

**MINUTES OF THE MADISON COUNTY PLANNING AND ZONING
COMMISSION HELD AND CONDUCTED ON WEDNESDAY, THE 12TH DAY OF
AUGUST, 2010 AT 9:00 A.M. AT THE MADISON COUNTY
COMPLEX BUILDING.**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 12th day of August, 2010 at 9:00 a.m. in the Madison County Complex Building.

Present: Brad Sellers, Zoning Administrator
Ken Steere
Will Sligh
William Amadio
Reverend Bennie Luckett, Chairman
Reverend Henry Brown

There first came on for consideration the minutes of the July 8, 2010 meeting of the Madison County Planning and Zoning Commission. Upon Motion by Commissioner Steere, seconded by Commissioner Sligh, with all voting "aye", Motion to approve the minutes passed.

There next came on for consideration the site plan of Fleet Morris Petroleum for a proposed convenience store at the corner of Gluckstadt Road and Industrial Drive Zoning Administrator Sellers introduced the site plan to the Commission. Bradley Morris appeared on behalf of the Petitioner. Commissioner Sligh inquired as to the site plan which also included a fast food restaurant to be erected in a separate building from the convenience store. The Petitioner stated that the overall plan did provide for a fast food restaurant, but at this time they were focusing merely on a convenience store. Commissioner Amadio and Steere inquired as to the exact location of the subject property to which the Petitioner advised the Commission that the location is on the corner of Industrial Drive and Gluckstadt Road east of Industrial Drive. Commissioner Steere next asked the Petitioner as to the intended construction with respect to the phases of the development. The Petitioner stated that they intend to construct the convenience store first and to possibly add a fast food restaurant in a separate building following the construction of the convenience store. Commissioner Steere inquired as to the current zoning of the property to which Zoning Administrator Sellers advised that it was currently zoned C-2.

Zoning Administrator Sellers advised the Commission that the proposed signage is 35 feet in height and the county regulations only allow for 12 foot signs. He did advise the Commission that other similar facilities in the area do have signs in excess of 12 feet. Commissioner Steere inquired as to whether the County allowed increased height variations for signage located in closer proximity to I-55 to which Zoning Administrator Sellers advised that Chairman Luckett inquired as to the number of proposed buildings on the subject property to

which Zoning Administrator Sellers advised that there would be 3 buildings upon completion, including the proposed car wash. Zoning Administrator Sellers inquired to the Petitioner as to whether this was located within the Parkway East District. The Petitioner advised that it was located within this district and they are currently paying the Parkway East assessments. Upon Motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye", Motion to recommend approval of the site plan to the Board of Supervisors passed.

With respect to the requested height variance for the development's signage, Commissioner Sligh stated that it is his understanding that the Gluckstadt bridge is about to be reconstructed and that it should affect the motel in the area as well as the Kangaroo Gas Station sign. The Commission discussed issues regarding the gradual increase in the height of signage in closer proximity to the interstate. Zoning Administrator Sellers offered to gather information regarding this issue for the Commission to discuss. Commissioner Steere stated that he would like to have an opportunity to review more information on the signage issue prior to making a recommendation on the proposed 35 foot height of the proposed sign at this location. The Commission fully noted their desire to withhold recommendation on the sign height until such time as they have had an opportunity to review information regarding this issue at the next meeting of the Madison County Planning and Zoning Commission.

There next came on for consideration the site plan of Gideon Development for a proposed retail space and storage facility at Gluckstadt Commercial Drive. Bucky Gideon appeared on behalf of the Petitioner. He advised that he has 3 prospects as tenants for the retail space and desires commitment from one more before moving forward with construction. He advised the Commission that the proposed storage facility will be located behind the retail space and that it will back up to the west of this lot. He stated that the storage facility will be constructed with greater than normal standards in that the doors will be 12 feet in height and 15 feet wide. He advised the Commission that he has 1/3 of the storage space under contract and that another storage prospect is strongly interested in locating here should this Petition be approved. Commissioner Steere inquired as to the square footage of the storage facility to which the Petitioner stated that it was approximately 6600 square feet. The Petitioner also advised the Commission that the retail space and storage facility will be constructed under the same design guidelines of brick and stucco as depicted on the exhibits Petitioner presented for the Commission's review. Commissioner Steere inquired as to the fencing of the neighboring land owner to which the Petitioner stated that there is currently a fence there and that it is cyclone. Upon Motion by Commissioner Amadio, seconded by Commissioner Brown, with all voting "aye", Motion to recommend approval of the site plan passed.

Next came on for consideration that Petition of Lake Caroline sales office for a new facility to replace a temporary office. Mark Evans appeared on behalf of the Petitioner. Zoning Administrator Sellers advised the Commission that the sales office is currently located in a temporary trailer and that their request to locate a temporary trailer was granted for a period of

6 months with a commitment that they would build a more permanent structure. The Petitioner stated that it is their intention to be in the new facility before Christmas, 2010. Commissioner Sligh inquired as to the intended design of the sales office to which the Petitioner stated that the office will maintain the lake front look that is consistent throughout the development. Upon Motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye", Motion to recommend approval of the site plan passed.

There next came on for consideration the amendments to the Madison County Subdivision Ordinance. The proposed amendments were discussed by Zoning Administrator Sellers in the order as depicted on Exhibit "A" which is attached hereto and incorporated herein by reference. Zoning Administrator Sellers stated that these proposed amendments incorporate changes that have already been approved by the Board of Supervisors. The amendments primarily added definitions and clarified language with respect to the subdivision ordinance in order to maintain consistency and to ensure that the subdivision ordinance remains current. He advised the Commission that he has been working with an Engineer on the proposed amendments for approximately 2 years and discussed the proposed amendments with numerous other Engineers. Commissioner Sligh inquired as to the proposed amendments as it concerns preliminary plats. Zoning Administrator Sellers advised that with respect to preliminary plats, the ordinance will not require a waiting time for the Planning Commission. Instead, the proposed amendment provides that if the preliminary plat passes the zoning office and engineer, it will go directly to the Board of Supervisors. Commissioner Amadio inquired as to whether there would be the requirement for a public hearing concerning preliminary plats. Zoning Administrator Sellers advised that there is no public notice required for preliminary plats, but if there is the need for consideration of a variance with respect to a preliminary plat, those issues will need to be presented to the Planning Commission for a recommendation to the Board of Supervisors. Commissioner Steere commented that he has thoroughly reviewed the proposed amendments to the subdivision ordinance and is impressed with the proposed changes. Upon Motion by Commissioner Steere, seconded by Commissioner Amadio with all voting "aye", Motion to recommend approval to the Board of Supervisors passed.


There next came on for consideration the preliminary plat of Gideon Development. Zoning Administrator Sellers introduced the Petition. The Petitioner clarified that the proposed development contains 9 lots as opposed to 8. He advised that 430 acres were divided into 7 tracts with approximately 50-80 acres per tract. This development took the first tract of the 430, acres and has divided this tract into 9 lots, as depicted by the plat provided for the Commissions review. Upon Motion by Commissioner Sligh, 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 issue of attorney's fees. Upon Motion by Commissioner Sligh, seconded by Commissioner Steere, with all voting "aye", Motion to approve attorney's fees passed.

There next came on for consideration the date for the September, 2010 meeting of the Madison County Planning and Zoning Commission. September 9, 2010 was proposed by Zoning Administrator Sellers. Upon Motion by Commissioner Steere, seconded by Commissioner Sligh, Motion to set the September, 2010 meeting of the Madison County Planning and Zoning Commission for September 9, 2010 passed.

With there being no further business the meeting adjourned at 9:45 a.m.

9/9/10
Date


(Chairman)

MEMO

To: Madison County Planning Commission
From: Brad Sellers *BS*
Subject: Summary of changes proposes for the Subdivision Regulations
Date: August 9, 2010

1. Expanded and updated definitions
2. Preliminary plats will be submitted to the County Engineer and the Planning and Zoning Administrator for review and approval.
3. Approval of final plat and required bond/letter of credit by county engineer
4. Exceptions to filing plat
5. Required improvements and design standards have been updated to include a private street section.
6. Storm Drainage and General Grading sections have been revised.
7. Review and fee schedule

