

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 11th DAY OF APRIL, 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 11th day of April, 2019 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

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

Scott Weeks, Planning and Zoning Administrator

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

There first came on for consideration the minutes of the March 14, 2019 meeting of the Commission. Upon motion by Commissioner Miller to approve the minutes, seconded by Commissioner Brown, with all voting “aye,” the motion to approve the March 14, 2019 minutes passed.

There next came on for consideration the site plan of Sulfer Springs Park for the layout of certain structures within the park. Danny Lee, Director of Building and Grounds for Madison County, appeared on behalf of the site plan. He had a handout of the proposed master plan for the park, which is attached hereto as Exhibit “A” and incorporated herein by reference. The Commission reviewed the plans and questioned him regarding the use of the proposed health center. He explained it would be more like a community center that would plan to offer office space, exercise classes, activities for children/youth, with the potential for events coordinated through the Health Department for physicals and other similar uses. It will be 4,000 square feet in size. There were also questions about the location of the parking lot in relation to the pavilion/picnic area. Mr. Lee explained that the layout was well planned to get the best use of the space both functionally and aesthetically. He said the Board of Supervisors has already initially approved the plans and they are submitting grant proposals to help with funding. The estimated budget is \$1.2 million. Upon Motion by Commissioner Brown to approve the site plan, seconded by Commissioner Billingsley, with all voting “aye,” the motion to approve the site plan passed.

Commissioner Brown left the meeting at this time due to an appointment.

There next came on for consideration the site plan of Germantown Office Complex for a new business located on Calhoun Station Parkway. Daniel Wooldridge appeared on behalf of the site

plan. He presented a visual of the plan showing the proposed complex and the materials to be used, which is attached hereto as Exhibit "B" and incorporated herein by reference. It will be painted brick and there will be brick enclosure around the outside garbage area with extra handicap parking spaces. 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 Sam Bryson for a new business located on Cloverleaf Drive. Ronnie Master is the engineer for the project and he appeared on behalf of the site plan along with Mr. Bryson. This will be for a business that services airport runways throughout the Southeast. He explained there would not be a fence and they intend to leave a lot of trees to have a natural barrier. It is a metal building and will dress up the front with wood doors and beams. It is set approximately 125 feet off the roadway. 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 to open the public hearing for items to be considered. Upon Motion by Commissioner Miller 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 of the petition of Brad Pepper for a conditional use for mining operations located on Hwy 22. The property is zoned I-2 Industrial and A-1 Agricultural. Mr. Pepper appeared on behalf of the petition. He explained that this is located ½ a mile to the East of Catlett Rd. There is a dirt pit operation to the West of this property. They will create several small lake areas and excavate the dirt and sell it. The timber has already been removed from the property. The DEQ permit was included with the petition material. Mr. Weeks explained that this would just be a 1 year permit and they would have to get it renewed following such time. He explained the limitations to day light hours of operation, no Sunday hauling, no hauling during school traffic hours, they would need to address safety as necessary with flag men and maintain the roadway and monitor the dust. No one was present in opposition. Upon motion by Commissioner Howard to approve the petition for a condition use subject to the conditions set forth by Zoning Administrator Scott Weeks, seconded by Commissioner Billingsley, with all voting "aye", the motion to approve the petition passed.

There next came on for consideration the petition of Renfro Decorating for a conditional use for exterior display of materials at property located at 110 Kimball Drive. The property is zoned C-2 Commercial. Daniel Wooldridge appeared on behalf of the petition, along with Mr. Renfro. He explained they would like to display the materials outside as a way of advertisement. No one was present in opposition. Upon Motion by Commissioner Billingsley to approve the variance, seconded by Commissioner Miller, with Commissioners Billingsley, Miller and Howard voting "aye" and Commissioner McKay voting "nay", the motion to approve the petition passed.

There next came on for consideration the petition of Anthony Morrison for a variance on the front setbacks to property located at 102 Hazelton Cove. The property is zoned C-2 Commercial. Daniel Wooldridge appeared on behalf of the petition. A site plan is included with the request. This will be an addition to an existing building. They own the adjacent lot so any encroachment to the

neighboring property is not an issue here because they own both lots. This will include improvements to landscaping and the parking area so it will be an improvement to the current structure/area. Upon Motion by Commissioner Billingsley to approve the variance and site plan, seconded by Commissioner Howard, with Commissioners Billingsley, Miller and Howard voting "aye" and Commissioner McKay voting "nay", the motion to approve the petition passed.

There next came on for consideration the petition of KMA Towing for a conditional use for the outside storage of vehicles at a proposed business located South of Puckett Rental on Church Rd. The property is zoned C-2 Commercial. Daniel Wooldridge appeared on behalf of the petition along with the owner, John Bain. A site plan is included with the request. Mr. Wooldridge explained that this would include a personal shop for the business with brick in the front and metal in the back area that does not face the street. This would be for the storage of equipment for their towing business which would include tow trucks, hauling trailers and impounded vehicles. This is not a junk yard business. Mr. Bain explained that after ten (10) days, if unclaimed the vehicles are moved to a different facility. He said he was agreeable to fencing/screening from the public using material similar to that of Capitol Body Shop. Mr. Wooldridge explained that the layout of the property made the rear have its own natural barrier but it was agreed that the remainder of the property would have to be screened. They understood they would have to obtain permitting through DEQ. The property line was discussed and placement of the fence. They do not plan to do anything with the undeveloped portion of the acreage. He further explained it would be a 15 to 20 car maximum storage at one time. They understood they couldn't store any vehicles or equipment until all of the building and fencing were complete. The Commission took questions and comments from those in attendance. Zoning Administrator Weeks presented an email he had received in opposition to the request, which is attached hereto as Exhibit "C" and incorporated herein by reference.

Lisa Williams addressed the Commission. She is a Gluckstadt resident and she asked about the vehicle storage. She asked for a further explanation of the fencing and it was explained that it would be eight (8) feet and solid similar to that of Capitol Body Shop. It would start at the Puckett fencing and run all around to the Southwest corner, with the remaining acreage to be undeveloped. She asked for them to get approval from the Board of Supervisors for the fencing material. She also asked for a limit to be placed on the vehicles that are stored and time frame for same. She further inquired about parking on the side street and it was discussed that it was a private road. Tom Hixon addressed the Commission next. He explained that he owns the private street discussed and that Nissan currently uses it for parking. He said he would probably place no parking signs on the road to try and prevent anyone from parking there. He stated that he owns the neighboring property and he thinks this is the best use for the property. He further stated that he owns more property in this area and he has an interest in how this will effect the property value, and he is in support of the petition. Upon Motion by Commissioner Billingsley to approve the conditional use and site plan subject to the conditions that a solid fence of at least 8 feet is placed similar to that of Capitol Body Shop along the barriers discussed and agreed to in the meeting and that nothing will be allowed to be stored until the building and fencing are complete, seconded by Commissioner Howard, with all voting "aye", the motion to approve the petition passed.

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, 2019 meeting/public hearing. The second Thursday is when the Canton Flea Market will take place. Upon Motion by Commissioner McKay to set the meeting/hearing for the third Thursday on May 16, 2019, seconded by Commissioner Miller, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the April 14, 2019 meeting was adjourned.

5-16-19
Date

Walter J. McKay
(Chairman)