

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 9<sup>th</sup> DAY OF FEBRUARY, 2017 AT 9:00 A.M. AT THE  
MADISON COUNTY COMPLEX BUILDING**

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**BE IT REMEMBERED** that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 9<sup>th</sup> day of February, 2017 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present:       Walter McKay  
                  Larry Miller  
                  Don Drane  
                  Dr. Bill Howard  
                  Rev. Henry Brown  
                  Carl Allen, 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 January 12, 2017 meeting of the Commission. Upon motion by Commissioner Brown to approve the minutes, seconded by Commissioner Miller, with all voting "aye," the motion to approve the January 12, 2017 minutes passed.

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

There next came on for consideration the petition of Sowell Development for a 10 foot variance to property located at 2214 Hwy 51. This property is zoned C-2 Commercial, and a site plan was included with the petition. Greg Ainsworth appeared on behalf of the petitioner. Due to depth issues with the lot, this would reduce the landscape easement to 5 feet to accommodate the required parking for this building. Upon Motion by Commissioner Miller to approve the petition to rezone the property, seconded by Commissioner Howard, with all voting "aye," the motion to approve the variance passed.

There next came on for consideration the petition of Ronnie and Ella Manns to rezone their property from R-1 Residential to R-2 Residential. The property is located at 448 Yandell Rd. and will consist of 22 lots, each approximately 1/3 acre. The square footage minimum for the homes will be 2,000 square feet. Tim Weaver appeared on behalf of the petitioners and explained the plan. Betty Joe Johnson spoke next and stated that she lives at 523 Yandell Rd., east of this property. Her land does not immediately join this land but she has concerns due to an ongoing drainage problem in the area and wants to make sure their plans are sufficient to address this issue. Zoning Administrator Carl Allen stated that he had spoken with the County Engineer and he said steps were

being taken to improve drainage flow off Yandell Rd. The County Engineer will be reviewing the plans and signing off on them prior to approval by the Board. The Petitioner addressed the Commission and stated that it would take at least 6 months to get the infrastructure in place so they wanted to start as soon as possible on the project. They pointed out that Ms. Johnson's property is southeast and the drainage issue was north of the property so hers would not be affected by this development. They reiterated that they were working with the County Engineer to address all concerns, including drainage, with the property. Upon Motion by Commissioner Howard to approve the rezoning, seconded by Commissioner Brown, with all voting "aye," the motion to approve the rezoning passed.

There next came on for consideration the petition by Madison County for a conditional use for a public/quasi public facility, specifically a fire station located at Yandell Rd. and Cedar Grove Ln. The property is properly zoned C-2 Commercial. Zoning Administrator Allen explained that he had been notified that the head of emergency management was ill that morning, at the Dr. and unable to appear. Zoning Administrator Allen presented the request in his place and explained that a site plan was included. Commissioner McKay noted that the plan looked nice. Upon Motion by Commissioner Miller to approve the petition for a conditional use, seconded by Commissioner Howard, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Mak Haik Chevrolet for variances for an entrance sign on Autobahn Loop and directional sign on Calhoun Station Pkwy. Allen Grant was present on behalf of the Petition. Mr. Haik was also present. Mr. Grant explained the background of the project and various requests leading up to the current requests. He acknowledged that they had been able to reduce signs already approved and the building signs ended up being 30 feet instead of 40 feet, and the flag pole 80 feet in height instead of 120 feet with a 16X35 flag. They are currently present requesting an entrance sign on Autobahn Loop and a ground mounted directional sign off Calhoun Station Pkwy. They are requesting the directional sign to help direct traffic to the dealership due to the location of the businesses. They have obtained a lease on the other party's land for these directional signs on Calhoun Station Pkwy. Commissioner McKay inquired regarding the sign height and they agreed to make the sign a total of eight (8) feet in height. Commissioner McKay also wanted to make sure that the sign does not block visibility in any way and they agreed to send the plan to the County Engineer for review prior to Board of Supervisor consideration to insure that the sign complies with the sign ordinances. He also wanted to make sure that the sign was internally illuminated and not outward facing, to which petitioner also agreed.

Lisa Williams, a Gluckstadt resident, addressed the Commission next. She inquired about off site signs and whether they were specifically addressed under the ordinances. It was explained that there was not a specific provision that addressed off site signs, just a general catch all provision in the ordinances for special sign requests to be approved by the Board of Supervisors. She stated that she was opposed to the request if it wasn't specifically addressed. Upon Motion by Commissioner Miller to approve the variance for the entrance sign on Autobahn Loop to be limited to 8 feet in size, seconded by Commissioner Howard, with all voting "aye" the motion to approve the variance passed. Upon Motion by Commissioner McKay to approve the directional sign on Calhoun Station Parkway conditional upon the sign being 8 feet or less in height, approved by the County Engineer as to appropriate sight distance, and that a landscaping plan is also presented to the

Board with the request, seconded by Commissioner Brown, with all voting "aye," the motion to approve the variance passed.

The same variances were presented next as to Mak Haik CDJR which will be adjacent to the Chevrolet dealership. Having already discussed the issues at length, the Commission entertained a motion. Upon Motion by Commissioner Miller to approve the variance for the entrance sign on Autobahn Loop to be limited to 8 feet in size, seconded by Commissioner Howard, with all voting "aye" the motion to approve the variance passed. Upon Motion by Commissioner Miller to approve the directional sign on Calhoun Station Parkway conditional upon the sign being 8 feet or less in height, approved by the County Engineer as to appropriate sight distance, and that a landscaping plan is also presented to the Board with the request, seconded by Commissioner Howard, with all voting "aye," the motion to approve the variance passed.

There next came on for consideration to close the public hearing for various matters. Upon Motion by Commissioner Brown 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 March, 2017 meeting/public hearing. March 9, 2017 is the second Thursday and that was agreed to by the Commission members.

With there being no further business, the February 9, 2017 meeting was adjourned.

3-9-17  
Date

Walter McKay  
(Chairman)