

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 8th DAY OF SEPTEMBER, 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 8th day of September, 2016 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Walter McKay
 Larry Miller
 Dr. Bill Howard
 Don Drane
 Rev. Henry Brown
 Scott Weeks, Planning and Zoning Administrator

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

There first came on for consideration the minutes of the August 11, 2016 meeting of the Commission. Upon motion by Commissioner Brown to approve the minutes, seconded by Commissioner Howard, with all voting "aye," the motion to approve the August 11, 2016 minutes passed.

There next came on for consideration the site plan of Turkey Lake HQ for a new commercial lodge located on Hwy 22 across from Calhoun Parkway. Zoning Administrator Scott Weeks explained that this matter had been before the Board of Supervisors several months ago for prior approval. The property is zoned I-2 and all permitted uses under C-1 and C-2 are also permitted pursuant to the zoning ordinances. Because this was for a lodge/sales office/entertainment facility, the Board voted to approve this business as a permitted use under section P of C-2 Commercial because it was deemed to be of the same character and nature as other permitted uses. Todd Sandridge of Crosstown Builders appeared on behalf of the petitioner. He explained that this would be their corporate offices and a retreat center to entertain clients. Commissioner McKay inquired regarding water/sewage and Mr. Sandridge stated that it was a private treatment plant that met the county regulations. Commissioner Howard inquired regarding the lodge and Mr. Sandridge stated that it would be a private facility and just for the owner's guests and not open to the public. Upon Motion by Commissioner Howard to approve the site plan, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Mannsdale Animal Clinic for a new addition to their facility. The business is located on the corner of Hwy 463 and Stribling Rd. The plan has already been approved by the Mannsdale-Livingston Heritage Preservation District. Dale Wilson appeared on behalf of the Petitioner. He explained that this was an addition for expanding their boarding suites on the northeast side of the building. He said it would be upscale boarding for

their clientele based on a need that currently existed in their business. Upon motion by Commissioner Drane to approve site plan, 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 Fleetway for a variance for a 104 additional square footage to their signs. This business is located at 1227 Gluckstadt Rd. Bradley Morris appeared on behalf of the Petitioner. This matter was initially brought to the Commission in July but Mr. Morris did not have his calculations correct in his petition so the matter was tabled. Commissioners Howard and McKay both stated that the proposal looked good. Commissioner Drane inquired regarding the temporary signs and Mr. Morris stated that he would remove the temporary signs, including the beer sign, this afternoon or as quickly as possible thereafter. He explained that some of the temporary signs had just been put up a week ago. He understood the 30 day temporary sign ordinance. He asked if there was any way to get a permit to allow for a temporary sign to stay up longer. He explained that they had a Germantown High School sign up and wanted to be able to keep it up, if possible, to show support for the local school. Zoning Administrator Weeks stated that was not possible under the ordinances. Commissioner Drane stated that they couldn't be selective with what was allowed/not allowed. Commissioner Drane inquired regarding temporary signs in the right of way. Zoning Administrator Weeks explained that the county road department was in charge of county right of way, MDOT was in charge of state right of way and anything outside of the right of way was governed by the county sign ordinances. Upon Motion by Commissioner Howard to approve the site plan; seconded by Commissioner Drane, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Lake Caroline for a new sales office. Todd Seymour appeared on behalf of Petitioner. He explained that this would be located next to the previous sales office, which is at least 10 years old. He said that it was sold to a real estate company several years ago and they are wanting to build a new one which would be in keeping with the existing buildings in the area. They will extend the parking area to that already existing. This is zoned commercial in a PUD. Upon Motion by Commissioner McKay to approve the site plan, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for discussion the payment of attorney fees for August, 2016. A discussion was held regarding better economic options for drafting the Commission minutes. Commissioner Drane noted that he had received concerns from citizens regarding the amount of the legal bills for what is technically a clerical task. He asked if there were suggestions for a less expensive option for the minutes or if a price cap could be placed for preparing them. Commission attorney Leah Ledford explained that the minutes had been something their office was tasked with drafting so the wording would be thorough and legally sound, especially for things that may be appealed following a decision. She further explained that she was as conservative with the time as possible but she understood the concern and could simply review/revise them for legal wording if someone else could be present at the meetings to draft them. The Commissioners discussed the options and concluded that they thought the current system of the attorney preparing them was the best and most efficient option under the circumstances. Commissioner Drane also inquired regarding the attendance by the Commission attorney at the Board of Supervisor meetings. Commission attorney Ledford explained that approximately two (2) years ago, she was asked by the

Board of Supervisors to begin attending meetings due to zoning issues and questions that had come up during meetings that the county attorney couldn't address. She explained that after concerns raised to her by citizens, she had discussed her attendance with some of the new Supervisors in recent months and was asked to continue attending the meetings for the same reason. Ledford also stated that she had begun leaving meetings after the zoning matters were addressed to cut down on cost as much as possible. Upon Motion by Commissioner Howard, seconded by Commissioner Miller, with all voting "aye," the motion to approve the attorney fees for August, 2016 passed.

There next came on for discussion the setting of the October, 2016 meeting and it was discussed that the second Thursday when the meetings are generally held would be during the Canton Flea Market. The first and third Thursday were discussed and the Commission concluded that October 6th was the best option. Upon Motion by Commissioner McKay to set the meeting for October 6, 2016, seconded by Commissioner Brown, with all voting "aye," the motion to set the meeting for October 6, 2016 passed.

With there being no further business, the September 9, 2016 meeting was adjourned.

10-6-16
Date

Walter McKay
(Chairman)