

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 8th DAY OF FEBRUARY, 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 8th day of February, 2018 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

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

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 January 11, 2018 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 January 11, 2018 minutes passed.

There next came on for consideration to open the public hearing for various matters. Upon motion by Commissioner Brown 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 public hearing the petition of Harold C. Perry for a conditional use for a 4 acres or less mining operation located at 2832 Hwy 43 North. The property is zoned A-1. Jerry Trunell appeared on behalf of the petition. He stated that they would agree to limit hours of operation to day light hours only, no Sunday hauling and they would not haul during school traffic. Mr. Trunell stated that he thought the operation would take up to 3 or 4 months. The road conditions were discussed and he stated that there would not be a need for flagmen. There were no questions from those in attendance. Upon motion by Commissioner Howard to approve the petition, seconded by Commissioner Brown, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration to close the public hearing. Commissioner Drane stated that he wanted to make sure that the Capitol Body Shop site plan to be considered later in the meeting was allowed to have those in attendance address the Commission. It was discussed that such would be allowed. Upon Motion by Commissioner McKay to close the public hearing, seconded by Commissioner Howard, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan of Guns N Gear for a new business located on Dees Drive. The property is zoned C-2 Commercial. Daniel Wooldridge appeared on behalf of the site plan along with Hunter Sartin. Commissioner McKay inquired regarding the siding and acknowledged they had placed some brick on portions of the building but that he would like to see more added on the front and sides of the building. Mr. Wooldridge stated that in comparison to the other surrounding buildings, they had added more brick and improved the look. Mr. Sartin and Mr. Wooldridge agreed to go back and look at the cost assessment for adding more brick to the building and that they would have that information when it went before the Board of Supervisors for final approval. It was discussed that the zoning ordinance language currently does not allow the brick to be a requirement. Commissioner McKay stated that he was glad to see the 10 by 20 feet parking spaces. Upon Motion by Commissioner Howard to approve the site plan, seconded by Commissioner Brown, with Commissioners Howard, Brown, Miller and McKay voting "aye," and Commissioner Drane voting "nay," the motion to approve the site plan passed.

There next came on for consideration the sign proposal for Guns N Gear for the business whose site plan was just approved. They confirmed that the information submitted showed that the sign would have 20 inch letters on the parking side and 22 inch letters on the street side. The sign proposed meets the zoning requirements. Upon Motion by Commissioner McKay to approve the sign proposal, seconded by Commissioner Brown, with all voting "aye," the motion to approve the sign proposal passed.

There next came on for consideration the site plan of MMC Materials, Inc. for a new concrete facility located on New Ragsdale Rd. The property is zoned I-2 Industrial. Mark McCormick and Chip Jones appeared on behalf of the site plan. They explained that it would be a concrete business. There were no other questions from the Commission. They stated that they understood the sign would have to comply with the county ordinances. 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 passed.

There next came on for consideration the sign proposal for Wendy's. Calvin Simpson appeared on behalf of the request. It was explained that further clarification was needed regarding the sign size. Mr. Simpson presented material in support of the request to the Commission, a copy of which is attached hereto as Exhibit "A." Zoning Administrator Weeks explained that he had reviewed the material and it fell within the zoning ordinance requirement of up to 125 square feet. Upon Motion by Commissioner Drane to approve the sign proposal, seconded by Commissioner Howard, with all voting "aye," the motion to approve the sign proposal passed.

There next came on for consideration the site plan of Southwest Madison Fire Station for a new fire station located at the corner of Lake Cavalier Rd. and Coker Rd. Scott Weeks presented the matter on behalf of the county. Commissioner McKay inquired about the parking spaces and Shelton Vance, County Administrator, appeared to discuss that issue. He explained that the non paved area was for overflow parking. Commissioner McKay stated that he would like to see them increase the parking spaces to 10 by 20 feet in size. Upon Motion by Commissioner McKay to approve the site plan on the condition that the parking spaces be increased to 10 by 20 feet in size, 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 revisions to Capitol Body Shop. Doug White with Capitol Body Shop appeared, as well as Daniel Wooldridge. It was discussed that this site plan had been approved in 2017 and then what was built was different from what had been approved. Commissioner Drane inquired regarding how the changes were approved. Mr. White stated that after the site plan was approved, he had gotten a drawing of the building completed and obtained a price check for the materials for the building. Due to the cost, they had made changes to accommodate for the cost, which included making the building smaller, changing some of the materials used and less brick. They submitted the construction documents which included these revisions to the Planning and Zoning office and received them back stamped as approved with a building permit. Following that time, they proceeded to move forward with construction on the project. Mr. Wooldridge acknowledged that when the final construction documents were submitted he thought they may have to come back before the Commission for approval of the changes but said when they received the stamped documents back, he thought everything was ok. It was discussed that the Board of Supervisors had allowed them a fence deviation which was separate from the issues discussed today. No one present at the meeting had any questions or comments regarding the matter. It was discussed that the Commission had already reviewed and approved the plans and the amended plans were not an issue they could allow or disallow as that was outside their scope of authority. Upon Motion by Commissioner Drane to pass the matter to the Board of Supervisors without a vote, seconded by Commissioner McKay, with all voting "aye," the motion to pass the revised site plan to the Board of Supervisors without a vote passed.

There next came on for discussion the setting of the March 8, 2018 meeting/public hearing. The second Thursday is March 8, 2018. Upon Motion by Commissioner McKay to set the meeting/hearing for March 8, 2018, seconded by Commissioner Drane, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the February 8, 2018 meeting was adjourned.

At the request of Commissioner Drane, the meeting was reopened. He addressed the Commission and stated that he would like the review of the Planning and Zoning attorney bills added back to the agenda. He stated that this had been removed by the prior Zoning Administrator and after receiving questions about it from citizens, he wanted to return to the way things had been done in prior years. Commissioner McKay commented that it was on the Board agenda for review and he felt that it was a budget issue and since the Commission did not vote on the other budgetary matters, it should be left to the Zoning Administrator to handle along with the other budget items. Tami Harreld addressed the Commission next and stated that she would like to see the bill added back to the agenda. She stated she had requested it in the past and felt there was a delay in obtaining the information, that it wasn't always on the Board agenda, that it was wasteful spending to have an attorney drafting minutes and she felt the minute wording was more favorable to the developers. Commissioner Howard made a motion to leave the review of the attorney bill off the agenda for consideration since the Commission wasn't in control of the budget and it wasn't in their purview which was seconded by Commissioner Miller. Commissioner Drane made a substitute motion to return to having the bills reviewed and approved by the Commission. The substitute motion died

for a lack of second. A vote was taken on the original motion by Commissioner Howard, with Commissioners Howard, Miller, Brown and McKay voting "aye," and Commissioner Drane voting "nay," the motion to leave the attorney bills off the agenda for consideration passed.

With there being no further business, the February 8, 2018 meeting was adjourned.

Date 3-8-18

Walter McKay
(Chairman)