

**MINUTES OF THE MADISON COUNTY PLANNING AND ZONING
COMMISSION HELD AND CONDUCTED ON THURSDAY, THE 13th DAY OF
OCTOBER, 2006 AT 9:00 A.M. AT THE MADISON COUNTY COURTHOUSE**

BE IT REMEMBERED that a meeting of the Madison County Zoning Commission was duly called, held and conducted on Thursday, the 13th day of October, 2006, at 9:00 a.m. in the Madison County Courthouse.

Present: Chairman Bennie Lockett
 Brad Sellers, Zoning Administrator
 Rev. Henry Brown
 Sidney Spiro
 Steven Steen

Absent: Lisa Walters

There first came on for consideration the Minutes of the September 14, 2006 meetings. Upon motion by Commissioner Steen, seconded by Commissioner Spiro, with all voting "aye", motion to approve the Minutes from the 9:00 a.m. and 1:00 p.m. meetings which occurred on September 14, 2006, passed.

There next came on for consideration the Petition of Eugene Patton, Jr. for special exception to conduct surface mining on Pocohontas Road. The Petitioner was requesting a one year permit, and he submitted a reclamation plan and has previously obtained a permit of exemption from the Department of Environmental Quality. Mr. Patton stated that it was his desire to build the pond on the subject property and the sale of the material being mined will assist in funding the efforts in digging the pond. Chairman Lockett inquired as to the location of the mine to which Zoning Administrator Sellers informed the Commission that the mine is close to the Hinds County line off Pocohontas Road. Chairman Lockett inquired as to whether there were any houses in the immediate vicinity to which the Petitioner stated that there were not. Commissioner Steen inquired as to whether there was any opposition to which Zoning Administrator Sellers stated that there was not. Commissioner Steen further inquired of the Petitioner as to whether he was certain that he would be completed with the mine in the one year period being requested. The Petitioner confirmed to the Commission that he would be done within a year. Upon motion by Commissioner Steen, seconded by Commissioner Spiro, with all voting "aye", motion to recommend approval to the Board of Supervisors passed.

There next came on for consideration the Petition of Robert Barr for permission to rezone C-1 Commercial to C-2 Commercial. As the Petitioner failed to appear, upon motion by Commissioner Steen, seconded by Commissioner Brown, with all voting "aye", motion to table the Petition until the next meeting of the Planning Commission passed.

There next came on for consideration the Petitioner of Property Resources, Inc. for a variance to a rear setback in Vinings of Reunion. Justin Adcock appeared on behalf of the

Petitioner. Mr. Adcock stated that he was requesting a one foot variance to a 50 foot required setback, and he has the approval of the Architectural Review Committee. Commissioner Steen inquired as to whether there were any problems or concerns from any of the neighbors to which the Petitioner stated that there was not. Zoning Administrator Sellers also informed the Commission that he has received no phone calls in response to this Petition. Upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting “aye”, motion to recommend approval to the Board of Supervisors passed.

There next came on for consideration the Petition of Joseph W. Collins, II for approval of a 5 foot variance to a required 50 foot rear setback in Lakepointe of Reunion. The Petitioner has obtained approval from the Architectural Review Committee. The Petitioner further stated that the 5 foot variance was only being requested in order to implement additional landscaping on the lot which is required by Reunion. Chairman Luckett inquired as to whether there were any complaints to which Zoning Administrator Sellers said that there were none. Upon motion by Commissioner Brown, seconded by Commissioner Steen, with all voting “aye”, motion to recommend approval to the Board of Supervisors passed.

There next came on for consideration the site plan of CEI Engineering Associates. According to Zoning Administrator Sellers, the Petitioner is still working out details with the City of Madison. As this Petition has been tabled at a previous meeting of the Planning Commission, upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting “aye”, motion to remove the Petition from the agenda passed.

There next came on for consideration the site plan of Cedarcrest Properties, LLC for 2 proposed office buildings in the Galleria Development. Commissioner Spiro inquired as to whether the Petitioner had obtained full consent from the City of Madison to which the Petitioner stated that they have obtained consent from the City of Madison with regard to the site plan, however, there has not been an official vote. Accordingly, upon motion by Commissioner Spiro, seconded by Commissioner Steen, with all voting “aye”, motion to recommend approval to the Board of Supervisors contingent on any action taken by the City of Madison, passed.

There next came on for consideration the site plan of Granite Transformations of Madison for a new commercial building at American Way. John Noble appeared on behalf of the petitioner and submitted photos of the surrounding buildings in the area for the Commission’s review. In addition, the Petitioner submitted the site plan to the Commission and Chairman Luckett opened the floor for any questions relating to the site plan. After review of the materials, upon motion by Commissioner Steen, seconded by Commissioner Brown, with all voting “aye”, motion to recommend approval to the Board of Supervisors in accordance with the Petition, passed.

There next came on for consideration the site plan of BCT of Jackson for an addition to an existing commercial building located at 106 Lonewolf Drive. Parker Sartain appeared on behalf of the Petitioner and stated that it was their intent to add 1500 square feet to the rear of the existing building at this location. He stated that the location is currently

operating as a wholesale printing business and the addition is being requested in order to provide more room for materials and equipment. Upon motion by Commissioner Brown, seconded by Commissioner Spiro, with all voting "aye", motion to recommend approval to the Board of Supervisors passed.

There next came on for consideration the preliminary plat of a commercial subdivision. Robert Brown appeared on behalf of the Petitioner and stated that the location of the subdivision would be on Highway 51 west of Yandall Road. He stated that the structures within the commercial subdivision would resemble houses but would serve as offices to accommodate existing subdivisions in the area, such as Wildwood. Commissioner Steen inquired as to whether these uses were contained within the covenants to which the Petitioner stated they were. Upon motion by Commissioner Steen, seconded by Commissioner Spiro, with all voting "aye", motion to recommend approval to the Board of Supervisors passed.

There next came on for consideration the preliminary plat of Galleria Commercial Development Phase I. Commissioner Steen inquired as to whether this matter has been submitted to the City of Madison due to the fact that it is within the proposed annexation area. The Petitioner stated that it had been presented to the City of Madison and they anticipate the City of Madison calling this matter to a vote on their next agenda. Upon motion by Commissioner Spiro, seconded by Commissioner Steen, with all voting "aye", motion to recommend approval to the Board of Supervisors contingent on any action taken by the City of Madison, passed.

There next came on for consideration the date of the November meeting of the Madison County Planning Commission. After discussion, upon motion by Commissioner Steen, seconded by Commissioner Brown, with all voting "aye", motion to set the November meeting for November 9, 2006 at 9:00 a.m. at the Madison County Courthouse, passed.

There next came on for consideration the issue of attorneys' fees. Upon motion by Commissioner Steen, seconded by Commissioner Spiro, with all voting "aye", motion to approve attorneys' fees passed.

With there being no further business, the meeting adjourned at 9:50 a.m.

Date

(Chairman)