

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF APRIL, 2018 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, 2018 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Larry Miller
 Bill Billingsley
 Walter McKay
 Dr. Bill Howard

Scott Weeks, Planning and Zoning Administrator

Absent: Rev. Henry Brown

The meeting was opened with prayer by Commissioner Miller, and those present participated in pledging allegiance to our flag.

There first came on for consideration the minutes of the March 8, 2018 meeting of the Commission. Upon motion by Commissioner McKay to approve the minutes with revisions to the Capitol Body Shop flag variance, seconded by Commissioner Howard, with all voting "aye," the motion to approve the March 8, 2018 minutes passed.

There next came on for consideration to open the public hearing for various matters. Upon motion by Commissioner McKay to open the public hearing, seconded by Commissioner Billingsley, with all voting "aye," the motion to open the public hearing passed.

There next came on for public hearing the petition of Carlisle 536 LLC to rezone C-1 Commercial to C-2 Commercial. This land is located at Weisenberger Rd and Gluckstadt Rd. Don Nichols appeared on behalf of the petition. This is a small piece of land that was an easement from the bank and will now be used as part of Wendy's currently under development. There were no questions from the Commissioners or those in attendance. Upon motion by Commissioner Billingsley to approve the petition for rezoning, seconded by Commissioner Miller, with all voting "aye," the motion to approve the rezoning passed.

There next came on for public hearing the petition of Madison Lanscape to rezoning A-1 Agricultural to C-2 Commercial. The land is located at Old Jackson Rd. James Peden appeared on behalf of the petitioner and the owner Phillip Robinson was also present. He stated that they were negotiating with the neighboring property owner and requested a continuance to the next meeting in May. Upon Motion by Commissioner McKay to continue the petition to the May meeting, seconded by Commissioner Howard, with all voting "aye," the motion to continue the petition

passed.

There next came on for consideration the petition for a conditional use of SSR Communications for a 280 foot communication tower. The property is located at North Livingston Rd. and Lake Cavalier Rd. Matthew Wesolowski appeared on behalf of the petitioner. A discussion was held regarding a portion of the property being on 16th section land and he acknowledged the school board had given them permission. There was no opposition present in attendance. It was also discussed that the neighbor had spoken with Zoning Administrator Weeks and he was ok with the request. Upon Motion by Commissioner Billingsley to approve the conditional use, seconded by Commissioner Miller, with all voting “aye,” the motion to approve the conditional use passed.

There next came on for consideration the zoning ordinance amendments. Such proposed amendments were properly published and available in the zoning office for review. A discussion was held regarding the proposed amendments and revisions to same. A change was made to Section 2301.02 to state as follows: Change the minimum size space to 180 SF (9.5 ft min. width) to match the definition of a parking space as re-defined in Definitions Sect. 201. A copy of the proposed amendments as revised are attached as Exhibit “A.” There were no questions from those in attendance. Upon Motion by Commissioner McKay to approve the zoning ordinance amendments with the change to Section 2301.02, seconded by Commissioner Howard, with all voting “aye,” the motion to approve the amendments passed.

There next came on for consideration to close the public hearing. Upon Motion by Commissioner McKay to close the public hearing, seconded by Commissioner Billingsley, with all voting “aye,” the motion to close the public hearing passed.

There next came on for consideration the site plan amendment of CIA Autoplex located at 380 Distribution Dr. Lee Sahler appeared on behalf of the site plan. The amendments to the site plan were discussed regarding Building B which was a lot larger in size. Building A was also discussed which was now two-story but the same height and size overall as originally proposed. Mr. Sahler explained there had been a change in ownership and they had decided to expand the size. Upon Motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Miller, with all voting “aye,” the motion to approve the site plan passed.

There next came on for consideration the site plan of Quality Glass for an addition to the business located at 109 Westfalen Dr. Nick Thomas appeared on behalf of the site plan. Upon Motion by Commissioner Miller to approve the site plan, seconded by Commissioner Billingsley, with all voting “aye,” the motion to approve the site plan passed.

There next came on for consideration the site plan of Atlas Greek Cuisine for a new business located on Calhoun Station Parkway. Daniel Wooldridge appeared on behalf of the site plan. He explained that this was South of Capitol Body Shop. The proposed business will have 10 foot parking spaces and the exterior cooler will be painted the same color of the building exterior and landscaped. Upon Motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Miller, with all voting “aye,” the motion to approve the site plan passed.

There next came on for consideration the site plan of Luckytown Square for a new business located on Gluckstadt Rd. and Distribution Dr. Alton Clingan appeared on behalf of the site plan. There was a discussion regarding there not being any set tenants for the development yet so they don't know how many parking spaces and they don't have a sign package. Upon Motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Howard, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan for a new business of Calhoun Station located at Church Rd. and Calhoun Station Pkwy. Commissioner McKay inquired regarding the entrance off Church Rd. because of the safety hazard it poses being in a high traffic area with a right turn lane right there. A discussion was held regarding this issue and Commissioner McKay stated that he would like Dan Gaillet, County Engineer to review the Church Rd. entrance. Upon Motion by Commissioner Billingsley to approve the site plan conditional on the Church Rd. entrance being reviewed and approved by Dan Gaillet, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan with the condition passed.

There next came on for consideration to open the public hearing. Upon motion by Commissioner McKay to open the public hearing, seconded by Commissioner Howard, with all voting "aye," the motion to open the public hearing passed.

There next came on for consideration the rezoning of land from R-2 to R-5 Residential located on Catlett Rd. Brian Sartain appeared on behalf of the petition. He explained that this would be 1,800 square foot minimum homes with a 2-car garage. Don McGivens appeared next in opposition to the request. He stated that he lives directly across the street from this and traffic is already a large issue and this increase in homes would negatively affect the condition. Earl Hill also appeared and stated that he lives at 301 Catlett Rd. near this area and he was opposed to the development because there had been too much growth already and he was against another large development. Richard Young also addressed the Commission. He was the spokesperson for the Quail Ridge neighborhood association. He explained that this would be out of character with the area and also a traffic hazard when there was already a safety issue since homes of this size were being marketed to elderly, retired individuals/couples. Martha Ann Smith who lives on Dewees Rd. also spoke and inquired how this might affect the Catlett Rd. expansions and a discussion was had regarding that issue.

The Commission discussed the requirements of R-2 which does not have a minimum square footage size required and does not require any green space. Commissioner Billingsley inquired regarding how many houses the request would add and Mr. Sartain explained that it would add five (5) rooftops to the development if the request was granted. Upon Motion by Commissioner Howard to deny the request because he did not feel like the petitioner had met the burden of proof for rezoning, seconded by Commissioner Miller, with Commissioners Howard, Miller and McKay voting "aye," and Commissioner Billingsley voting "nay," the Motion to deny the petition for rezoning passed. Zoning Administrator Weeks notified the petitioner of his fifteen (15) day appeal period.

There next came on for consideration to close the public hearing. Upon Motion by

Commissioner Billingsley to close the public hearing, seconded by Commissioner Miller, with all voting "aye," the motion to close the public hearing passed.

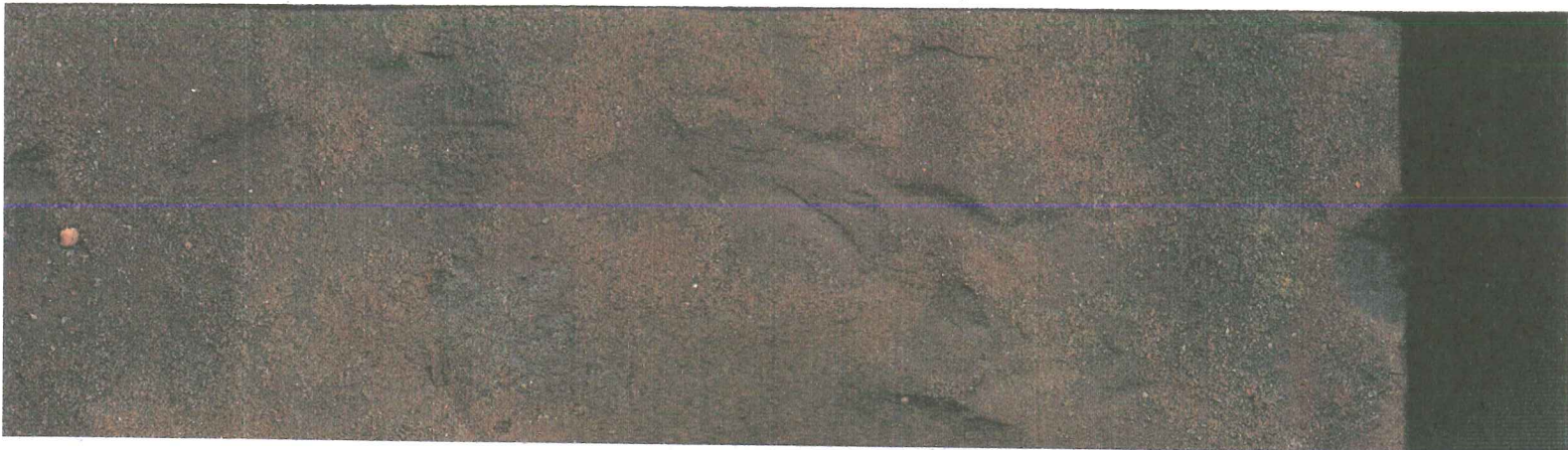
There next came on for discussion the setting of the May, 2018 meeting/public hearing. The second Thursday is Canton Flea Market so the meeting will need to be the third week of May to meet the publication requirements. Upon Motion by Commissioner McKay to set the meeting/hearing for May 17, 2018, seconded by Commissioner Miller, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the April 12, 2018 meeting was adjourned.

5-17-18
Date

Walter McKay
(Chairman)

CALHOUN STATION



BUICK



EFIS

Calhoun Pkwy at Church Road C-Store

Drainage Area = 1.1 acres.

Pre-project CN = 75

Post-project CN = 90

Note: The creek channel will put a tailwater elevation of 285.6 on the pond during 100-yr event

Storm	Preproject flow	Postproject flow	Routed thru pond
	cfs	cfs	cfs
5-yr	3.2	5.1	0.8
10-yr	4.1	6.0	2.3
25-yr	5.1	7.1	4.3
50-yr	5.9	8.0	5.7
100-yr	6.6	8.7	6.3

Hydraflow Hydrographs by Intellisolve was used to compute the runoff hydrographs. The attached computations show the runoff parameters and the results for the 5-yr through 100-yr storm events.



Hydrograph Return Period Recap

Hyd. No.	Hydrograph type (origin)	Inflow Hyd(s)	Peak Outflow (cfs)								Hydrograph description
			1-Yr	2-Yr	3-Yr	5-Yr	10-Yr	25-Yr	50-Yr	100-Yr	
1	SCS Runoff	-----	60.24	74.85	-----	109.55	135.42	164.62	190.79	209.36	Creek channel
2	SCS Runoff	-----	96.85	120.40	-----	176.26	217.97	265.07	307.30	337.18	at I 55
3	SCS Runoff	-----	1.65	2.11	-----	3.23	4.08	5.05	5.93	6.55	Pre project site
4	SCS Runoff	-----	3.21	3.78	-----	5.08	6.02	7.08	8.01	8.67	Post-project site
5	Reservoir	4	0.05	0.10	-----	0.79	2.32	4.32	5.66	6.34	Site
6	SCS Runoff	-----	6.69	8.57	-----	13.11	16.55	20.47	24.01	26.52	Offsite

Hydrograph Report

Hyd. No. 2

at I 55

Hydrograph type	= SCS Runoff	Peak discharge	= 337.18 cfs
Storm frequency	= 100 yrs	Time interval	= 2 min
Drainage area	= 132.50 ac	Curve number	= 80
Basin Slope	= 1.5 %	Hydraulic length	= 4500 ft
Tc method	= LAG	Time of conc. (Tc)	= 86.5 min
Total precip.	= 9.20 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

Hydrograph Volume = 3,234,821 cuft

Hydrograph Discharge Table

Time -- Outflow
(hrs cfs)

12.93 337.18 <<

...End

Hydrograph Report

Hyd. No. 5

Site

Hydrograph type = Reservoir
Storm frequency = 100 yrs
Inflow hyd. No. = 4
Max. Elevation = 285.91 ft

Peak discharge = 6.34 cfs
Time interval = 2 min
Reservoir name = Site2
Max. Storage = 13,257 cuft

Storage Indication method used.

Outflow hydrograph volume = 22,163 cuft

Hydrograph Discharge Table

Time (hrs)	Inflow cfs	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	Civ D cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	Outflow cfs
12.20	6.17	285.91	6.34	-----	-----	-----	-----	-----	-----	-----	-----	6.34 <<

...End

Hydrograph Report

Hyd. No. 6

Offsite

Hydrograph type = SCS Runoff
Storm frequency = 100 yrs
Drainage area = 6.00 ac
Basin Slope = 1.6 %
Tc method = LAG
Total precip. = 9.20 in
Storm duration = 24 hrs

Peak discharge = 26.52 cfs
Time interval = 2 min
Curve number = 75
Hydraulic length = 800 ft
Time of conc. (Tc) = 24.4 min
Distribution = Type III
Shape factor = 484

Hydrograph Volume = 131,561 cuft

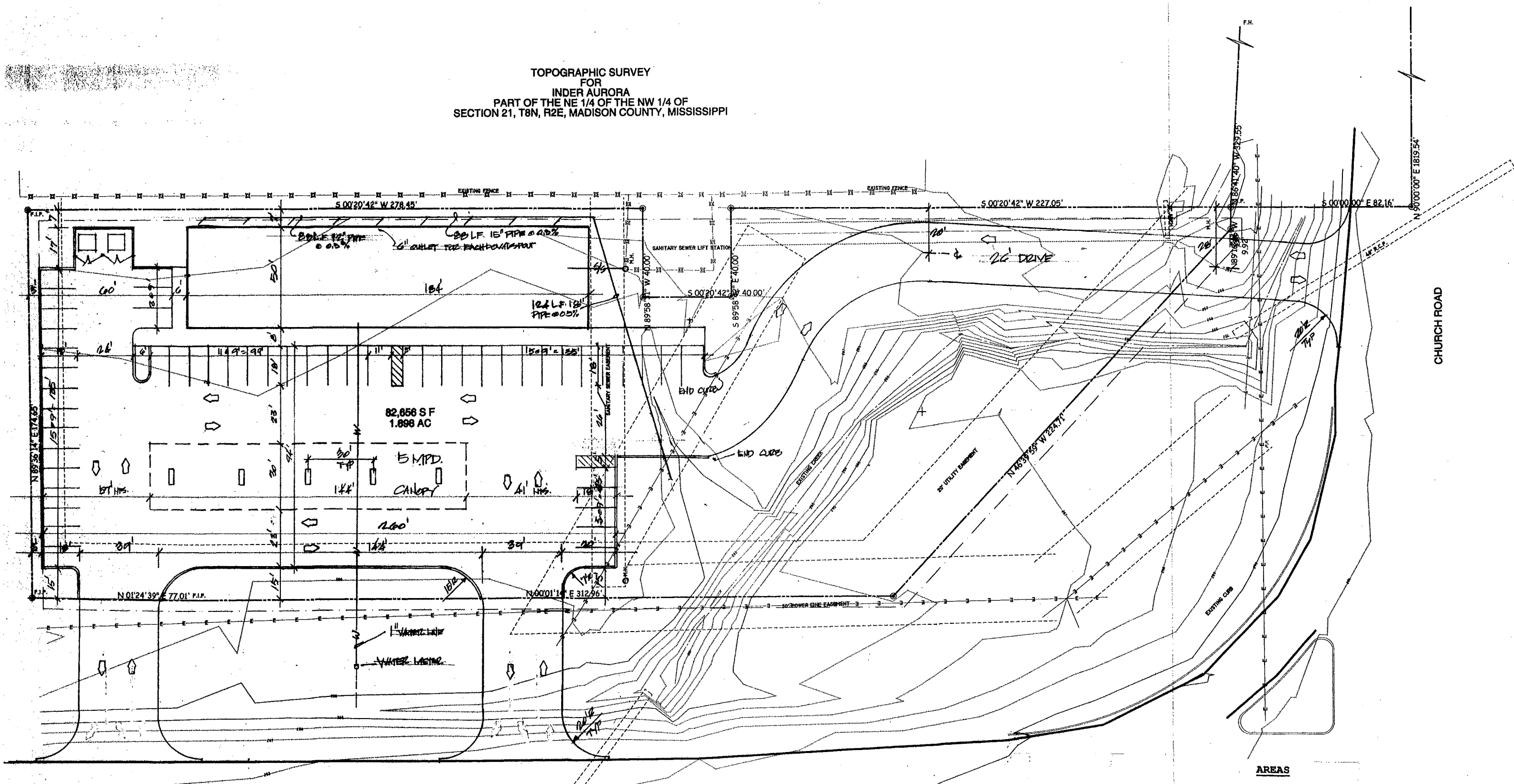
Hydrograph Discharge Table

Time -- Outflow
(hrs cfs)

12.30 26.52 <<

...End

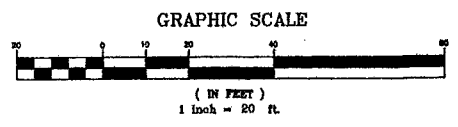
TOPOGRAPHIC SURVEY
FOR
INDER AURORA
PART OF THE NE 1/4 OF THE NW 1/4 OF
SECTION 21, T8N, R2E, MADISON COUNTY, MISSISSIPPI



NOTE: THE SUBJECT PROPERTY
DOES NOT LIE IN A SPECIAL
FLOOD HAZARD AREA.
ELEVATIONS ARE MSL
NAVD83.

RENEE PRINCE AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
P.L.L.C.
SCALE: 1" = 20' DATE: JULY 31, 2006

SITE PLAN 1" = 20'



AREAS
Site - 82,656 sq. ft. (1.898 ac)
Building - 9,200 s.f. (11.13%)

MADISON COUNTY PARKING

C-Store base requirement	4
4,000 s.f./400	10
Retail - 5,200 s.f./220	24
Required parking	38
Parking provided	50

Legend
--- = Proposed Line
--- = Existing Line
--- = Utility Line
--- = Easement
--- = Right of Way
--- = Boundary
--- = Contour
--- = Spot Elevation
--- = Proposed Building
--- = Proposed Parking
--- = Proposed Drive
--- = Proposed Utility
--- = Proposed Easement
--- = Proposed Right of Way
--- = Proposed Boundary
--- = Proposed Contour
--- = Proposed Spot Elevation



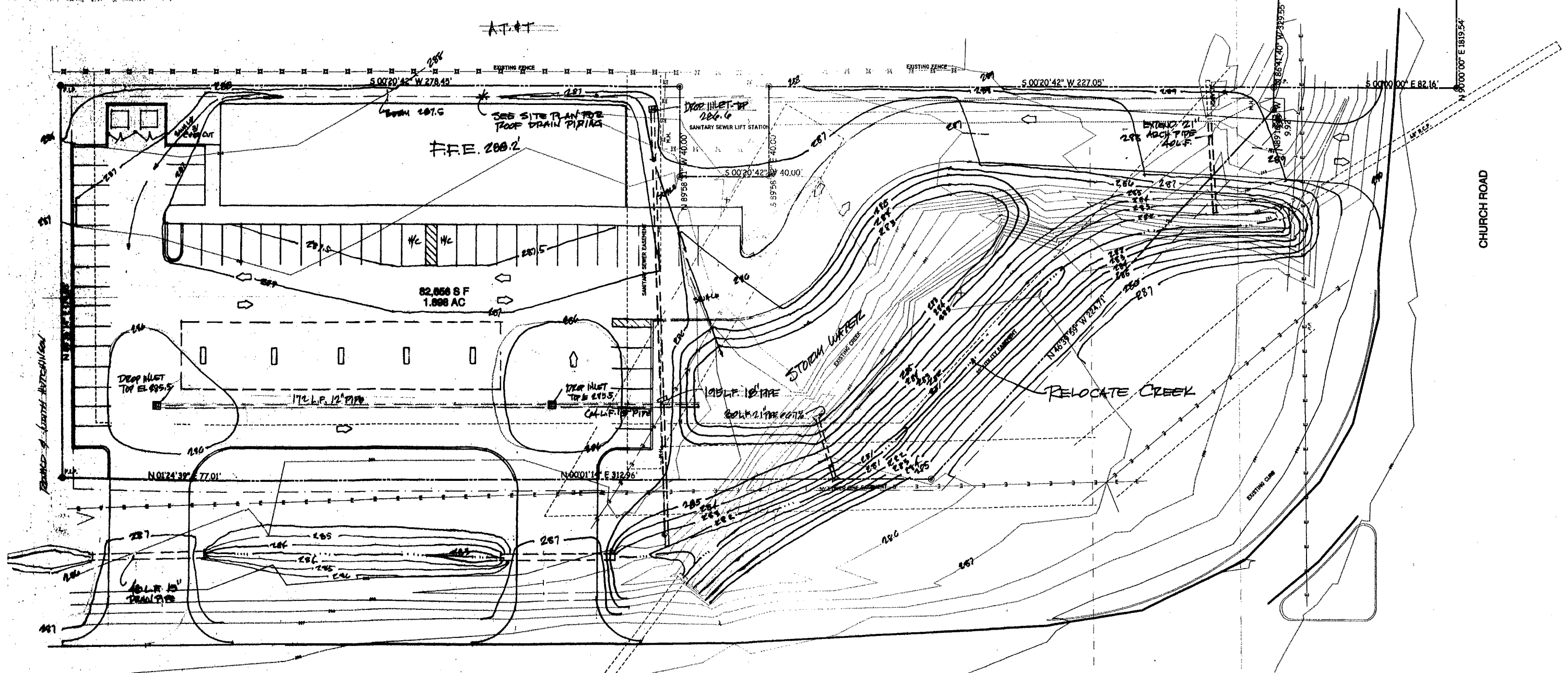
SITE PLAN
clingan and associates
architect

CALHOUN STATION
Calhoun Parkway at Church Road
Madison County, Mississippi

5339 I-55 NORTH, STE. 110B
JACKSON, MISS. 39206-4141
PHONE AND FAX 601-713-0993
E-MAIL: clinganassociates@live.com
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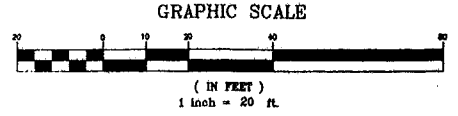
TOPOGRAPHIC SURVEY
FOR
INDER AURORA
PART OF THE NE 1/4 OF THE NW 1/4 OF
SECTION 21, T8N, R2E, MADISON COUNTY, MISSISSIPPI



NOTE: THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. ELEVATIONS ARE MSL NAVD83.

CLINGAN AND ASSOCIATES, INC.
SCALE: 1" = 20'
DATE: JULY 28, 2006

SITE PLAN 1" = 20'

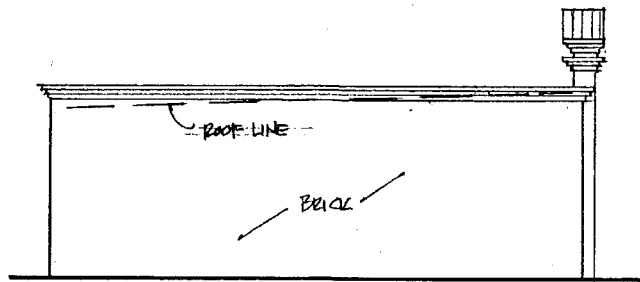


LARRY & PEGGY GOODMAN

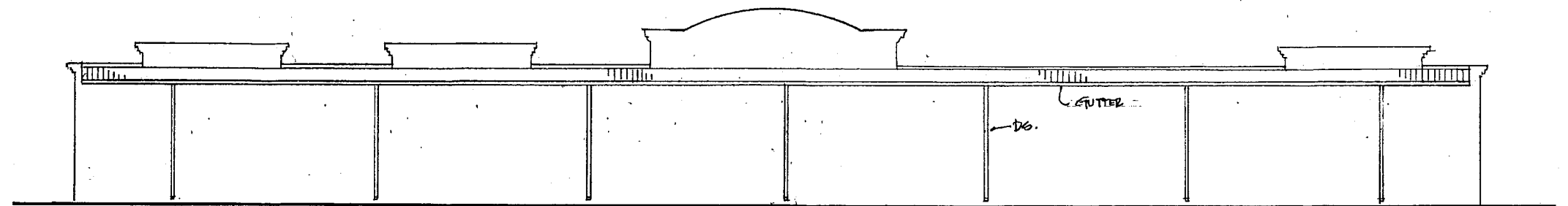
1	Plan	1/2" = 1'
2	Profile	1/4" = 1'
3	Section	1/4" = 1'
4	Detail	1/2" = 1'
5	Detail	1/2" = 1'
6	Detail	1/2" = 1'
7	Detail	1/2" = 1'
8	Detail	1/2" = 1'
9	Detail	1/2" = 1'
10	Detail	1/2" = 1'
11	Detail	1/2" = 1'
12	Detail	1/2" = 1'
13	Detail	1/2" = 1'
14	Detail	1/2" = 1'
15	Detail	1/2" = 1'
16	Detail	1/2" = 1'
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18	Detail	1/2" = 1'
19	Detail	1/2" = 1'
20	Detail	1/2" = 1'



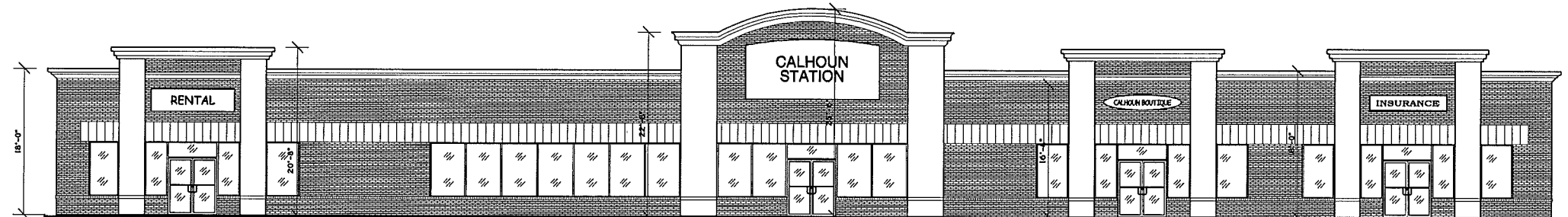
GRADING PLAN		CALHOUN STATION	
clingan and associates architect		Calhoun Parkway at Church Road Madison County, Mississippi	
5339 I-55 NORTH, STE. 110B JACKSON, MISS. 39206-4141 PHONE AND FAX 601-713-0993 E-MAIL: clinganassociates@live.com	DATE: 8/18	REV: ABC	PAGE: 1 of 1
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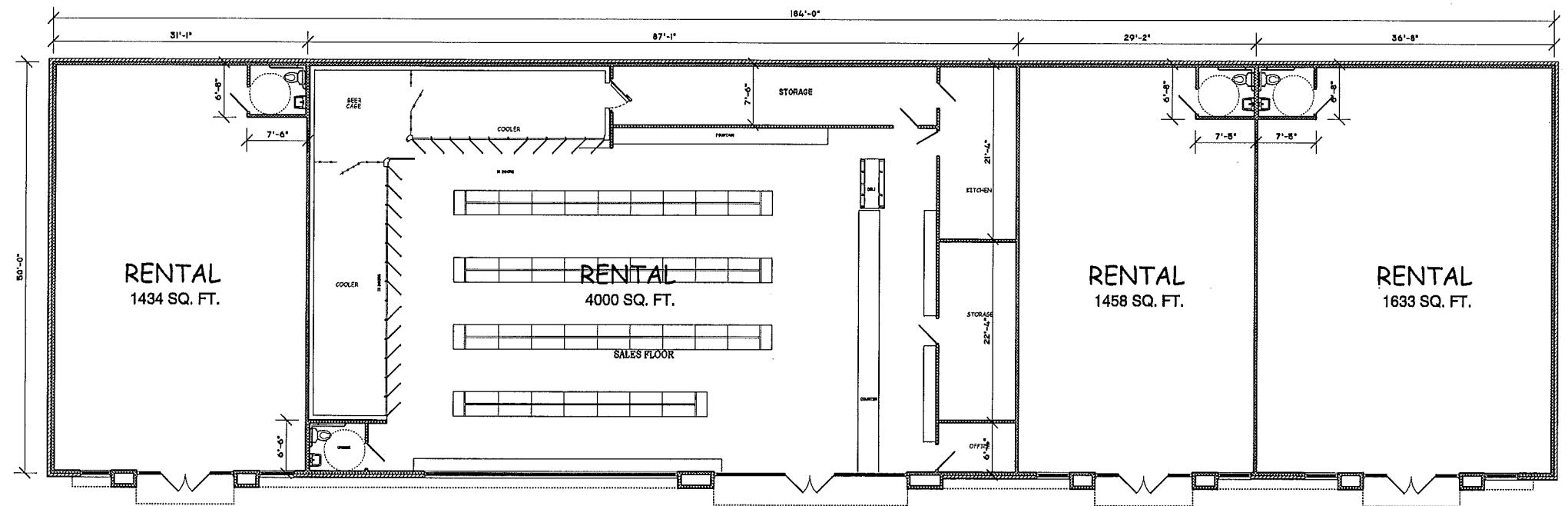
LEFT SIDE 1/8" = 1'-0"
RIGHT SIDE SAME



REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



FLOOR PLAN
SCALE 1/8" = 1'-0"



FLOOR PLAN AND ELEVATION
clingan and associates
architect
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JACKSON, MISS. 39206-4141
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CALHOUN STATION		
Calhoun Parkway at Church Road		
Madison County, Mississippi		
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