

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF JULY, 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 13th day of July, 2017 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Walter McKay
 Dr. Bill Howard
 Rev. Henry Brown

 Carl Allen, Planning and Zoning Administrator

Absent: Larry Miller
 Don Drane

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 June 8, 2017 meeting of the Commission. Upon motion by Commissioner Howard to approve the minutes, seconded by Commissioner Brown, with all voting “aye,” the motion to approve the June 8, 2017 minutes passed.

There next came on for consideration the site plan of Relish for a new business located off Plantation Cove near Gluckstadt Rd. in Gluckstadt, MS. Robert Polk appeared on behalf of the petitioner as the architect for the proposed building. He explained that this would be for a retail store with some storage warehouse space and room possibly for other tenants in the future. He explained that it is an existing retail store in Gluckstadt and they are just wanting to move to a larger location. Commissioner McKay advised that this was an area that was known to flood and inquired if they had taken measures for this and Mr. Polk explained that they had taken that into consideration. Zoning Administrator Carl Allen also stated that this had been discussed and addressed. Mr. Polk stated that the building would be concrete stucco material. Upon motion by Commissioner McKay 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 site plan of Singh C-Store for a business located at the Northeast corner of Livingston Vernon Rd. and Kearney Park Rd. No one was present to represent the petitioner. Zoning Administrator Allen explained that there was an existing store at this location and this would be to build a new store, retaining the existing gas pumps, and demolish the old store. It was discussed that there was no one present from the audience who was opposed to the plan. The Commissioners present also discussed that they didn’t see any issues with the site

plan and that this was an improvement to the existing location. Upon Motion by Commissioner Howard 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 Cedarstone Commercial. This matter was previously tabled from the May, 2017 meeting. No one was present to discuss the matter. The Commissioners discussed the fact that there were unresolved questions and they weren't ready to proceed on the plan until those had been addressed. It was also discussed that this would be tabled again until the petitioner requested to be put back on the agenda and was present to represent the request.

There next came on for consideration the site plan of Ben Nelson Golf for a new business located off Industrial Drive North. The property is zoned I-2 Heavy Industrial. Richard Ellington of Peoples Construction was present, as well as Benji Nelson who is one of the owners of the business. Mr. Ellington explained the location of the proposed building and that it is set off the road. The front will be facing the Interstate and it will be brick facade with timber awning and metal on the other side. He explained that the fence in the back is to shield the storage area where golf carts and equipment will be and the front part of the fence is more for privacy. The business sells and rents golf carts to businesses such as country clubs and also refurbishes carts as well. Lisa Williams of Gluckstadt, MS inquired regarding the lighting and petitioner explained it was downward facing and the location is set back off the road to not cause any issues at night. Upon Motion by Commissioner McKay 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 text changes to the zoning ordinance. It was discussed that because of the changes made to those previously proposed, the were being republished to be heard for approval at next month's meeting.

There next came on for discussion the setting of the August, 2017 meeting/public hearing. The second Thursday in August, being August 10, 2017, was discussed as the best option and agreed to by those present.

With there being no further business, the July 13, 2017 meeting was adjourned.

7-13-17
Date

Walter J. McKay
(Chairman)