

**MINUTES OF THE MADISON COUNTY PLANNING AND  
ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 10<sup>th</sup> DAY OF JULY, 2008 AT 9:00 A.M.  
AT THE MADISON COUNTY CHANCERY 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 10<sup>th</sup> day of July, 2008, at 9 a.m. in the Madison County Chancery Building.

Present:       Chairman Bennie Luckett  
                  Brad Sellers, Zoning Administrator  
                  Rev. Henry Brown  
                  Lisa Walters  
                  Sidney Spiro

Absent:         William Amadio

There first came on for consideration the Minutes of the June 12, 2008 meeting. Upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting "aye", the motion to approve the Minutes passed.

There next came on for consideration the petition to approve the special exception (for a radio tower as a public/quasi public facility in the A-1 District) of SSR Communications, Inc. Matt Wesolowski appeared on behalf of the petitioner and stated the proposed tower would be approximately 344 feet tall and located on Parkinson Road, Section 23, T9N-R1W. Further, the radio tower would increase coverage for the WYAB radio station in Flora. Such an increase in coverage would allow the station's license to be in Flora v. Benton and decrease interference problems. The radio station would only use the top portion of the tower, and allow the Madison County Sheriff Department access/use of the tower.

William Shanks appeared at the meeting and reserved his right to object to the Board of Supervisors within 15 days from the date of the meeting. Mr. Shanks advised he has property adjacent to the proposed location of the radio tower and had reached an agreement with the station based upon a 199 foot tower (not a 344 foot tower). Mr. Shanks advised he is currently in the process of working out an agreement with the petitioner wherein he would have the right to request the tower be moved as long as 365 days notice was given. This same agreement was reached in conjunction with the original plan to build a 199 foot tower. Mr. Shanks and/or SSR agreed to provide any agreements between the parties as an exhibit.

Commissioner Luckett inquired further about the potential agreement between the parties with regards to the notice requirement. Both men agreed that 365 days was sufficient notice under the agreement. Commissioner Luckett next inquired as to who, if

anyone, lived near the proposed site. Mr. Shanks advised a "Dr. Howard" was the closest resident. Dr. Howard, nor anyone acting on his/her behalf was present at the meeting.

Upon Motion by Commissioner Spiro to approve the special exception, seconded by Commissioner Brown, with all voting "aye," the motion to approve the special exception passed.

There next came on for consideration the petition to approve the special exception (to construct and operate a church as a public/quasi public facility in the A-1 District) of New Season Christian Fellowship Church. Ed Jones appeared on the behalf of the petitioner and stated the proposed construction (located at 724 Potluck Road, Section 22, T10N-R4E) would take place in two phases. The first phase would be a multi-purpose facility and the second phase would be the Church building.

Commissioner Brown inquired as to where on Potluck Road the facility would be located. Mr. Jones stated near Hwy. 43. Commissioner Walters inquired whether the Church was in existence somewhere else and if so, how many members. Mr. Jones advised the Church currently has approximately 100 members. Commissioner Brown next inquired if there has been any opposition from nearby landowners. Mr. Jones advised they have not received one single phone call. Commissioner Walters inquired about utilities. Mr. Jones advised utilities are available from Entergy and East Madison Water Association. Commissioner Spiro inquired about the size of the buildings. Mr. Jones advised the multi-purpose building will be approximately 13,000 square feet. The Church has not been designed. Commissioner Lockett inquired when they planned to construct the Church, and Mr. Jones advised 2 - 3 years down the road. Commissioner Lockett verified the tract was 12 acres. Commissioner Walters inquired as to how the Church was funding the project and Mr. Jones replied: "By the grace of God."

Upon Motion by Commissioner Brown to approve the special exception, seconded by Commissioner Walters, with all voting "aye," the motion to approve the special exception passed pending a letter from the gas company verifying the proposed structure was not interfering or near existing gas lines. Further, the special exception passed pending approval of a detailed site plan of the first phase (multi-purpose building).

There next came on for consideration the petition to approve the site plan of Eutaw Construction for an office building located on Old Jackson Road. Jonathon Husk appeared on behalf of the petitioner. Mr. Husk provided a photograph exhibit illustrating the building would have a brick veneer on the front part of the structure as seen from the road to ensure attractiveness. Commissioner Walters inquired further about the aesthetics from the road. Mr. Husk advised the fenced in office yard, as seen in the illustration, was not visible from the road. Mr. Husk also verified the 9400 square foot building would house their offices.

Upon Motion by Commissioner Walters to approve the site plan, seconded by Commissioner Spiro, with all voting "aye," the Motion to approve the site plan passed.

There next came on for consideration the approval of the attorney's fees. Upon Motion by Commissioner Lockett, 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 August meeting. Zoning Administrator Sellers stated that it would be August 14, 2008. Upon Motion by Commissioner Lockett, seconded by Commissioner Brown, the Motion to set the August meeting for August 14, 2008 passed.

With there being no further business, the meeting adjourned at 9:35 a.m.

8/14/08  
Date

Bonnie Lockett  
(Chairman)