

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF DECEMBER, 2019 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 December, 2019 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Larry Miller
 Walter McKay
 Dr. Bill Howard
 Rev. Henry Brown

Scott Weeks, Planning and Zoning Administrator

Bill Billingsley

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 November 14, 2019 meeting of the Commission. Upon motion by Commissioner Howard to approve the minutes, seconded by Commissioner Miller, with all voting “aye,” the motion to approve the November 14, 2019 minutes passed.

There next came on for consideration to open the public hearing for the Commission to hear certain items. Upon motion by Commissioner McKay to open the public hearing, seconded by Commissioner Miller, with all voting “aye,” the motion to open the public hearing passed.

There next came on for consideration the petition of Tom Humphries for a conditional use for outdoor storage of heavy equipment. This is located at Davis Crossing Rd. and is zoned C-2 Commercial. Mr. Humphries appeared on behalf of the petition. He explained that it was for the sale of used heavy equipment. He said they would not have inoperable equipment out where it was visible from the road or Interstate. Mr. Weeks discussed the screening that would be necessary and the petitioner stated that he understood. Lisa Williams addressed the Commission and asked for further explanation about the screening requirements. Upon Motion by Commissioner Miller to approve the petition, seconded by Commissioner Brown, with all voting “aye” the motion to approve the petition for a conditional use passed.

There next came on for consideration to close the public hearing. Upon Motion by Commissioner Miller to close the public hearing, seconded by Commissioner Brown, the motion to close the public hearing passed.

There next came on for consideration the site plan of Women in Unity for Christ. Cynthia Cline appeared on behalf of the request, along with Matt Alford who is the engineer for the project. It was explained that these are additions to a previously approved site plan. The exterior brick façade was discussed. Upon motion by Commissioner Howard 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 amendment of Capitol Body Shop. Daniel Wooldridge appeared on behalf of the request. He explained the amendments to the site plan. Upon motion by Commissioner Miller to approve the site plan, seconded by Commissioner Howard, with all voting “aye,” the motion to approve the site plan amendment passed.

There next came on for consideration the conceptual site/master plan for Village of Mannsdale. Allen Grant appeared on behalf of the plan, along with Blake Cress who is the developer for the project. Mr. Grant explained the plan and that they had met several times with MLHPD and had their approval (letter of approval is attached at Exhibit “A” to the minutes). Commissioner McKay inquired about the intersection and Mr. Cress acknowledged that they would be responsible for the turn lanes and access to the development. He stated that they would be coordinating with MDOT and the County on any future plans for a light at that intersection. The proposed parking spaces were discussed and that those would be adjusted to meet requirements once they knew the businesses going into the development. It was explained that they would keep some of the natural buffers and have landscaping. Upon motion by Commissioner Howard to approve the plan, seconded by Commissioner Miller, with all voting “aye,” the motion to approve the plan passed.

There next came on for discussion the setting of the January, 2020 meeting/public hearing. Upon Motion by Commissioner McKay to set the meeting for January 9, 2020, seconded by Commissioner Miller, with all voting “aye,” the motion to set the meeting date passed.

With there being no further business, the December 12, 2019 meeting was adjourned.

Date

(Chairman)