engineer. Upon Motion by Commissioner Miller to approve the site plan subject to 1) the County Engineer signing off on the drainage and other issues and 2) Petitioner adding more aesthetically pleasing brick materials to ends and faces of buildings view-able from the interstate, as set forth herein, seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Big Ten Tire for reconstruction of a commercial structure located at 110 Dees Drive in Madison. George Chatham appeared on behalf of Petitioner. Following inquiry by Commissioner McKay, Mr. Chatham agreed to provide the same EIFS wall treatment on the Interstate side of the building that would be used on the front side of the building. He further explained they will also have a covered area for drop off and pick up on the front of the building. Upon Motion by Commissioner McKay to approve the site plan subject to 1) the County Engineer signing off on the plans and 2) Petitioner using EIFS on the rear side toward the Interstate similar to the front of the building, seconded by Commissioner Howard, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of a storage facility located on Aulenbrock Drive. Greg Ainsworth appeared on behalf of Petitioner. Commissioner Drane addressed concerns regarding lighting, the appearance of the building, the current chain link fence and any potential plans for a wood fence around the facility including how it would be maintained. Commissioner Drane was especially concerned regarding razor-wire style fencing and how all of these specific things would affect the adjoining neighborhood. Mr. Ainsworth stated that they property owner would be willing to do a wood fence around the facility which they would maintain and confirmed there would be a twenty-five (25) foot green space buffer between it and the nearby neighborhood. He further confirmed there would be no pole lights, only lighting on the building that would be downward facing. He said they would be willing to use brick facade to make the appearance aesthetically pleasing. Commissioner McKay expressed concern regarding landscaping on the east side of the building where there is a slope that may create washing without some protection. Zoning Administrator Weeks confirmed that the County Engineer would need to sign off on final approval of the plan including landscaping and drainage. Upon Motion by Commissioner Drane to table the site plan so that petitioner can come back with a more specific plan addressing the concerns regarding lighting, fencing, landscaping, any drainage issues, and the building's appearance, seconded by Commissioner Howard, with all voting "aye," the motion to table the site plan passed.

There next came on for discussion the payment of attorney fees for January, 2016. Upon Motion by Commissioner Miller, seconded by Commissioner Brown, with all voting "aye," the motion to approve the attorney fees for January, 2016 passed.

There next came on for discussion the setting of the March, 2016 meeting. March 10, 2016 was discussed. Upon motion by Commissioner Brown, seconded by Commissioner Drane, with all voting "aye," the motion to set the March 2016 meeting for March 10, 2016 passed.

With there being no further business, the February 11, 2016 meeting was adjourned.

3-10-16
Date

Walter J. McKay
(Chairman)