

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 8th DAY OF JULY, 2021 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 8th day of July, 2021, at 9:00 a.m. in the Madison County Complex Building.

Present: Larry Miller
 Walter McKay
 Dr. Keith Rouser
 Bill Billingsley
 Scott Weeks, Planning and Zoning Administrator

Not Present: Rev. Henry Brown

The meeting was opened with prayer by Commissioner Rouser, and all present participated in pledging allegiance to our flag, led by Chairman Rouser.

There first came on for consideration the minutes of the June 10, 2021, meeting of the Commission. Upon motion by Commissioner Billingsley, seconded by Commissioner Miller, with all voting “aye,” motion to approve the June 10, 2021 minutes passed.

There next came on for consideration, the need to open the meeting for review of site plans. Upon motion by Commissioner McKay to open the meeting for review of site plans, seconded by Commissioner Miller, with all voting “aye,” the meeting was so opened.

There next came on for consideration the site plan for Lot 1 and 2 Lone Wolf. The property is currently zoned C-2 Commercial and is in Supervisor District 4. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the two buildings would be 7,000 sf each, and located on the North side of Lone Wolf on the corner of Lone Wolf Drive and Highway 51. The front of the buildings would be facing Highway 51, and would be brick facade. On the sides of the buildings, the brick would extend approximately 12’-15’ feet down, and then transition to metal which would be compatible with other buildings in the area. The rear of the buildings would be metal. Roll-up, overhead doors would be on the front. Mr. Wooldridge advised that each building would be divided into 3 separate units with overhead doors on each unit, and that the owner was reforming the property into one lot. Upon motion by Commissioner McKay to approve the site plan for Lot 1 and 2 Lone Wolf, seconded by Commissioner Billingsley, with all voting “aye,” the motion to approve the site plan for Lot 1 and 2 Lone Wolf was approved.

There next came on for consideration the site plan for Myers Construction. The property is on Weisenberger Road, is currently zoned C-2 Commercial and is in Supervisor District 1. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the plan is to build an office/warehouse type building with the rear to be used by Myers Construction, and the front part of the building would be available for lease. The building would be all metal siding, which would be compatible with other buildings in the area. The building would also have overhead doors on the front, and store front for each unit. The building has a 10' overhang on the front, and there are translucent panels at the top to allow for light into the space. Petitioner has a 50' easement to access his property, and the property would have a solid fence with an electronic gate at the entrance to shield view, and for security purposes. There is an existing pond on the site, and a portion of the property is in a flood zone, so no use is allowed there except for parking. Mr. Kerry Menninger appeared, and asked if there would be any parking of outdoor equipment on site. Mr. Wooldridge advised that there would be, but such parking would be screened from view by a solid fence. Upon motion by Commissioner McKay to approve the site plan for Myers Construction, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the site plan for Myers Construction was approved.

There next came on for consideration the site plan for M and M Investments. The property is on Sowell Road, is currently zoned C-2 Commercial and is in Supervisor District 4. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the property is to be used for the restoration of classic cars. The building would face Sowell Road, with a secondary building in the rear for storage of the cars. All storage of vehicle will be inside. The front of the building is all brick, turns down the side for about 8' before transitioning into metal, and the rear would be metal. There is a lean-to area on the back for storage of vehicles out of the weather while under restoration. The rear of the property would have a fence. Commissioner Billingsley inquired as to whether there would be a paint shop, and Mr. Wooldridge advised that there would be. Commissioner McKay inquired as to how he calculated the parking, and Mr. Wooldridge advised that he used the same ratio as Capitol Body Shop. Upon motion by Commissioner Billingsley to approve the site plan for M and M Investments, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan for M and M Investments was approved.

There next came on for consideration the site plans for Fresh Market, Bumpers, and C-Store. The property is on Calhoun Station Parkway, is currently zoned C-2 Commercial and is in Supervisor District 4. Sunny Sethi, owner, appeared on behalf of Petitioner. Mr. Sethi advised that this has been an ongoing project with the EPA since 2016, and MDEQ since 2017. He advised that this development is very similar to an existing business that Petitioner currently owns in Brandon. Mr. Sethi advised that Fresh Market, Bumpers, the C-Store are all complimentary businesses to each other. Chairman Rouser advised that the parking was off and would need adjusting. Mr. Sethi advised that the new version had been revised. Commissioner McKay advised that it still did not conform with the required size of the Ordinance of 180 sq./ft. minimum and a minimum of 9.5' wide, and Mr. Sethi agreed to do so. Commissioner McKay also advised that there were some discrepancies in the floor plans shown on the site plan. Mr. Sethi advised that those issues would be corrected on design before they actually pull a building permit. Commissioner McKay also expressed concern about traffic, and advised that the Petitioner consult with the County Engineer on required turn lanes off of Calhoun Station for both turn-ins to the

development. Upon motion by Commissioner McKay to approve the site plan for Fresh Market, Bumpers, and C-Store, contingent on the parking spaces meeting the Madison County Zoning Ordinance requirements of 180 sq./ft. minimum, and a minimum of 9.5' width, and that Petitioner consult with the County Engineer on required turn lanes off of Calhoun Station for both turn-ins to the development, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan for Fresh Market, Bumpers, and C-Store, contingent on the parking spaces meeting the Madison County Zoning Ordinance requirements of 180 sq./ft. minimum, and a minimum of 9.5' wide, and that Petitioner consult with the County Engineer on required turn lanes off of Calhoun Station for both turn-ins to the development was approved.

There next came on for consideration the site plan for Magnolia Speech School. The property is on Bozeman Road, is currently zoned SU-1, and is in Supervisor District 1. Dustin Jones, project manager, appeared on behalf of the Petitioner. Mr. Jones advised that Magnolia Speech School needs a new campus, and this will be a 30,000-sf. structural steel and concrete building with a standing seam metal roof. The façade will be a mixture of brick and concrete fiber reinforced panels. Administrator Weeks advised that this was previously submitted as a conditional use and a conceptual drawing, but not a true site plan. Mr. Jones advised that the City of Madison has already reviewed and approved in the event that the property is annexed in the future. Commissioner McKay expressed concern over condensate being dumped into the sewer, and advised that it should be directed to storm drain. Mr. Jones advised that he understood, that it would be corrected, and coordinated with the City of Madison. Upon motion by Commissioner Miller to approve the site plan for Magnolia Speech School, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the site plan for Magnolia Speech School was approved.

There next came on for discussion, the setting of the August, 2021 meeting. August 12th, 2021, was suggested. Upon motion by Commissioner Billingsley, seconded by Commissioner Miller, with all voting "aye," motion to set the August, 2021 meeting for August 12th, 2021 passed.

With there being no further business, the July 8, 2021, meeting of the Madison County Planning and Zoning Commission was adjourned.

Date

Dr. Keith Rouser, Chairman