

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 11th DAY OF JANUARY, 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 11th day of January, 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

Carl Allen, Planning and Zoning Administrator

Absent: Dr. Bill Howard

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 December 14, 2017 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 December 14, 2017 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 consideration the petition of Harold C. Perry for a conditional use for a 4 acres or less mining operation located at 2832 Hwy 43 North. No one was present on behalf of the petitioner. Upon motion by Commissioner Brown to table the matter until the petitioner requests to be placed back on the agenda, seconded by Commissioner Miller, with all voting "aye," the motion to table the petition passed.

There next came on for consideration the petition of Patrick and Kathleen Wood to rezone R-1 Residential to C-2 Commercial. This land consists of 2.85 acres and is located on Calhoun Station Pkwy north of Gluckstadt Road. Mr. Wood appeared on behalf of the petition. He said they are selling the land to be developed. Everything around the property has been rezoned to commercial and this is the last part left. He said they do not have a set plan yet for what will be developed. Lisa Williams appeared before the Commission next and stated that she lives at 139 Old Orchard Rd. In Gluckstadt. She asked that the Commission consider placing the condition that no gas station/convenient store will be allowed nor any odor producing type business. The Commission

asked that Mr. Wood respond to this request. He stated that while he couldn't anticipate what the buyer would want to develop, he felt like the area was not suited for these type businesses anyway so that shouldn't be a problem. It was discussed that there were a number of gas stations in the area already. Upon motion by Commissioner McKay to approve the petition for rezoning pursuant to the conditions that no gas station/convenient store businesses would be permitted in this area due to the number already located nearby, nor any odor producing business, seconded by Commissioner Drane, with all voting "aye," the motion to approve the rezoning with these conditions passed.

There next came on for public hearing the petition of Ravinder S. Bedi for a special exception for drive-thru type services on property zoned C-1 Commercial and located on the corner of Gluckstadt Rd. and Distribution Drive. The full site plan will be presented at a later date. Alton Clingan appeared on behalf of the petition. He explained that this is just for the drive-thru services and more specific plans with numbers would be presented at a later date if the special exception was granted. He noted that he was aware of the widening of Gluckstadt Rd. and he felt they could make everything work even with the right of way. A discussion was held regarding the property layout and design in relation to the widening of the road. Commissioner McKay inquired about the parking spaces and asked them to consider slightly larger spaces than what is required by the ordinances so those with trucks and larger SUV's can adequately fit in the spaces. Mr. Clingan stated that the proposed businesses would be a coffee shop and a restaurant.

Lisa Williams addressed the Commission next and stated that she was speaking on behalf of Jennifer Nelson who owns a nearby business. She expressed concerns about the increase in traffic this might cause and the safety of traffic entering out onto Gluckstadt Rd. She was not opposed to the coffee shop idea. A discussion was held regarding the traffic pattern exiting onto Gluckstadt Rd. It was discussed and recommended that the petitioner meet with the county engineer regarding this issue prior to coming back with the specific plans. Upon Motion by Commissioner Drane to approve the petition for a special exception, seconded by Commissioner McKay, with all voting "aye," the motion to approve the special exception 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 Miller, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan of Isiah 30 LLC for a new business located on Aulenbrock Drive. The property is zoned C-2 Commercial. Daniel Wooldridge appeared on behalf of the site plan. He explained that it was three office buildings and they anticipated some businesses and some restaurants. The buildings would have brick on the front and metal siding on the sides and back. They will stop prior to the power lines as you cannot build under the lines. Commissioner McKay inquired regarding the layout and noted that one of the buildings faced the side of the other and recommended they brick that portion of the building as well. Mr. Wooldridge stated that he would discuss this with the owner. Upon Motion by Commissioner Miller to approve the site plan, seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Wendy's for a new business located at

the corner of Weisenberger Rd. and Gluckstadt Rd. The property is zoned C-2 Commercial. Don Nichols appeared on behalf of the petition. He explained that they have owned this land for many years and were waiting for the right time, particularly with regard to traffic, to move forward with this Wendy's location. He said this franchisee owns 82 Wendy's in the state of MS and LA. They purchased the land next to it so there would not be any access issues. The design is the newest one for Wendy's. He stated that he planned to meet with the Zoning Administrator and was aware they would have to comply with the county sign ordinances and submit a sign proposal for approval. A discussion was held regarding this design and that it did not include a dedicated drive-thru line. A further discussion was held regarding traffic entering and exiting the property. Mr. Nichols confirmed they have a dedicated right turn lane and left turn lane with the option to circle back and come out on Weisenberger during high traffic times. Upon Motion by Commissioner Miller to approve the site plan, seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan passed.

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

With there being no further business, the January 11, 2018 meeting was adjourned.

Date

2-8-2018

Walter McKay
(Chairman)