

**MINUTES OF THE SPECIAL MEETING MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED
ON FRIDAY, THE 25TH 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 Friday, the 25th 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 Petition of Pine Lake Baptist Church for Special Exception for Public/Quasi-Public Facility in the I-2 Industrial District. The Petitioner proposes buying an existing warehouse at this location and remodeling the building for use as the Madison Campus, which is now operated at Ridgeland High School.

Prior to the Petitioner's presentation to the Commission, Zoning Administrator, Brad Sellers announced that Tim Coursey, Executive Director of Madison County Economic Development Authority has expressed two (2) concerns regarding the request: (1) the building is on property for industrial use and creating jobs in that capacity; and (2) the county will use the existing tax benefit.

Jeff Redding, Pine Lake Madison Campus Pastor, presented on behalf of the Petitioner church. According to Mr. Redding, although Pine Lake has already purchased land in the city of Madison, the warehouse offers two (2) benefits over building a new facility on the land: (1) cost effectiveness; and (2) the warehouse facility would represent the preference of the Pine Lake Madison Campus congregation by allowing them to worship in a building that does not share a traditional "church" aesthetic.

Mr. Redding stated that the Madison Campus averages 1200 - 1300 attendees on Sundays and had 2000 in attendance on Easter, 2010.

Commissioner Steere inquired as to the status of the church's property in Madison which has already been purchased. Mr. Redding stated that the property is still owned by the church and that they intend to use it, but have no specific plans at this time. Commissioner Steere inquired as to what motivated the decision to use the warehouse. Mr. Redding responded that the Madison Campus congregation is not drawn to a traditional church structure and that the

facility can be paid for, in full, by the church in just a few years, without incurring any debt.

Commissioner Sligh inquired as to which this project cannot be done on the existing land on Reunion Parkway. Mr. Redding responded that this type of warehouse building cannot be built under the restrictions of the City of Madison. Mr. Redding also foresees the church utilizing a care center, a thrift center and many other mission offerings in the building. Mr. Reading acknowledged that the cost difference for construction would be \$2 million as opposed to \$14 million.

Commissioner Sligh noted his concern that this location does not fit a church facility. Mr. Redding responded that the congregation favors the industrial park location and does not want a building which resembles a traditional church.

Commissioner Steere inquired as to where the current Madison Campus parishioners come from to the services. Mr. Redding stated that while many come from Canton, Ridgeland and Jackson, most come from the new Madison subdivisions west of the interstate in the Annandale/Reunion area.

Commissioner Steere inquired and expressed concern about the volume of traffic and access to the facility from the south. Commissioner Steere stated that concern as to how to express the best access to the church to the congregation. Mr. Steere also inquired as to other weekly activities at the church, other than Sunday services, which might interfere with the industrial work being conducted at the location. Mr. Redding responded that there is a single Wednesday night service from 6:30 - 7:45 p.m. and that other activities are conducted in small group settings in parishioners' homes, so that mid-week gatherings would be minimal.

Commissioner Steere inquired as to the impact of the loss on the tax rolls. Brad Sellers obtained the amount of \$45,694.00 in annual tax loss.

Will Sligh inquired as to the amount of parking spaces. Mr. Redding stated that there are approximately 400 spaces in the plan, of which approximately 200 would be used per average service.

Commissioner Steere inquired about utilities which are available. Mr. Reading stated that the utilities capacity would have to be increased at the direction of their architect.

Commissioner Steere inquired about the timing for the project. Mr. Redding responded that the project would begin as soon as possible, with a tentative move in date during the first quarter of 2012.

Commissioner Steere inquired about the correspondence from Tim Coursey. Brad Sellers noted that only one (1) church had not received a favorable vote. Commissioner Steere inquired of Administrator Sellers as to whether this project would generate problems for the industrial tenants, noting that the MCEA's concern is that the area was developed for industrial jobs

Commissioner Luckett inquired as to whether the purchased land west of the Bozeman/Reunion intersection would be kept. Mr. Redding answered that it would be.

Commissioner Sligh inquired as to whether Ridgeland High School was forcing the church out of the use of its facilities. Mr. Redding stated that it was not.

Commissioner Steere noted that a concern for the Petitioner with the existing property is that the City of Madison maintains more rigorous restrictions on construction.

Commissioner Luckett inquired as to whether there were any other questions. Upon Motion of Commissioner Steere to approve the Petition with a stipulation that the Petitioner advise the congregation and provide a formal Traffic Plan to bring vehicles to the location from the north side of the facility to avoid existing churches and residential areas, seconded by Commissioner Brown, with Commissioners Amadio, Steere and Brown voting "aye" and Commissioners Luckett and Sligh voting "nay", the Petition passed.

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

4/14/11
Date

Henry Brown
(Chairman)