

**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 Landscape 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.

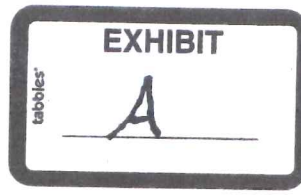
There next came on for discussion the setting of the May, 2018 meeting/public hearing. The second Thursday is Canton Flea Market so the meeting will need to be the third week of May to meet the publication requirements. Upon Motion by Commissioner McKay to set the meeting/hearing for May 17, 2018, seconded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

ADDITIONAL ZONING CHANGES



SECTION

201 ADD definition for:

Banner – a pennant, poster or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard or other like materials with or without frames, intended to be displayed for a limited period of time only. See also "Sign: Animated sign"

Self-storage facility - a facility where individual spaces are rented and individually accessible from a common driveway.

Mini warehouse storage – a facility where individual portions of space are rented to consumers for storage of personal items inside a building.

In definition of Parking Space: change 200 square feet to 180.

In definition of Service Station / Convenience Car Care Establishment:
Middle of paragraph “convenience car care establishments”
Instead of card

601 ADD: 601.I –Move section 602.E to make 601.I

702 ADD: 701.G - Move Section 702.C to make 701.G

900 SECTION 900 – PURPOSE OF THIS DISTRICT
Add to end of sentence: when served by public sewer.

1203.06(b) Change the minimum distance between adjacent structures from 15 ft. to 10 ft.

1205.06 Change “Adams County” to “Madison County”

1509.02 Change wording to say lakes and ponds can not constitute more than 75% of required open space.

1803.04.2 Change wording to: Side yards and rear yards where NOT abutting a residential district or residential use shall be 10 ft.

1902 CONDITIONAL USES (SPECIAL EXCEPTIONS) AND STRUCTURES AS PROVIDED UNDER 2605
Add item 1902. L Fully enclosed storage or warehouse with no exterior storage permitted.

1903.04.2 Change to: Where NOT abutting a residential district, side yards of a minimum 5 ft. width shall be required, unless adjacent building is to be a continuation of a planned development (zero lot line), in such case no set back required. Rear setback minimum of 5 ft. except as noted in 1903.4.3

- 2101 LAND USES PERMITTED
Add item: 2101.E Storage facilities including drive up self storage access and open parking storage areas, with screening and landscaping as approved by the Planning Commission.
- 2104 Correct references to read “2607 through 2610”
- 2301.02 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.

2301.03 Add wording: to first paragraph add: “As per Table 2”

Change second paragraph to read:

“90-degree parking, and 60-degree angle parking are both permissible with isles of min. 24 ft, and both styles are subject to Site Plan review, (Sections 2607 through 2610), used at designers preference and site fit. Parking stalls shall be minimum of 180 sf.”

Delete paragraphs 3 and 4 of this section.

Article XXIII Add Table 2: MINIMUM REQUIREMENT FOR HANDICAPPED PARKING SPACES

Total Number of Parking Spaces in Parking Facility (Lot or Garage)	Minimum Total Number of Accessible Parking Spaces Required	Minimum Number of Van Accessible Parking Spaces
1 - 25	1	1
26 - 50	2	1
51 - 75	3	1
76 - 100	4	1
101 - 150	5	1
151 - 200	6	1
201 - 300	7	2
301 - 400	8	2
401 - 500	9	2
501 - 1000	2% of total	

(Adopted from ADA National Network)

- 2516.01 Add: (F) Banner signs meeting other provisions of Section 2516
- 2518.12 Delete the phrase “except where specifically permitted as temporary signs.”

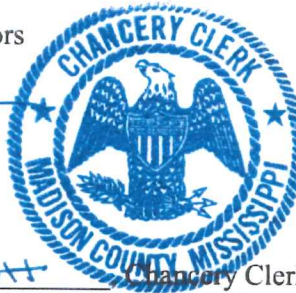
- 2608.06 Reword to read:
Approved Site Plan Becomes Requirements for Proposed Use: The approved site plan shall become the construction requirements for the property involved. All construction, including structure location on site, building elevations, and size, shall be consistent with approved site plan except for minor adjustments as provided under Section 2608.07. Major changes shall require a full review by Planning Commission.
- 2608.07 Delete the words "Zoning Ordinance" and substitute the word "Approval"
 "Delete the phrase "as provided under Sub Section 2601.02"
- 2609.01.18 Correct reference from "2101" to "2501".
- 2610.04 In first paragraph correct reference to read "401.07"

Revisions to the original Ordinance of 2013, Adopted this, the 7th day of May, 2018 at the regular meeting of the Board of Supervisors of Madison County, Mississippi . Revisions shall be incorporated in a re-print of the 2013 Ordinance at a later date, and titled "REVISED AND ADOPTED _____ 2018"

ATTEST:

Shuey
 President of the Board of Supervisors

Ronny Lott
 Chancery Clerk



I, the under signed, Ronny Lott Chancery Clerk of the Madison County, Mississippi, do hereby certify that the above and foregoing is a true copy of Revisions to an Ordinance adopted by the Board of Supervisors of the Madison County, Mississippi, at its meeting held on the same day as above, and the same appears in the Minute Book 2018.

Given under my hand and official seal, this day the 7th day of May, 2018

Ronny Lott
 Chancery Clerk
 Madison County, Mississippi

