

**MINUTES OF THE WEDNESDAY, OCTOBER 27, 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 concerning questions pertaining to the west side of I-55 in Madison County, Mississippi, was duly called, held and conducted on Wednesday the 27<sup>th</sup> 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  
Rev. Henry Brown  
Rev. Bennie Lucket, Chairman  
Larry Smith, Central MS Planning and Development District

Absent: None

There first came discussion from Larry Smith regarding an introduction to those present regarding the reasons behind the necessity to adopt the Comprehensive Plan as well as the description of the subparts and elements of the Comprehensive Plan. He informed those present that the Comprehensive Plan is only a guide and can be changed in the future by public hearing. At this time, Mr. Smith opened the floor for comments, taking in order as those who signed in on the list, which is attached hereto as *Exhibit AA@* and incorporated herein by reference.

Jennifer Minninger expressed her concern with the proposed R-1 zoning in the Gluckstadt Road area in that it is currently being used for commercial uses.

Charles Craig next commented as to his opinion that the Commission should do everything possible to keep the Cedar Hill Road and Livingston Road area zoned as residential estate in the future. He expressed his pleasure with the fact that the proposed zoning area for this area reflects such.

Rita McGuffie next commented as to the Cedar Hill Road area. She owns property on the corner of Cedar Hill and Hwy 463 and stated that she is pleased that it is currently agricultural and is pleased that it has been proposed to be zoned no higher than residential estate zoning. She stated for the record that it was her hopes that the Commission would strive to keep the area as such.

Mae Cotten next raised issues as to the Call Avenue and Lake Castle Road area. She was informed that this area was inside the corporate limits of the City of Madison and that it would not be effected by this plan. She next asked as to the future plans of Lake Castle Road west of Richardson Road. Mr. Smith informed her that it was showing low density residential area, which is the equivalent of 15,000 square foot minimum lots. She next asked as to the proposed zoning to the Green Crossing Road, to which Mr. Smith informed her that it was proposed that it be zoned residential estates.

Cindy Alford next asked as to the proposed zoning of the Kearney Park area. Mr. Smith informed her that it was proposed that this area be zoned moderate density residential, to which Mrs. Alford inquired as to whether or not this will be permanent. Mr. Smith informed her that it would not, that the land can be changed as this is only a guide to future development.

Richard Skinner informed the Commission that he was developing a subdivision on the corner of Bozeman and Gluckstadt Roads and that the overlay on this particular area on the proposed Comprehensive Plan was incorrect. Mr. Smith stated that all of the subdivisions should be north of the creek that is shown in this area on the plan and will be changed. Mr. Skinner also stated that he owns land east of Bozeman and north of the proposed Reunion Parkway and he stated for the record that it was his desire that it be changed to general commercial.

Belvelon Cameron asked as to the proposed future zoning for the McDonald Lane and the McDonald Road area. Mr. Smith informed her that this area was proposed as 15,000 square foot minimum lots and residential estates, which is the equivalent of two acre lots.

Mark Evans appeared on behalf of Lake Caroline, Inc. and objected to the overlay of the Caroline PUD, an existing subdivision development, for it shows on the map as open space. Mr. Smith stated that it would be necessary to get more detailed plans for the remainder of Lake Caroline in order to get this changed, to which Mr. Evans stated that he would be happy to provide such. He next stated for the record that there was a 17 acre parcel that was not part of the Caroline PUD just west of the Caroline entrance, and that he wants the Commission to look at that area as it is incorrectly reflected on the

proposed Comprehensive Plan.

Don Barrow next inquired as to personal property he owns inside the city limits of Canton on Steen Lane and Nichols Road. Mr. Smith informed him that this proposed plan does not control anything inside the city limits and that Canton has a land use plan of their own. Mr. Barrow next stated for the record that Steen Lane, as shown on the proposed Comprehensive Plan, is above the parcels of land he owns and that it should be drawn appropriately below the land that he owns. In addition, he stated that Nichols Road is not shown correctly on the proposed Comprehensive Plan either.

David Bowlin next inquired as to the proposed zoning to the Gluckstadt / Church Road area west of I-55, to which Mr. Smith informed him that it was showing as general commercial.

Ginger Weaver, on behalf of Jack Kroeze, who lives in the Cedar Hill area, appeared in order to state for the record that Mr. Kroeze objects to the proposed plan as it relates to his property. It is shown as residential estates, and he has a desire to develop this area as moderate density residential. She stated that it is their belief that the character of this area justifies this and that they ask for this specific property be changed in the future to reflect this. Mrs. Weaver presented a warranty deed that reflects the legal description of the subject property, which is attached hereto and incorporated herein by reference as *Exhibit AB@*.

Hermine Welch lives off of Hwy 463 and is a member of the Mansdale Heritage Association. She appeared in opposition to Mr. Kroeze's proposed re-zoning and does not feel that moderate density residential is appropriate for this area. Mrs. Weaver next stated on behalf of Mr. Kroeze that they were simply making an objection for the record and were not trying to get the subject property changed at this meeting. Commissioner Spiro stated that this meeting has nothing to do with zoning requests, to which an unknown individual inquired as to whether or not it would be easier to get an area re-zoned if it was changed on the Comprehensive Plan at this level. Mr. Smith stated that in his opinion it would be easier to get an area re-zoned if the proposed plan reflected a comparable level of zoning.

Mark Jordan appeared on behalf of Mark S. Jordan, Inc. and stated that he owned 70 acres that was planned to be utilized in the future expansion of the Reserve Subdivision, of which 40 acres rested in the county. He informed the Commission that the area is proposed as residential estates but that the proposed plan does not accurately reflect this.

Robert Riddell next inquired as to why parts north of Canton were not designated as anything. Mr. Smith stated that the proposed sewer lines in this area may change the zoning, so it was not designated as anything. He also stated that it was currently zoned as agricultural and could always be changed. Mr. Riddell also expressed his concern as to the low density residential areas north of Hwy 22 and as to the large discrepancies between the categories of residential zoning designations. Mr. Smith stated that under the existing plan there were no sewer lines in the area north of Hwy 22 and that once sewer line placement has been decided this area could be changed.

Phyllis Doby next appeared in order to inquire as to whether or not Robinson Springs Road would extend to connect with Hwy 49 under the proposed Comprehensive Plan. Mr. Smith informed her that it was not currently proposed.

Linda Hays next commented as to the proposed interchange of old Hwy 22 and the proposed Hwy 22. She stated for the record that the proposed area where it is to intersect goes right through her residence and land that has been by her family for over a hundred years. She also stated that the area is proposed as a residential estates development, however it has been used as agricultural land in her family for generations. Mr. Smith informed her that the proposed re-routing of Hwy 22 is conceptual in that if it is adopted in the future, engineers hired by MDOT will make the final decisions as to the placement of this proposed highway. Mrs. Hays stated for the record that she requests that the conceptual alignment of proposed Hwy 22 be changed.

David Cox next appeared to comment as to the Annondale and New Castle common boundary. He stated that the parcels are shown as open space; however, this area is under a planned unit development with existing zoning and he requests that the area be shown as such on the Comprehensive Plan. Mr. Cox has submitted a plat to reflect the areas that need to be effected. Said plat is attached hereto as *Exhibit AC@* and incorporated herein by reference. In addition, Mr. Cox stated for the record that an area west of the St. Joe Campus on new 463 was shown on the proposed Comprehensive Plan as residential estate development. He stated for the record that it was his desire that it be shown as the same zoning as the Windsor Hill area.

Carol Matheny next appeared in order to inquire as to an area in the northwest quadrant in the Deweese and Gluckstadt Road areas and inquired as to what the proposed zoning was. Mr. Smith informed her that it was proposed that this area be zoned as residential estates R-2 with 15,000 square foot lots. She also inquired as to the status of the petition that is currently before the Commission regarding the northwest corner north of Gluckstadt Road and west of Deweese. Zoning Administrator Sellers informed her that

this petition would not change the zoning if approved. It would only allow a conditional use for a church to exist in a residential area. Next, Mrs. Matheny inquired as to the Mansdale Heritage Association boundaries. Mr. Smith informed her that the boundaries on the map are not to scale and that they will need to be changed to accurately reflect the proper boundaries. Next Mrs. Matheny inquired as to the timing for the completion of the proposed Reunion Parkway, to which Mr. Smith replied that it depended on the funding that is received for this project. Next, Mrs. Matheny inquired as to why Gluckstadt Road was designated in red, to which Mr. Smith informed her that this is designated as a primary artery road in Madison County and that the red designation would allow for future widening of this road.

Don Alford next appeared in order to express his concern that the Commission consider re-classifying a hundred acres that he owns south of Lake Cavalier that is currently proposed as residential estates to a higher density residential zoning. He pointed out to the Commission and Mr. Smith that the subject property has a proposed sewer line extending through the center of it, to which Mr. Smith stated that whether or not this area will be susceptible to a higher density residential classification would depend on the placement of the sewer lines in the future.

Robin Wilson next appeared on behalf of Pheonix Corporation and inquired as to the area west of Lake Caroline and north of Stokes Road. He stated for the record his request that the commission be sensitive to single land owners with large tracts of land in allowing them to invest in future plan unit developments as opposed to residential estate zoning that is proposed in this area. Mr. Smith informed him again that it depended on the future sewer line placement in this area.

Emaly Tucker next appeared in order to place her request on the record for a modification in the proposed Comprehensive Plan in the Church Road and Gluckstadt Road area. It is currently zoned as C-1A and she strongly believes that the area needs to reflect unrestricted commercial development along the proposed Calhoun Station Parkway in light of Nissan-s recent transfer to the area. She presented a letter to the Madison Planning and Zoning Commission , which is attached hereto and incorporated herein as *Exhibit AD@*.

Ron Hutchinson next appeared in order to express for the record his concern that the area along the proposed Calhoun Station Parkway should be reflected on the proposed Comprehensive Plan as general commercial as opposed to C-1A because, in his opinion, the land is valuable and should not be restricted in its commercial uses, as the area has undergone significant changes due to the impact of Nissan. Specifically, he requested

that a 200 foot section of his property fronting Church Road be classified as C-1A with the remaining portion of this property as C-2, which would allow unrestricted commercial development along the Calhoun Station Parkway. Two letters were submitted by Mr. Hutchinson in order to reflect his position. These letters, collectively attached as *Exhibit AE*, are incorporated herein by reference.

Ruth Williams appeared to state for the record her continuing objections to any plans to change the zoning in the Mansdale Heritage District.

Joe Hardy next appeared in order to inquire as to the future plans of the Old Yazoo City Road area. Mr. Smith informed him that this area was proposed to be zoned as 15,000 minimum square foot lots due to the proposed sewer lines east of Old Yazoo City Road. In addition, Mr. Smith stated that on the west side of Old Yazoo City Road the proposed zoning was agricultural but that this could change due to future sewer line placement.

Mable Seaton next appeared in order to inquire as to the future proposed planning for the west end of Lake Castle Road, to which Mr. Smith informed her that it was proposed that this area be zoned as 15,000 square foot minimum lots.

With no further questions or comments, Zoning Administrator Sellers informed those present that all comments would be forwarded to the Board of Supervisors and that a public hearing would be held by the Board of Supervisors in the near future.

With no further business, the meeting adjourned at 11:20 a.m.