

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF JANUARY, 2017 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 January, 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 November 10, 2016 meeting of the Commission. Upon motion by Commissioner Howard to approve the minutes, seconded by Commissioner Miller, with all voting "aye," the motion to approve the November 10, 2016 minutes passed.

There next came on for consideration to open the public hearing for various matters. Upon Motion by Commissioner Drane 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 Dwight J. Luckett Sr. to rezone 2.84 acres located on Sulfur Springs Rd. from C-2 Commercial to A-1 Agricultural. Zoning Administrator Allen explained that this property is located close to a school and that the map lines were previously drawn incorrectly but his office had confirmed that this was not in a special use district. Jake Ritchie appeared on behalf of the petitioner. He explained that there is no need for commercial zoning in this area and it was inconsistent with the surrounding area. He further stated that it was a mistake to have rezoned it to commercial in the first place, since there is no other commercial zoning near this area and that agricultural zoning would make it consistent with the surrounding area. Commissioner Drane inquired what the petitioner intended to do with the land. Mr. Ritchie stated that he would like to sell it to someone to build a home on it consistent with the other homes in the area, other than the school. Upon Motion by Commissioner Howard to approve the petition to rezone the property, seconded by Commissioner Brown with all voting "aye," the motion to approve the rezoning passed.

There next came on for consideration the variance of FAS Faurecia Madison located at 272 Old Jackson Rd. Zoning Administrator Allen explained that this was a five (5) foot variance being

requested to the maximum building height of 35 feet to 40 feet needed for certain equipment. Although no petitioner was present, Zoning Administrator Allen stated that this was a standard request and it wasn't necessary for the petitioner to be present for a vote, although he agreed the petitioner's presence would have been appreciated. Upon Motion by Commissioner Howard to approve the five (5) foot variance, seconded by Commissioner Brown, with all voting "aye," the motion to approve the variance passed.

There next came on for consideration the petition by Chad Trigg for a conditional use for a food product carry out/drive through service located at 1064 Gluckstadt Rd. The property is currently zoned C-1 Commercial. Mr. Trigg was present on behalf of the petition and explained that this was for a six (6) month temporary structure. He said their current business was web-based and growing and they would like to try a temporary pick up location to see if it would be successful. If it is successful, they intend to place a permanent structure in this location. Commissioner McKay inquired regarding location of the lighting and Mr. Trigg explained that it would be downward facing with a guard that would prevent it from shining outward. Commissioner Howard inquired if they would need to come back for the permanent structure and Zoning Administrator Allen explained that they would and the temporary structure would have to be removed. Upon Motion by Commissioner Miller to approve the petition for a conditional use, seconded by Commissioner Brown, with all voting "aye," the motion to approve the conditional use passed.

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

There next came on for discussion the setting of the February, 2017 meeting/public hearing. February 9, 2017 is the second Thursday and that was agreed to by the Commission members.

With there being no further business, the January 12, 2017 meeting was adjourned.

2-9-17
Date

Walter McKay
(Chairman)