

**MINUTES OF THE MADISON COUNTY PLANNING AND ZONING  
COMMISSION HELD AND CONDUCTED ON WEDNESDAY, THE 8<sup>TH</sup> DAY OF  
JULY, 2010 AT 9:00 A.M. AT THE MADISON COUNTY  
COMPLEX BUILDING.**

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**BE IT REMEMBERED** that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 8<sup>th</sup> day of July, 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 Lockett, Chairman  
Reverend Henry Brown

There first came on for consideration the minutes of the June 9, 2010 meeting of the Madison County Planning and Zoning Commission. Upon Motion by Commissioner Sligh, seconded by Commissioner Steere, with all voting "aye", Motion to approve the minutes passed.

There next came on for consideration the Petition of Canaan Ministries for a Special Exception to erect and operate a Public/Quasi-Public Facility in an A-1 Agricultural District. Zoning Administrator Sellers introduced the Petition and advised that this property was located at 1000 Mount Pilgram Road. Zoning Administrator Sellers stated that the Petition requested a Special Exception to erect and operate a church on this property which is currently zoned A-1. Percy Dortch appeared on behalf of the Petitioner. He stated they needed approval of the Special Exception prior to purchasing the subject property due to their plans fo erecting a church on the property. Commissioner Sligh inquired as to whether Canaan Ministries desired to buy the 2 lots to the south of the subject property if the Special Exception is approved, to which the Petitioner stated that it was their intent. Commissioner Sligh next inquired as to the intended purpose of the 2 lots south of the subject property. The Petitioner stated that they currently intend to utilize this property for extra parking and for potential growth of the church in the future.

Commissioner Steere inquired of Zoning Administrator Sellers as to whether the Petition was for a Special Exception or approval of the proposed building to which Zoning Administrator Sellers stated that both are up for consideration. He stated that the Petitioner is proposing a metal building at this time in order to house this facility due to financial set backs. It was also his understanding that, should the church grow and prosper financially, the Petitioner would come back and build a more permanent structure on the property. Commissioner Steere next inquired as to the zoning of the other lots surrounding the subject property to which Zoning Administrator Sellers stated that the other lots in the area are also zoned A-1 and that there are

no houses located on the other lots. Chairman Luckett inquired as to whether the church was conducting services now to which the Petitioner stated that they are currently renting space on Liberty Street in Canton, Mississippi. Chairman Luckett next inquired as to the proposed landscaping. Zoning Administrator Sellers advised the Commission that should the congregation increase and the church become more financially stable, it is his understanding that the Petitioner does intend to address landscaping in the future. Upon Motion by Commissioner Sligh, seconded by Commissioner Brown, with all voting "aye", Motion to recommend approval of the Petition for a Special Exception as well as recommending approval of the proposed structure upon the condition that the structure be upgraded and improved should the congregation and financial stability of the church increase, and that any proposed upgrades be presented before the Madison County Planning and Zoning Commission, passed.

There next came on for consideration the Petition of Towers of Mississippi II for a Special Exception to erect and operate a Public/Quasi-Public Facility in an A-1 Agricultural District. Zoning Administrator Sellers introduced the Petition to the Commission. Taylor Robinson appeared on behalf of the Petitioner and advised that the tower is being proposed as a 450 foot guyed tower and will operate as a large scale radio network for Mississippi. It is the goal of the Petitioner to take all radio frequencies and combine them into one system. Zoning Administrator Sellers inquired as to whether Madison County will be able to utilize the communication tower to which the Petitioner stated they would. The Petitioner also stated that this tower would accommodate the State of Mississippi, City of Ridgeland, City of Madison and the County of Madison and that, currently, the City of Ridgeland and the City of Madison fully intend to tie their networking into this tower. The Petitioner also advised the Commission that the network is currently alive and has been useful in the gulf oil spill crisis and, that they have extended offshore to facilitate in the cleanup.

Commissioner Amadio inquired as to the lighting for the tower. The Petitioner stated that this tower will not contain dual lighting but, instead, will be equipped with a white lighting system. He advised the Commission that dual lighting systems are being phased out due to alleged problems with birds, as is being asserted by the FCC. Commissioner Amadio inquired as to the population of the areas surrounding the tower, to which Zoning Administrator Sellers advised that it was in a rural area. Commissioner Steere inquired as to whether this tower would be used strictly for governmental communications. The Petitioner stated that in the past, some commercial activity has been allowed but this was mainly with CellularSouth who currently holds the cell phone provider contract with the State of Mississippi. He also stated that the commercial activity on their towers was mostly in southern Mississippi and that this tower is anticipated to be primarily for governmental use. Upon Motion by Commissioner Steere, seconded by Commissioner Amadio, with all voting "aye", Motion to recommend approval to the Board of Supervisors passed.

Next came on for consideration the preliminary plat of Grayhawk Subdivision Part 2.

Nolan Williamson, the Engineer for the project, appeared on behalf of the Petitioner. Commissioner Sligh inquired as to whether the development was moving towards the east to which Nolan Williamson replied that it was being developed towards the northeast. Zoning Administrator Sellers asked the Petitioner about the lot sizes abutting the Germantown subdivision. Mr. Williamson stated that those lots are being proposed as deeper lots in order to accommodate the 50 foot buffer between the two developments. Commissioner Amadio inquired as to the number of lots in the proposed plat to which Nolan Williamson stated that there are 64 lots contained in the plat. Commissioner Sligh questioned Mr. Williamson with respect to future development. Mr. Williamson advised the Commission that there will be no further development to the east but there will be some development possibly to the north and any future extensive development will be to the west of what is currently developed. Upon Motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye" Motion to recommend approval to the Board of Supervisors passed.

Next came on for consideration the preliminary plat of Stump Bridge Lake, Phase II. Charles Weems appeared on behalf of the Petitioner. He stated that Phase I is complete and that all lots in Phase I have been sold. He advised the Commission that Phase II comprises the north side of the lake and finishes out the entire development. Commissioner Steere inquired as to the number of lots to which the Petitioner advised the Commission that there are 13 lots. Commissioner Sligh inquired as to whether they will be constructing houses on the proposed lots in Phase II. Mr. Weems advised the Commission that they will only be selling lots. Commissioner Steere inquired as to utilities to which the Petitioner responded that water is available. He also advised the Commission that there is no sewer available. Commissioner Amadio inquired as to the current zoning to which Zoning Administrator Sellers stated that it was agricultural. Upon Motion by Commissioner Amadio, seconded by Commissioner Sligh, with all voting "aye", Motion to recommend approval to the Board of Supervisors passed.

There next came on for consideration the site plan of Storage Depot on Gluckstadt Road. Zoning Administrator Sellers introduced the Petition to the Commission. He advised the Commission that the proposed site plan was reviewed approximately one (1) year ago, but the Petitioner is having to resubmit the site plan because his approval has expired. Richard Newman appeared on behalf of the Petitioner. Commissioner Steere inquired as to the location. The Petitioner stated that Bank First has foreclosed on the property. He attempted to buy this from the previous owner but could not reach an agreement. Now he has reached an agreement with Bank First with respect to the subject property. The Petitioner advised the Commission that he has access to the subject property through his existing storage facility on the property adjacent to the subject property. Commissioner Steere inquired as to whether there have been any comments from the public to which Zoning Administrator Sellers stated that there were not and that no public notice was required due to the fact this consisted of a site plan. Upon Motion by Commissioner Steere, seconded by Commissioner Sligh, with all voting "aye", Motion to recommend approval to the Board of Supervisors passed.

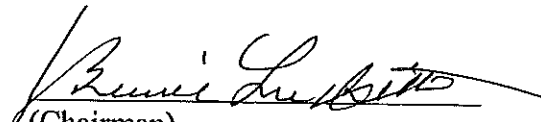
There next came on for consideration the issue of attorney's fees. Upon Motion by Commissioner Steere, seconded by Commissioner Amadio, with all voting "aye", Motion to approve attorney's fees passed.

There next came on for discussion the date for the August, 2010 meeting of the Madison County Planning and Zoning Commission. August 12, 2010 was suggested. Upon Motion by Commissioner Amadio, seconded by Commissioner Sligh, with all voting "aye" Motion to set the August, 2010, meeting of the Madison County Planning and Zoning Commission for August 12, 2010, passed.

Eric Hamer, attorney for Madison County, Mississippi next appeared in order to discuss issues with respect to Little Dixie Landfill. Mr. Hamer addressed issues with the Commission concerning public comments made with respect to the Little Dixie Landfill. Furthermore, Mr. Hamer advised the Commission that the Board of Supervisors has approved the request of Little Dixie Landfill to operate a landfill in Madison County and further advised the Commission that the County has entered into a host agreement with the Little Dixie Landfill. He stated that the Board of Supervisors has approved the host agreement, since the matter was before the Commission.

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

8/12/10  
Date

  
(Chairman)