

**MINUTES OF THE WEDNESDAY, OCTOBER 20, 2004
MADISON COUNTY PLANNING AND ZONING COMMISSION
MEETING TO DISCUSS THE PROPOSED COMPREHENSIVE PLAN
FOR MADISON COUNTY, MISSISSIPPI, HELD AT 10:00 A.M.
AT THE MADISON COUNTY CHANCERY BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Zoning Commission to discuss the Proposed Comprehensive Plan for Madison County, Mississippi, was duly called, held and conducted on Wednesday the 20th day of October, 2004, at 10:00 a.m. in the Madison County Chancery Building.

Present: Brad Sellers, Zoning Administrator
Sidney Spiro

Steven Steen

Lisa Walters

Larry Smith, Central MS Planning & Development District

Absent: Rev. Bennie Lucket, Chairman

Rev. Henry Brown

There first came on for consideration the presentation of the comprehensive plan regarding the east side of Interstate 55. Commissioner Steen informed all present that each question or comment made will be limited to three minutes each. Larry Smith opened by giving a background on the basis for the implementation for a Comprehensive Plan and the reason for its enactment. After this brief presentation, Mr. Smith opened the floor for comments.

Billy and Francis Johnson asked Mr. Smith where Greenoak Lane is going to cross Highway 51. Mr. Smith informed the Johnsons that this has not been defined yet, as engineers are planning on looking at this area once it becomes a part of the adopted plan. In addition, Mr. Smith stated that the proposed plan shows the area zoned as residential. Zoning Administrator Sellers informed those present that the adoption of the Comprehensive Plan will not change the current zoning laws. Further, Mr. Sellers added that the Comprehensive Plan can be amended, and that it is intended to be a guide for future zoning. He also informed those present that the last land use plan was adopted in 1996.

Charles Clark asked Larry Smith about the make-up of 42 acres running south of Gulckstadt Road straddling the railroad crossing in that area. He stated that he understands it to be proposed for a park area due to the fact that it is in a flood plain. He expressed his opinion that he believed the land is usable and that he wants it designated in accordance with the surrounding area. However, he wanted to know if it could be designated to be consistent with the surrounding area and the procedure to be followed in order to attain that goal. Zoning Administrator Sellers informed Mr. Clark that the Comprehensive Plan is adopted as is, but individuals can petition now for a change in the zoning.

James Peden, Jr. asked Mr. Smith if a new zoning ordinance was being proposed. Mr. Smith informed Mr. Peden that a new zoning ordinance was being proposed but that the current zoning would remain the same. Mr. Peden also asked whether or not land proposed as heavy industrial could be re-zoned as commercial. Mr. Smith informed him that it is typically done as such. Mr. Peden inquired as to whether or not the proposed Comprehensive Plan was available to the public, to which Mr. Smith informed him and those present at the meeting that they could get a copy of the proposed Comprehensive Plan from his office at cost.

Next, Ron Farris inquired as to the make-up of the area between the Nissan South interchange along the proposed connection road to Sowell Road. He asked whether or not the connection at Sowell Road will be at the present railroad crossing, to which Mr. Smith informed him that it would be. Mr. Farris also asked about certain parts of land around the interchange and the future industrial use of that area. Mr. Smith stated that it is currently anticipated that this area will need to be industrial. He also stated that if the land was re-zoned as heavy industrial, pyramid zoning would allow all types of industrial types of uses to be implemented in that area. In addition, Mr. Farris stated that in his opinion, the west side of the interchange to the existing flood plain showing on the land use plan should be zoned as general commercial.

Marie Banes next inquired as to the proposed relocation of Highway 43. Mr. Smith stated that it was being proposed to relocate Highway 43 more to the west with an interchange at Endris Rd. He stated that if done, Highway 43 would be interstate type roadway as a bypass around Jackson. He stated that the proposed change is conceptual in nature.

Doug Varney inquired as to whether Highway 51 would be reconstructed as a four-lane highway from Madison to Canton. Larry Smith informed him that this is up to the Mississippi Department of Transportation, but that in his opinion the necessity dictates that it be done.

Next, Synora Joyner inquired as to the proposed changes to Highway 22. Mr. Smith stated that the proposed bypass will extend from Highway 16 North around Canton and will tie in to a proposed interchange. The proposed bypass would be called Green Acres Road. Next, Mrs. Joyner asked whether or not there are proposed traffic routes south of Highway 16 around Canton to Nissan. Mr. Smith informed her that there was a road proposed to run south off of Highway 16 to Rankin Road and Endris Road, which is proposed to tie in to the proposed Highway 43/Endris Road interchange.

Lewis Smith next inquired as to the proposed zoning of the area west of the Nissan Parkway at Highway 22. Mr. Smith informed him that there was an industrial area conceptually shown north of the proposed Highway 22 bypass. In addition, Larry Smith informed him that there was a general commercial area west of the interchange all the way to Highway 22.

John Harrell next inquired as to the proposed zoning of the Gluckstadt area east of I-55. Mr. Smith showed Mr. Harrell this area on the map and informed him of all the proposed zoning changes.

Michael Hardy next inquired to the area east of the existing Highway 43 and any changes noted to the zoning plan regarding this area. Mr. Smith informed him that the area will be the equivalent of R-2 zoning, which embodies a higher density residential district. Again, Mr. Smith emphasized that this does not change the current zoning, in that it only allows the County to change it in the future.

Commissioner Spiro next inquired as to the proposed zoning of the Lost Rabbit area. Mr. Smith informed him that the proposed land use plan showed the area as white. This is because the County and the City of Madison are currently in negotiations regarding this area and the proposed zoning is pending these negotiations.

John Harrell inquired as to whether or not there were any agricultural districts proposed east of Highway 43, to which Larry Smith informed him there were.

Being no further questions regarding the east side of I-55 the Commission next entertained questions regarding the west side of I-55.

Maye Cotten first inquired as to the Highland Colony Parkway area west of I-55. Larry Smith informed her that this area was inside the City of Madison and is subject to the Comprehensive Plan of that city. He also informed her that she could get a copy of the current zoning of the City of Madison at the City Hall.

Doug Varney next inquired as to the proposed Highway 22 interchange from I-55 to Flora. Mr. Smith informed him that the highway was proposed to go north of the existing Highway 22 and tie in with Highway 22 east of Flora. Mr. Smith stated that the proposed highway would then sweep south of Flora and tie with Highway 49 South.

Exhibit AA@ which is attached hereto and incorporated herein by reference, contains a list of the name and addresses of individuals present at this meeting regarding the proposed Comprehensive Plan.

Being no further questions, the meeting adjourned at 11:00 a.m.