

**MINUTES OF THE MADISON COUNTY PLANNING AND ZONING  
COMMISSION HELD AND CONDUCTED ON THURSDAY, THE 14<sup>th</sup> DAY OF  
JULY, 2011 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 14<sup>th</sup> day of July, 2011 at 9:00 a.m. in the Madison County Complex Building.

Present:       Chairman, Bennie Luckett  
                  Brad Sellers, Zoning Administrator  
                  Ken Steere  
                  Will Sligh  
                  Henry Brown  
                  Scott Weeks, Office of Madison County Zoning Administrator

Absent:        William Amadio

There first came on for consideration the minutes of the May 19, 2011 meeting. Upon motion by Commissioner Steere, seconded by Commissioner Brown, with all voting "aye", the motion to approve the minutes passed.

There next came on for consideration the site plan for Holy Trinity Anglican Church for a proposed multi-purpose building and Nave. The property is located at the southeast corner of Bozeman Road and Bozeman-Paine Circle. The Development is broken down into two phases. Phase I is a proposed multi-purpose building with a maximum of 400 seats, and phase II is a proposed Nave with a maximum capacity of 400 seats. The Nave is intended to be constructed at a time in the future when the Church deems its development necessary. The Petition was introduced to the Commission by Scott Weeks. Mr. Paine appeared on behalf of the Petitioner. He discussed with the Commission the issues that have been handled through the Board of Supervisors with regard to the landscape buffer along Bozeman-Paine Circle. He also discussed with the Commission recent concerns with the location of the access road from the property to Bozeman Road. He informed the Commission that the county engineer inspected the property and advised him as to where the access road needed to be placed. The development plan that was presented to the Commission reflected the location where the engineer, John Granberry, informed the developer to place the access road. The Petitioner also informed the Commission that there would be an agreement to relocate the access road off the south end of the subject property as opposed to the north end of the property if that option becomes available in the future through development of surrounding property. Commissioner Steere discussed his rising concerns with the entrance to the property being in such close vicinity to Madison Heights future entrance. In Commissioner Steere's opinion, this would create a bottleneck of traffic along this

road and in turn would create safety hazards. However, Commissioner Steere commented that he would defer to the opinion and judgment of the engineer responsible for inspecting the property. Zoning Administrator Sellers stated that the engineer looked at other intersections and was satisfied with this location due to the fact that an increase in traffic will be limited to Sundays only. Mr. Paine next informed the Commission that he is not pleased with the entrance on Bozeman-Paine Circle, as it is not a good location for the residents in the area. However, he further stated that he is not against the development of the Church, and, if this access to Bozeman-Paine Circle is allowed, then he wants the opportunity for the same access privileges to property he owns in the vicinity, which he intends to develop in the future. 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 site plan of Pass Go, LLC for a proposed office and retail space at 1040 Gluckstadt Road. The Petition was introduced to the Commission, and Kelly Dabbs appeared on behalf of Petitioner. Currently, the property in issue contains two entrances; however, the Petitioner stated that during development, they will cut this number back to only one entrance. He informed the Commission that the development will look like an old historic grocery store, with specialty ordered brick from Virginia. The Petitioner showed a sample of the specialty brick to the Commission. The Petitioner explained the design with the Commission by reference to the development plan presented, in addition to photographs of a similar development located in Nashville, Tennessee. At this time, the Petitioner does not have any tenants, but he is convinced that the Gluckstadt area and its current and recent development will make this commercial development successful. It is the Petitioner's intent to build the development in two phases. The development will consist of two identical buildings, and, at present, the Petitioner is going to construct only one of the buildings first. Once that building is fully rented, then he will begin construction on the second building. Nevertheless, he is ordering the materials for construction of both phases prior to the start of construction. Commissioner Steere inquired as to the parking lot and parking pads. The Petitioner informed the Commission that along with the construction of the first building, the parking, entrance and all parking pads will be installed. He also stated that it is the intent that the development not contain any liquor stores. Commissioner Steere next inquired as to the time frame of the development to which the Petitioner responded that it is anticipated that the Development will be under construction in August\September 2011. He also stated that it is anticipated that one if not both phases will be completed by February, 2012. Commissioner Steere inquired as to the utilities to which the Petitioner stated that the property already has access to sewer, water and electricity. Upon motion by Commissioner Sligh, seconded by Commissioner Steere, with all voting "aye", motion to recommend approval of the site plan 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 Sligh, with all voting "aye" motion to approve the attorney's fees passed.

There next came on for consideration the date for the August, 2011 meeting of the Madison County Planning and Zoning Commission. August 11<sup>th</sup> was proposed. Upon motion by Commissioner Steere, seconded by Commissioner Sligh, with all voting "aye" motion to set the August meeting of the Madison County Planning and Zoning Commission for August 11<sup>th</sup>, 2011, passed.

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

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Date

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(Chairman)