

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF DECEMBER 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 13th day of December, 2012 at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Jim Smith
 Rev. Henry Brown
 William Amadio
 Will Sligh

Brad Sellers, Planning and Zoning Administrator.

There first came on for consideration the minutes of the November 8, 2012. Upon motion by Commissioner Sligh, seconded by Commissioner Smith, with all voting "aye," motion to approve the minutes passed.

There next came on for consideration the petition of John Wood for Special Exception, Fireworks Sales in C-2 Commercial District. The petition was introduced by Administrator Sellers. The specific location of the subject property is Lot 12 in the Gluckstadt Commercial Center.

The Petitioner did not appear at the hearing. Rather, he submitted his petition on its own merits. Mr. Wood attached numerous documents to his petition, including two plats of the property, one of which depicted the subject parcel and surrounding property owners, and a document indicating the land owner's permission for Petitioner to use the subject property for the sale of fireworks. Upon motion by Commissioner Sligh that the petition be approved subject to limitation to this particular Petitioner at this particular location only, and said motion being seconded by Commissioner Amadio, with all voting "aye," motion to recommend approval to the Board of Supervisors of the petition for Special Exception, Fireworks Sales in C-2 Commercial District as to John Wood at this location only, passed.

There next came on for consideration the petition of Martin Meadowlands, LLC, to conduct surface mining operation in the A-1 Agricultural District. The petition was introduced by Administrator Sellers. The specific location of the subject property is 67 acres of a 200.12 acre tract that is zoned A-1 Agricultural.

Wes McLeese appeared on behalf of the Petitioner and explained that 44 acres of the property had previously been approved for surface mining, with the material being designated for MDOT's I-55 widening project in Madison County. McLeese also explained that Martin Meadowlands, LLC, is seeking the subject 23 acre expansion of their surface mine to serve the MDOT project, as well

as other commercial interests, and that Martin Meadowlands, LLC, is currently working through the Public Hearing process to gain such approval. Mr. McLeese attached numerous documents to his petition, including two topographical maps depicting the surface mine area, a plat of the subject site and other adjacent parcels, and correspondence from Administrator Sellers to Mr. James Matheny at MDEQ outlining the current status of the surface mine, as well as the plans for expansion, as outlined above. Commissioner Sligh questioned McLeese as to what use has been made of the property, and McLeese explained that the oldest part of the property is in the process of being reclaimed and "bad" materials are being hauled in from the MDOT project and placed back onto the property. Commissioner Amadio asked what route was being used to truck the materials in, and McLeese explained that Calhoun Station Parkway was being utilized. Upon motion by Commissioner Smith, seconded by Commissioner Rouser, with all voting "aye", motion to recommend approval to the Board of Supervisors of the petition to conduct surface mining operation in the A-1 Agricultural District, passed.

There next came on for consideration the petition of Twisted Oak, LLC, to rezone property currently zoned R-1 Residential to R-2 Residential District with a Planned Unit Development District. The petition was introduced by Administrator Sellers. The specific location of the subject property is an 80 acre parcel on Yandell Road, Section 26 Township 8N Range 2E.

Petitioner attached numerous documents to its petition, including a project narrative for Glenwild Development, a Master Plan for Glenwild Development, an aerial view of the property and surrounding area, various Warranty Deeds, and a letter from Bear Creek Water Association agreeing to provide water to the Glenwild Development. Gene Simmons, attorney for Twisted Oak, LLC, and Steve Horn, developer of the proposed Glenwild subdivision, appeared on behalf of the Petitioner. Mr. Horn explained that he has been a developer in Madison County for a number of years, and has developed numerous subdivisions. Mr. Horn presented a pictorial map of the proposed development, and gave an overall explanation of the proposed subdivision which will include open, common spaces and a linear plan that allows for flexibility in development. Commissioner Sligh inquired of the thought that had been given to traffic concerns on that portion of Yandell Road given the proximity of Glenwild to Madison Crossing Elementary School. Mr. Horn advised that Glenwild would be built in phases, and that although it would contribute to traffic count, the subdivision would also contribute to and provide a greater tax base for road construction and improvement in that area. Mr. Horn further advised the Commission that the homes in Glenwild would be in the 1,800-2,000 square foot market and would be subject to Protective Covenants, and an architectural review board that would ensure the highest and best use of the property was maintained and that quality materials were used in construction of the homes. Commissioner Smith inquired as to the likely per square foot price of the homes and Mr. Horn responded that he anticipated that would be in the \$115 to \$120 / square foot range. Commissioner Smith also expressed concern for the traffic flow and safety within Glenwild, and inquired as to plans for traffic calming elements to be included. Mr. Horn advised there would be stop signs and stamped asphalt "speed bumps," or similar aesthetically pleasing devices installed. County Administrator, David Overby, questioned Mr. Horn from the audience as to whether Glenwild would contribute to current drainage issues in the area. Mr. Horn advised that Glenwild would not be contributing to that issue at all, and would have its own drainage plan. Upon motion by Commissioner Amadio, seconded by Commissioner Smith and all voting "aye," motion to recommend approval to the Board of Supervisors of the petition of

Twisted Oak, LLC, to rezone property currently zoned R-1 Residential to R-2 Residential District with a Planned Unit Development District subject to the requirement of approved Protective Covenants, passed.

There next came on for consideration, the issue of proposed amendments to the Madison County Zoning Ordinance. William Peacock of Central Mississippi Planning and Development District appeared before the Commission. He and Administrator Sellers explained that the Ordinance had last been amended in 2005, that their respective offices had again reviewed the Ordinance and recommended certain amendments which were published to the Commission in advance of the meeting to allow for ample time for review and comment. Upon motion of Commissioner Amadio, seconded by Commissioner Sligh, with all voting "aye," the motion to recommend approval to the Board of Supervisors of the proposed amendments to the Madison County Zoning Ordinance, passed.

There next came on for consideration, the issue of an Urban Renewal Plan for a location in north Madison County. County Administrator, David Overby, requested the matter be presented to the Commission, acting as an advisory board, to consider and make a recommendation of the plan. The proposed site is a 60 acre site and will comply with Madison County's comprehensive plan. Upon motion of Commissioner Rouser, seconded by Commissioner Sligh, with all voting "aye," the motion to submit recommendation to the Board of Supervisors of the proposed 60 acre site for an Urban Renewal Plan, passed.

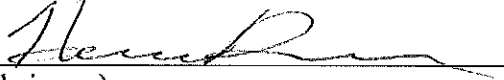
There next came on for discussion the issue of attorney fees. Upon motion by Commissioner Smith, seconded by Commissioner Amadio, with all voting "aye," motion to approve attorney fees passed.

There next came on for discussion, the setting of the January, 2013 meeting. January 10, 2013 was suggested. Upon motion by Commissioner Amadio, seconded by Commissioner Sligh, with all voting "aye," motion to set the January, 2013 meeting for January 10, 2013, passed.

There next came on for discussion, the payment of Commissioner Rouser for attendance at the November 2012, meeting. Due to a clerical error, Commissioner Rouser, did not receive such payment due. Upon motion by Commissioner Sligh, seconded by Commissioner Amadio, motion to recommend payment to Commissioner Rouser for attendance at November 2012 meeting, passed.

With there being no further business, the meeting was adjourned.

1/10/13
Date


(Chairman)