

MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12TH DAY OF APRIL, 2012 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 12th day of April, 2012 at 9:00 a.m. in the Madison County Complex Building.

Present: Will Sligh
Jim Smith
Rev. Henry Brown
Dr. Keith Rouser
William Amadio
Brad Sellers, Zoning Administrator
Scott Weeks, Office of the Planning and Zoning Commission

Absent: Nobody

There first came on for consideration the minutes of the March 8, 2012 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 petition of Edgar D. Uribe and Tomasa Sanchez for a special exception to operate a day care in an A-1 District. Edgar D. Uribe and Tomasa Sanchez appeared on behalf of the Petitioners. The subject property is located along Highway 463 in Madison County, west of the City of Madison, and the Petitioners advised the Commission that they are seeking a special exception in order to allow them to construct and operate a commercial, for-profit day care on the property. The Petitioners stated that there exists a need in this area for a day care operation, and they have the desire to provide day care services to this part of the community. They further represented that this facility is compatible with adjacent properties. They have approval and the appropriate licenses through the Mississippi Department of Education and the Department of Health, and Petitioners advised that the closest full-size day care facility is located to the north in the Gluckstadt area. However, Zoning Administrator Sellers revealed that there is a small day care in the vicinity at Chapel of the Cross, but it is very small and the owners of this small day care have represented that there are no

future plans for any expansion. Petitioners further stated that they desire to open with capacity to service 28 children from ages 3 to 5. The Mammsdale-Livingston Heritage Preservation District has opined in writing that the proposed day care is compatible with the need in the community, and MLHPD therefore has no objection to the special exception being requested for this purpose. See Exhibit "A", letter from Rita McGuffie of the MLHPD, which is attached hereto and incorporated herein by reference. Also, Petitioners have obtained approval of all utilities. Upon motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye", motion to recommend approval of the requested special exception to operate a daycare in an A-1 District, passed.

There next came on for consideration the Site Plan of Parkway Quicklube, representing an addition to an existing commercial building at 538 Denim Way in the Gluckstadt community. Greg Ainsworth, the architect on the project, appeared on behalf of the Petitioner and introduced the site plan to the Commission. Mr. Ainsworth represented that the addition would mirror the existing building in all aspects and that the construction will consist of an "L" shaped addition off the east side of the current building. The addition will be completely bricked. Commissioner Amadio inquired as to the overall size of the proposed construction, and Mr. Ainsworth represented that it would consist of approximately 3,000 square feet. The Commission reviewed the proposed site plan and discussed it with the architect. Upon motion by Commissioner Rouser, seconded by Commissioner Amadio, with all voting "aye", motion to recommend approval of the site plan to the Board of Supervisors contingent upon final review and approval by the Board of Supervisors, passed.

There next came on for consideration the site plan of Joe Welch Plumbing. Joe Welch appeared on behalf of the Petitioner. Zoning Administrator Sellers introduced the petition to the Commission. He inquired of the Petitioner as to where his business is currently located; to which the Petitioner advised that currently he operates out of Rankin County along Highway 471. He desires to relocate his business to Madison County permanently, and he informed the Commission that although he handles residential and commercial plumbing needs, his specialty is primarily focused on residential customers. Zoning Administrator Sellers represented to the Commission that the front of the building would be the only aspect of the business visible from the road frontage and that the Petitioner will be constructing a fence in order to camouflage the service trucks, equipment, pipes and supplies that are necessary to the operation of the business. Upon motion by Commissioner Amadio, seconded by Commissioner Sligh, with all voting "aye", motion to recommend approval of the site plan to the Board of Supervisors contingent upon final review and approval by the Board of Supervisors, passed.

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

There next came on for discussion the setting of the May 2012 meeting. May 17, 2012 was suggested. Upon motion by Commissioner Amadio, seconded by

Commissioner Rouser, with all voting "aye", motion to set the May 2012 meeting for May 17, 2012 passed.

With there being no further business, the meeting was adjourned at 9:35 a.m.

5/17/12 _____
Date

Henry Brown GC
(Chairman) HL