

**MINUTES OF THE MADISON COUNTY PLANNING AND ZONING  
COMMISSION HELD AND CONDUCTED ON THURSDAY, THE 7<sup>TH</sup> DAY OF  
OCTOBER, 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 7<sup>th</sup> day of October, 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 Luckett, Chairman  
                  Reverend Henry Brown

There first came on for consideration the minutes of the September 9, 2010 meeting of the Madison County Planning and Zoning Commission. Upon Motion by Commissioner Amadio, seconded by Commissioner Sligh, with all voting "aye", Motion to approve the minutes passed.

There next came on for consideration the Petition of Missionary Servants of the Most High Trinity for permission to rezone A-1 Agricultural District to R-3 Multi-Family District. Zoning Administrator Sellers introduced the Petition to the Commission. He advised the Commission that the location of this property was on Highway 17 in Northeast Madison County and he advised the Commissioners that the rezoning was in order to facilitate their plans of developing senior housing apartments to be managed by Sacred Heart Catholic Church. Bobby McMurtray and Father Michael Barth appeared on behalf of the Petitioners. They advised the Commission that the property subject of the Petition consists of approximately 11 acres of frontage along Highway 17, and they intend to utilize the property for the development of a 40 unit senior housing project. They stated that there is a substantial need for this housing facility for seniors and he discussed the great need for a facility such as this. It is their intention to provide good, safe housing for seniors and that the facility will not be developed or utilized for multi-family dwelling purposes. It is their sole intent to provide the housing for self-sufficient seniors living alone.

Zoning Administrator Sellers inquired as to whether applicants to the facility had to be church members, to which the Petitioner advised that this would be open to anyone who applies and meets the criteria. He also advised the Commission that there is a tremendous amount of feedback from out-of-state seniors who have expressed a desire and intent to moving back to the Madison County, Mississippi area. Commissioner Steere inquired as to the amount of land

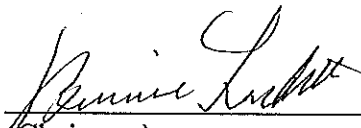
devoted to the on-site wastewater addressed in the Petition. Bobby McMurtray advised the Commission that the State has tested the soil and concluded that they have plenty of property to facilitate the on-sight waste water treatment and that free-flow drains would be utilized. Mr. McMurtray also advised the Commission that the development and surrounding property will contain an adequate buffer in order to maintain the discharge within the property boundaries. Commissioner Steere inquired as to whether the setback requirements had been met, to which Zoning Administrator Sellers advised that it had. Commission Attorney O’Cain inquired as to whether the services of an Engineer had and will be utilized with respect to the wastewater treatment, as directed in the letter from DEQ. The Petitioner advised the Commission that these issues had and will be met. Upon Motion by Commissioner Brown, Seconded by Commissioner Sligh, with all voting “aye”, Motion to Recommend Approval to rezone A-1 Agricultural District to R-3 Multi-Family District and to recommend approval of the site plan, contingent upon the Petitioner maintaining at least 80 parking spaces designated for the facility, passed.

There next came on for consideration the issue of attorney fees. Upon Motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting “aye”, Motion to Approve attorney fees passed.

There next came on for consideration setting the date and time for the November, 2010 meeting of the Madison County Planning and Zoning Commission. November 11, 2010 was suggested. Upon Motion by Commissioner Sligh, seconded by Commissioner Brown, with all voting “aye”, Motion to Set the November, 2010 meeting of the Madison County Planning and Zoning Commission for November 11, 2010, passed.

With there being no further business, the meeting adjourned at 9:30 a.m.

11/15/10  
Date

  
(Chairman)