

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 18th DAY OF MAY, 2017 AT 9:00 A.M. AT THE  
MADISON COUNTY COMPLEX BUILDING**

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**BE IT REMEMBERED** that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 18<sup>th</sup> day of May, 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  
                  Carl Allen, Planning and Zoning Administrator

Absent:        Dr. Bill Howard  
                  Rev. Henry Brown

The meeting was opened with prayer by Commissioner Miller, and those present participated in pledging allegiance to our flag.

There first came on for consideration the minutes of the April 13, 2017 meeting of the Commission. Upon motion by Commissioner Miller to approve the minutes, seconded by Commissioner Drane, with all voting "aye," the motion to approve the April 13, 2017 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 Scott Gideon for a conditional use for a mining operation on 80 acres located on the southeast corner of Stokes Rd and Richton Rd. This property is zoned A-1 Agriculture. Andy Clark, Esq. appeared on behalf of the petitioner, in addition to Mr. Gideon and his partners Jeff Cox and Harold May. Zoning Administrator Carl Allen explained that this was approved during the April meeting but following the meeting, it was brought to his attention that due to an error with the publication by the paper, some of the wording had been cut off of the publication. At no charge to the county, they had re-published with all the pertinent information. Now that the publication error has been corrected, they are bringing the matter back asking for approval. Upon motion by Commissioner Miller to approve the conditional use subject to the restriction to daylight operation hours only, seconded by Commissioner Drane, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Bennie and Dawn Street. They explained that they were expanding the previously approved mining operations to 35 acres. This property is located at Hwy 43 North and Goodloe Rd. Zoning Administrator Allen stated that he had

spoken to DEQ and they were working with them to comply with all requirements. Upon Motion by Commissioner McKay to approve the conditional use, seconded by Commissioner Drane, 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 Miller to close the public hearing, seconded by Commissioner Drane, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan of Perfect Shot Indoor Gun Range and Outfitters for an indoor gun range business located on the North side of Hwy 22 West of Lakeshire Parkway. The property is zoned I-2 Industrial. The proposed owner of the business, C.E. "Corky" Saik, appeared on behalf of the proposed business. He went through the proposal submitted as part of the application and explained the nature of the business. He further went through the design, structure and noise control components of the proposed business. He explained that this facility was modeled after a range in Pensacola, Florida custom designed by Tom King and Charlie Miller who he advised were experienced and respected in the business. He said he had spoken with Randy Tucker, Madison County Sheriff, who is endorsing the business and said it was needed for the area and they would use it for training. Don McGraw, Esq., was also present on behalf of Mr. Saik and he explained that Mr. McGraw has assisted with the process in working with the County to find the right location that would best fit the needs of this business.

Joe Ward is the architect for the proposed business and he explained that this was a 11,000 square foot facility set back from the road with an outdoor type design. He went through the specifics about safety and sound control. He said as many trees as possible would be kept around the building to keep it dense. It was reiterated there would be no outdoor shooting, only indoor. He stated that there would be room to expand the business if it is successful. Commissioner Drane inquired about the zoning and Zoning Administrator Allen stated that this was the correct zoning for this type business. Mr. Allen also reiterated that he too had spoken with Sheriff Tucker and he wanted to express his support for this proposed business. Mr. Saik stated that in addition to all county and state regulations, they would meet all NRA standards including for storage requirements.

James Thompson, Sr. addressed the Commission next and explained that he was a member of a church nearby and they had safety concerns. He also conveyed that no one had approached them about the business and they wanted more information about the proposed plan. Reverend James Thompson, Jr. also spoke and reiterated the safety concerns due to the many church events they have on the grounds at the church. He estimated that the church was 100 yard away from the proposed plan. A discussion was held regarding the church's location in relation to this property being approximately 1/4 mile in distance. Mr. Allen explained that they would meet all buffer requirements set by the County. Commissioner Drane inquired if the owner would be willing to meet with the church members to discuss their plan and they agreed. He proposed that this occur before the Commission vote on the matter. He made a Motion to table the matter until the parties had met and tried to work something out that was agreeable for everyone, which died for lack of a second. Upon Motion by Commissioner Miller to approve the site plan on the condition that the owner meet and explain the proposed business with the church members prior to it going to the next Board of Supervisors meeting the third week in June, seconded by Commissioner McKay, with all

voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Cedarstone Commercial. Daniel Wooldridge appeared on behalf of the site plan as the architect for the proposed structure. Commissioner McKay inquired about the lines on the plan and Mr. Wooldridge explained those were columns. The lighting on the proposed structure was discussed and Mr. Wooldridge stated they would meet all county requirements on lighting, set backs and all other aspects. It was discussed that the construction plans phase would have more detail regarding the proposed structure but the type business was currently unknown. Commissioner McKay inquired about the building materials and whether more brick features could be incorporated to make it more palatable for those living in the area. Mr. Wooldridge stated he would discuss that with the owner. Lisa Williams, a Germantown subdivision and Gluckstadt resident, addressed the Commission next and inquired about limiting the type of businesses that would be allowed here to include a liquor store, food vendor, K9 facility or daycare. She also expressed concern about the lighting. It was explained that these issues would be covered by the zoning of the property. Upon Motion by Commissioner Miller to approve the site plan, seconded by Commissioner McKay, with Commissioners Miller and McKay voting "aye," and Commissioner Drane abstaining from voting because he didn't have enough information about the proposed tenant, the Motion died for lack of a quorum.

There next came on for consideration some text changes to the ordinances presented by Zoning Administrator Carl Allen. Mr. Allen explained that he had been asked to present these changes by the Board. Commissioner Drane expressed his concern for moving forward with this matter without everyone present to vote on the issue. Commissioner Drane abstained from voting and left the meeting. Due to the lack of quorum, the matter was not taken to a vote.

There next came on for discussion the setting of the June, 2017 meeting/public hearing. The second Thursday in June, being June 8, 2017, was discussed as the best option and agreed to by those present.

With there being no further business, the May 18, 2017 meeting was adjourned.

Walter McKay  
Date

6-8-17  
(Chairman)