

**MINUTES OF A REGULAR MEETING OF THE
MADISON COUNTY PLANNING & ZONING COMMISSION
HELD AND CONDUCTED ON THURSDAY,
THE 11TH DAY OF DECEMBER, 2003; 9:00 O'CLOCK A.M.
IN THE MADISON COUNTY ADMINISTRATIVE BUILDING**

BE IT REMEMBERED that a regular meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 11th day of December, 2003, at 9:00 o'clock a.m. in the Madison County Administrative Building.

Present: Bennie Lockett, Chairman
Lamar Warnock
William Hamilton
Henry Brown
Patrick Rand, Attorney
Brad Sellers, Zoning Administrator

Absent: William Presley

There first came on for consideration the Minutes of the November 13, 2003, meeting. Upon motion of Commissioner Hamilton, seconded by Commissioner Warnock, with all present voting "Aye", the Minutes were approved as presented.

There next came on for consideration the Petition of Johnny Holmes for a special exception to place a mobile home in the R-2 District located in Kearney Park. The matter was tabled in the absence of the Petitioner.

There next came on for consideration the Petition of Jacqueline Rucker Stokes for a special exception allowing a mobile home in an R-2 District located on Rankin Road. Upon motion of Commissioner Brown, second of Commissioner Warnock, with all present voting "Aye", the Petition was recommended for approval.

There then came on for consideration the Petition of Silibah and Lamia R. Dabit to rezone R-1 Residential to I-1 Industrial located on Industrial Drive. Mark Herbert appeared for the Dabits and presented information regarding the change in the zoning of the surrounding area. Upon motion of Commissioner Hamilton, second of Commissioner Warnock, with all present voting "Aye", the Petition was recommended for approval.

There then came on for consideration the Petition for a variance to front set back by

Larry Bailey located on Lot 1, Davis Subdivision on Wayne Drive. Upon motion of Commissioner Warnock, second of Commissioner Brown, with all present voting "Aye", the Petition was recommended for approval.

There then came on for consideration the Petition of First Choice Development, LLC, to rezone property in a C-1 District to a C-2 District located on Industrial Drive North. Upon motion of Commissioner Brown, second of Commissioner Hamilton, with all present voting "Aye", the Petition was tabled as there was no one present for First Choice Development.

There then came on for consideration the Petition of Richard Newman for a variance of a front set back in a C-1-A District located on Gluckstadt Road. Upon motion of Commissioner Hamilton, second of Commissioner Warnock, with all present voting "Aye", the Petition was recommended for approval.

There then came on for consideration the Petition of Phoenix Development, LLC, to rezone 7.0 acres \pm , R-1 Residential to a C-2 Commercial on Church Road. Robin Wilson appeared for the applicant and made a presentation regarding the change in the surrounding property. Upon motion of Commissioner Warnock, second of Commissioner Hamilton, with all present voting "Aye", the Petition was recommended for approval.

There then came on for consideration the Petition of Dinbury Resources, Inc., for a special exception to allow a dehydrator facility on Twelve Oaks Road. Danny Spivey and Mr. Fugate, of Dinbury Resources, appeared before the Board and explained how the facility would be operated. Upon motion of Commissioner Warnock, second of Commissioner Hamilton, with all present voting "Aye", the Petition was recommended for approval.

There then came on for consideration the Petition of APAC Mississippi to conduct surface mining in the A-1 Agricultural District located on Robinson Springs Road. Terry May appeared for and on behalf of APAC Mississippi, and the following people appeared and objected to the Petition: Lisa Hall, Robin Gibson, William Hartman, Robert Spell, Jack Simpson, and Danny Carpenter. Upon motion of Commissioner Hamilton, second of Commissioner Brown, with all present voting "Aye", the Petition was forwarded to the Board of Supervisors without a recommendation.

There then came on for consideration the Petition of Richard Kuebler and Allen Henderson to rezone R-1 Residential to a C-2 Commercial located in Sections 4 and 33,

off of Highway 51. Upon motion of Commissioner Hamilton, second of Commissioner Brown, with all present voting "Aye", the Petition was tabled until the January meeting at the request of the Petitioner and the City of Madison.

There then came on for consideration the Petition of West Madison Estates for approval of its preliminary plat. Upon motion of Commissioner Hamilton, second of Commissioner Warnock, with all present voting "Aye", the Petition was recommended for approval.

There then came on for consideration the matter of the approval of attorney's fees. Upon motion of Commissioner Warnock, second of Commissioner Hamilton, with all present voting "Aye", the attorney's fees were approved.

Commissioner Warnock wanted to state that the vote on the S. L. Sethi project was not tabled for political purposes, as had been reported in the newspaper.

Upon motion of Commissioner Hamilton, second of Commissioner Warnock, with all present voting "Aye", the meeting was adjourned.

Chairperson

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