

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

Present: Rev. Henry Brown
 Larry Miller
 Bill Billingsley
 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 February 8, 2018 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 February 8, 2018 minutes passed.

There next came on for consideration to open the public hearing for various matters. Upon motion by Commissioner Miller 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 public hearing the petition of Capitol Body Shop for a sign variance. This property is closed at 210 Autobahn Loop. Daniel Wooldridge appeared on behalf of the petition with the owners. He is requesting that the square footage be increased from 125 square feet to 423 square feet. Commissioner McKay commented that he had spoken to petitioner just prior to the meeting and understood the nature of the request. Commissioner Howard commented that the sign appeared to be proportionate to the size of the building. There were no comments or questions from the public. Upon motion by Commissioner Howard to approve the petition for a variance, seconded by Commissioner Miller, with all voting "aye," the motion to approve the variance passed.

There next came on for public hearing the petition of Capitol Body Shop for a flag variance. The petitioner is requesting to increase the maximum height from 40 to 70 feet, and increase the square footage from 60 square feet to 760 square feet. Commissioner McKay commented that this height was consistent with what had previously been allowed in this area. Martha Ann Smith addressed the Commission next and stated that she lives on Dewees Rd. She is concerned because

the sign was placed prior to obtaining the variance. She thinks the flag should be respectful and not in a large manner to attract business as an advertisement. Commissioner Billingsley inquired as to the placement of the flag prior to receiving the variance and the owner, Doug White, stated that they were unaware they had to get permission. He said they put up what he thought was the same size as the neighboring business of Mak Haik. Mr. White confirmed that they only intended to use it for the display of the American flag. Commissioner McKay commented that this was a 1 X 1.9 ratio which was standard. A discussion was had regarding that the owner believed the sign was the same size and height as Mak Haik located nearby and previously approved by the Board of Supervisors. Upon Motion by Commissioner Howard to approve the variance, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the variance up to the size previously approved for Mak Haik passed. A discussion was held regarding a temporary banner to be placed and Zoning Administrator Weeks confirmed that it would be allowed for thirty (30) days from the date of the Certificate of Occupancy being issued, and they would need to follow the ordinances with regard to size and square footage of any temporary banner.

There next came on for consideration to close the public hearing. 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 consideration the site plan of CRJT Building for a new business located on Denim Way. Daniel Wooldridge, architect, appeared on behalf of the site plan. Commissioner McKay stated that it met all ordinance requirements. There were no questions from the Commission. Upon Motion by Commissioner Billingsley 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 amendment by Kid's Kastle for a new business located at the corner of Westfalen and Aulenbrock Dr. Daniel Wooldridge, architect, appeared on behalf of the site plan. He explained that this was a day care for special needs children. The building was originally approved for a different type of business and because of the changes they were back before the Commission. He explained they had added a drive through drop off location, as well as a fenced in play area as required for these type facilities. The parking spaces are 10x20 in size, and meets the ADA requirement for handicap spaces. 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 site plan amendment of Cedarstone Commercial for a site plan amendment for a business located at 105 Westfalen Dr. Daniel Wooldridge appeared on behalf of the plan. He said they had made some adjustments due to the type of business which is a landscaping type business. Because the space was no longer being used for a retail business, less parking spaces are required by the ordinances. Commissioner McKay stated that he would like them to look at the number required and reconfigure the spaces to be 10x20 if possible. Upon Motion by Commissioner McKay to approve the site plan conditional on the parking spaces being reconfigured, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan amendment of J. Roger Morrison. This is for a business located at the corner of Dees Dr and Dees Plaza. Daniel Wooldridge, architect, appeared on behalf of the site plan. A discussion was held regarding the type of businesses and square footage of the buildings. Commissioner McKay stated that he would like them to look at the total square footage of the buildings and reconfigure the parking spaces above 9x18, if possible, while still meeting the number required by the ordinances. Upon Motion by Commissioner McKay to approve the site plan conditional upon the calculations being furnished to determine if the parking spaces can be reconfigured, 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 for an addition to an existing business, Gluckstadt Animal Hospital located on Gluckstadt Rd. Stewart Boone, project manager, appeared on behalf of the plan. Commissioner McKay inquired about the side set back because it was one foot off the property line and there is a door being proposed for that side. The owner stated that they had obtained a 2 foot easement from the neighbor. Commissioner Billingsley inquired about the plans for the addition and it was relayed that it was for more office space and not for overnight kenneling. 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 discussion the setting of the April 12, 2018 meeting/public hearing. The second Thursday is April 12, 2018. Upon Motion by Commissioner McKay to set the meeting/hearing for April 12, 2018, seconded by Commissioner Brown, with all voting "aye," the motion to set the meeting date passed.

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

Date

4-12-18

Walter McKay
(Chairman)