

**MINUTES OF THE MADISON COUNTY PLANNING AND
ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 20th DAY OF DECEMBER, 2007 AT 9:00 A.M.
AT THE MADISON COUNTY COURTHOUSE**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 20th day of December, 2007, at 9:00 a.m. in the Madison County Courthouse.

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

Absent: Lisa Walters

There first came on for consideration the Minutes of the November 15, 2007 meeting. Upon motion by Commissioner Brown, seconded by Commissioner Amadio, with all voting "aye", the motion to approve the Minutes passed.

There next came on for consideration the Petition of Gilmore Companies, Inc. to rezone R-1 Residential District to C-1A Commercial District. The location of this property is on Highway 51 at Section 34, T8N-R2E. This property will adjoin the approximately three acres already zones C-1A. The site plan is furnished. The utilities will be provided by Bear Creek and the City of Madison. Mr. Lester, engineer, and David Gilmore, owner, appeared on behalf of the petitioner. They explained that they propose to develop a professional office park in a campus setting to be known as "Worthington Professional Park." They explained that the main entrance will be from Highway 51. The buildings will be both one and two story and will have good landscaping. Commissioner Amadio explained that he had spoken with local neighborhoods and there were no complaints. An email from the Twin Cedars Board regarding their approval is attached hereto as Exhibit "A." Zoning Administrator Sellers stated that he had not received any complaints. Upon motion by Commissioner Amadio to approve the rezoning to C-1A Commercial District, seconded by Commissioner Spiro, with all voting "aye", the Motion to approve the rezoning passed.

There next came on for consideration the Petition of Gilmore Companies, Inc. to approve imposition of a Planned Unit Development District Overlay. The location of the property is on Highway 51, Section 34, T8N-R2E. Mr. Lester and Mr. Gilmore appeared on behalf of the petitioner. The petitioner is proposing to develop a low-density, gated, upper scale single family residential development to be known as "Worthington." The petitioner has provided a site plan. The main entrance will be from Highway 51. There will be an emergency access to Saint David's Way but it will only be for emergency purposes. It will be a gated private street community. The houses will be 2600 square feet minimum. The covenants were furnished. Commissioner Amadio explained that he had met with

surrounding homeowners and the only concern they had was the emergency access and they wanted a metal fence placed along this area. Petitioner explained that this will be done and has been accounted for on the site plan. Upon Motion of Commissioner Amadio to approve the Planned Unit Development District Overlay, seconded by Commissioner Spiro, with all voting “aye,” the Motion passed.

There next came on for consideration the petition of New Beginning House of Prayer for a special exception for a church in the A-1 District. Zoning Administrator Sellers explained that there were some covenant violations as currently proposed and as such, this should be tabled under a later time. No one appeared on behalf of New Beginning House of Prayer. Upon Motion of Commissioner Spiro, seconded by Commissioner Amadio, with all voting “aye,” the petition was tabled until a later time.

There next came on for consideration the site plan of WP Properties, LLC for an addition to an existing commercial building. The location is 338 Distribution Drive in Gluckstadt, MS. No one was present on behalf of WP Properties. Zoning Administrator Sellers explained that the site plan should be removed from the agenda as nothing was submitted in support of the site plan. This was tabled from November’s meeting. The Commission supported the decision and it was removed. No vote was required to remove the site plan from the agenda.

There next came on for consideration the site plan of Lindsey Taylor and Kristy Sturdivant for a proposed commercial building on Yandell Road. Both women appeared on behalf of the site plan and explained that they propose a new building to operate a day-care center. The utilities will be provided by Bear Creek. A drawing was submitted in addition to the furnished site plan which is attached hereto as Exhibit “B.” This proposed center will be a full time day care center and after school care facility. The backyard will be privately fenced as a play area. They have already obtained approval from the Health Department. There will be capacity for 140 children, 62 full time and the remainder part of the after school program. Upon Motion of Commissioner Spiro to approve the site plan, seconded by Commissioner Amadio, with all voting “aye,” the site plan was approved.

There next came on for consideration the site plan of Malouf Construction Co. for a proposed arts building for St. Joseph School located on Highway 463. Tom Garrits and Jim Neal appeared on behalf of the petitioner. They explained that the City of Madison has accepted their plan. This will be an approximately 29,000 square foot addition for an auditorium and classrooms. Upon Motion of Commissioner Amadio to approve the site plan, seconded by Commissioner Spiro, with all voting “aye,” the site plan was approved.

There next came on for consideration the site plan of Justin Adcock for two commercial buildings on 1.7796 acres located on American Way, Section 29, T8N-R2E. This will be for two office-warehouse type structures. Mr. Adcock explained that it will be consistent with previous construction except with some improvements. There will be a nice parking area and landscaping. Mr. Adcock stated that one of the office buildings will be for his personal use and the other for his brother’s landscaping business. Upon Motion of

Commissioner Amadio to approve the site plan, seconded by Commissioner Brown, with all voting “aye”, the site plan was approved.

There next came on for consideration the site plan of Chestnut Developers for Livingston Township on Highway 22. Zoning Administrator Sellers explained that this had been previously approved; however, there were some proposed adjustments that needed to be approved. David Landrum, owner, and Mr. Lester, engineer, appeared on behalf of the petitioner. They explained that they are wanting to begin construction on two buildings, a general store and a farmer’s market. There will now be an entrance from Highway 22. Other proposed structures include a courthouse, church, and restaurants. The two buildings will have metal roofing and board siding. They are wanting to give all of the buildings an old historical feel. The store will be 4,300 square feet and will have a wine store, general store, deli and two gas pumps. The market will be 3,400 square feet and be part enclosed and part open air. They stated that if they are able to get natural gas access, the street lights will be lantern style with natural gas lighting. They want some of the roads to be cobblestone. Upon Motion by Commissioner Spiro to approve the site plan, seconded by Commissioner Brown, with all voting “aye,” the site plan was approved.

There next came on for consideration the site plan of Montgomery Grant Development, Inc. to repair and rehabilitate commercial property. Mr. Bob Montgomery appeared on behalf of the petitioner. He explained that this area has been abandoned for approximately ten years and he has purchased the land. He proposes to restore part of the hotel and tear down the part that is falling down. He has gotten approval from the Department of Health for utilities. Zoning Administrator Sellers explained that he had not gotten any complaints. Upon Motion by Commissioner Brown to approve the site plan, seconded by Commissioner Amadio, with all voting “aye,” the site plan was approved.

There next came on for consideration the approval of the preliminary plat of The Vision Subdivision on Moss Road, section 24, T9N-R3E. Willie Cline, owner, appeared on behalf of the petitioner. He explained that they have obtained utility service. Commissioner Spiro inquired regarding when the homeowner takeover will occur and at what percentage. Zoning Administrator Sellers explained that they will change the language to account for this information. Mr. Cline stated that the takeover would be sometime after Phase III and would be approximately 65%. The houses will have a 1,600 square foot minimum. Upon Motion by Commissioner Brown to approve the preliminary plat, seconded by Commissioner Amadio, with all voting “aye,” the preliminary plat was approved.

There next came on for consideration the preliminary plat of Bridgewater, Phase 11. The property will be in compliance with development plan submitted in the rezoning of this property. Nolan Williamson appeared on behalf of the petitioner and explained that the request is for a design variance to the minimum variance imposed on curves. He stated that based on the speed limit, this variance will be safe and in line with Bridgewater standards. Commissioner Amadio inquired regarding whether emergency vehicles would be able to use the roads. Emergency vehicles and buses will still be able to travel these roads and curves

and there are no safety concerns. Upon Motion of Commissioner Spiro to approve the preliminary plat with the design variance, seconded by Commissioner Brown, with all voting “aye,” the preliminary plat passed.

There next came on for consideration the approval of the attorney’s fees. Upon Motion by Commissioner Amadio, seconded by Commissioner Spiro, with all voting “aye”, the Motion to approve the attorney’s fees passed.

There next came on for consideration the setting of the January meeting. Zoning Administrator Sellers suggested January 10, 2008, which is the second Thursday of the month. The Commissioners agreed.

With there being no further business, the meeting adjourned at 10:05 a.m.

Date

(Chairman)