

**MINUTES OF THE MADISON COUNTY PLANNING AND ZONING  
COMMISSION HELD AND CONDUCTED ON WEDNESDAY, THE 9<sup>TH</sup> DAY OF  
JUNE, 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 9<sup>th</sup> day of June, 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

Absent: Reverend Henry Brown

There first came on for consideration the minutes of the May 20, 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 Livingston Lakes, LLC for permission to rezone R-2 Residential to R-1 Residential Estate District. Zoning Administrator Sellers introduced the Petition to the Commission and advised that the request for rezoning concerns 14.14 acres out of a total tract of 69.95 acres. The Petitioner is requesting to rezone 14.14 acres to R-1 Residential to be part of a larger tract proposed for an estate lot development. Zoning Administrator Sellers advised that currently there is a permitted mining operation on another portion of the 69.95 acre tract. Zoning Administrator Sellers also informed the Commission that Livingston Lakes, LLC entered into a previous agreement with surrounding neighborhoods and the City of Madison concerning the future development of this property, and a letter from the City of Madison was included in the materials concerning this Petition, which addressed sewer services being provided to the proposed Livingston Lakes Development when and if development occurs.

Bridgette Rieffel appeared on behalf of the Petitioner. Commissioner Steere inquired as to why the Petitioner is requesting to develop large estate lots when the trend over the last 6 to 8 months among developers has been the proposed development of smaller lots. Zoning Administrator Sellers advised that the property is very hilly and does not lend to development of smaller lots. He also added that Cypress Lake, which abuts this property, is also proposing larger lots in the future and that a condition of the mining operation was that large lots would be developed by the Petitioner. Commissioner Steere inquired as to how much of the property is

currently being mined to which Zoning Administrator Sellers advised that 40 acres was included in the mining operation. Commissioner Steere inquired as to how long the mining operation was approved to which Zoning Administrator Sellers stated that it was approved for one year. Commissioner Steere inquired as to when they started the mining operation to which Zoning Administrator Sellers advised that the mining operation began last year and has been renewed recently for another year. Commissioner Steere inquired as to the discrepancy in the Petition when compared to the letter from the City of Madison concerning sewer. Commissioner Steere pointed out that the Petition calls for individual treatment plants, and the City of Madison has advised that they would provide sewer services when and if the property is developed. Zoning Administrator Sellers simply stated that the letter from the City of Madison concerning sewer services was provided after the Petition was submitted. Sellers also added that the language in the City of Madison's letter is typical language concerning sewer services, and if the property is developed, the City has committed to provide the sewer services outlined in the letter. Zoning Administrator Sellers also pointed out that the subdivision will likely not be developed anytime in the near future. Upon Motion by Commissioner Amadio, seconded by Commissioner Sligh, with all voting "aye", Motion to recommend to the Board of Supervisors approval of the Petition to Rezone R-2 Residential to R-1 Residential Estate District passed.

There next came on for consideration the Petition of Oliver Outdoor, LLC for a Special Exception for a billboard in an I-2 District. Zoning Administrator Sellers introduced the Petition to the Commission. He stated that the proposed site is on Industrial Drive and that the new Zoning Ordinance requires billboards to be treated as conditional uses, which requires Oliver Outdoor, LLC to engage in the Petition process before the Planning Commission. Bucky Gideon appeared on behalf of the Petitioner. Mr. Gideon owns the property and advised the Commission that the subject property fronts I-55 and that the lot is very long and narrow. He stated that the minimum you can sell in an industrial area is 1 acre, and if this Petition is approved, he intends to sell this 1 acre tract to Oliver Outdoor, LLC. Mr. Gideon advised that MDOT has approved the location for the sign. Commissioner Steere inquired as to whether MDOT's approval should be reviewed by the Commission, and Zoning Administrator Sellers advised that the only MDOT requirement is that the billboard be located 5 feet or greater from the right-of-way, which is also in compliance with the Madison County requirements. Commissioner Steere inquired as to future plans for the remainder of the land to which the Petitioner stated that there are no current plans. He also added that there is currently one vacant building located on the property. Upon Motion by Commissioner Sligh, seconded by Commissioner Steere, with all voting "aye", Motion to recommend approval of the Petition for a Special Exception for a billboard in an I-2 District, passed.

There next came on for consideration the site plan of St. Joseph Catholic Church located on the corner of Gluckstadt Road and Church Road. Zoning Administrator Sellers introduced the Petition. Architect Michael Barranco appeared on behalf of the Petitioner. He stated that the site plan consists of the construction of the initial phase of the church, which is anticipated

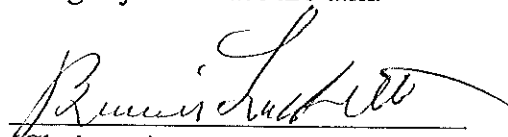
to accommodate 350 people. There is a proposed larger church that is anticipated to be constructed in the future on this site. He stated that the property is 90,000 square feet (a little less than 2 acres), and access to the property is through an existing parking lot to the west with a new access point proposed off Gluckstadt Road to the south. Zoning Administrator Sellers inquired as to the current capacity of the church to which the Petitioner advised that it is standing room only. The Petitioner stated that the current capacity is 150 people, and the church has over 200 members. They are trying to plan for increased growth in the church membership with the proposed facility. Commissioner Amadio inquired as to when St. Joseph Catholic Church intends to break ground on construction to which the Petitioner stated that construction is anticipated to be underway in the next month or so. Commissioner Steere inquired as to how the church currently manages traffic. The Petitioner stated that although he does not attend the church, everyone accesses the current church facility from Church Road, which is very congested. The design for the new facility has two access points to assist with the traffic congestion. Upon Motion by Commissioner Steere, seconded by Commissioner Amadio, 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 Sligh, seconded by Commissioner Amadio, with all voting "aye", Motion to approve the attorney's fees passed.

There next came on for discussion the date for the July, 2010 meeting of the Madison County Planning and Zoning Commission. July 8, 2010 was suggested. Upon Motion by Commissioner Amadio, seconded by Commissioner Steere, with all voting "aye", Motion to set the July, 2010 meeting of the Madison County Planning and Zoning Commission for July 8, 2010 passed.

With there being no further business the meeting adjourned at 9:20 a.m.

7/8/10  
Date

  
(Chairman)