

**MINUTES OF THE SPECIAL MEETING MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED
ON THURSDAY, THE 10TH DAY OF MARCH, 2011 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

BE IT REMEMBERED that a special meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 10th day of March, 2011 at 9:00 a.m. in the Madison County Complex Building.

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

There first came on for consideration the Minutes of the February, 2011 meeting. Upon motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye", motion to approve the minutes passed.

There next came on for consideration the site plan of KMS Properties, LLC. Ken Sykes appeared on behalf of the petitioner. Brad Sellers introduced the petition to the Commission. The property sits on a corner lot at Gluckstadt Road and Lexington Drive and is currently zoned C-1. A synopsis of the development details was submitted, and it is attached hereto as Exhibit "A". Commissioner Sligh inquired as to the details of the signage and requirements for leasees to come before the commission in the future. Zoning Administrator Sellers advised that this requirement will only exist in cases where the leasee is seeking a business permit. Sellers advised the commission that it appears the building, based upon the submitted plans, will be very nice aesthetically as compared to other C-2 zoned property located behind this property. Sykes stated that he intended to build a very nice building and to attempt to set an example of such along Gluckstadt Road with this project. He also advised, in response to Commissioner Steere's inquiry, that the property is currently a vacant lot. Street setback requirements were discussed, and Sykes has sought a variance along Lexington from the Board to a maximum of 9 feet. The Gluckstadt Road setback will remain the same at 15 feet. Upon motion by Commissioner Steere, seconded by Commissioner Brown, with all voting "aye", the petition was recommended for approval to the Board of Supervisors.

There next came on the issue of attorney fees. Upon motion by Commissioner Sligh, seconded by Commissioner Brown, with all voting "aye", motion to approve the attorney fees passed.

There next came on for discussion the setting of the special meeting of Pinelake Baptist

Church's petition for special exception. It was announced that said meeting would take place at 9 o'clock a.m. on Friday, March 25, 2011. Attorney O'Cain announced his conflict, in that he is a member of Pinelake Baptist Church. The Commission agreed to allow Attorney Matthew A. Taylor attend in his place.

There next came on for discussion the date for the April, 2011 meeting. Upon motion by Commissioner Sligh, seconded by Commissioner Steere, the April, 2011 meeting was set for April 14, 2011 at 9 o'clock a.m.

With there being no further business, the meeting adjourned at 9:40 a.m.

4/14/11
Date

Ham Bruce
(Chairman)

**Proposed Strip Development
Corner of Gluckstadt Road and Lexington Drive**

Owner:

**Ken Sykes, KMS Properties, LLC
P.O. Box 1214
Ridgeland, MS 39158
Contact phone: 601-842-6341**

Development Schedule:

Upon approval of submitted plans, building will immediately begin with an estimated build out time of 4-6 months.

Building materials:

Tuscan Antique Brick or similar, with Buckskin Dryvit smear in areas as indicated on elevation drawing.

Signage:

No street sign is planned at this time. Building signs will be about 20-25 square feet per sign as required by Madison County. Building Owner will allow signs that are characteristic of a Licensed or Franchised logo within reason. Other signs, or signs of "Independent" businesses will be required to get approval from Building Owner, and that approval will be subject to, and based upon, color, style of sign and letters, material, and overall fit to the building and surrounding demographic area.

Landscaping Schedule:

Grounds will be a combination of sod and low growing shrubs such as Youpon Holly, Nandina, and Indian Hawthorne. See site plan.

"A"