

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

Present: Dr. Bill Howard
 Rev. Henry Brown
 Larry Miller
 Don Drane
 Walter McKay

Absent: 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 October 19, 2017 meeting of the Commission. Upon motion by Commissioner Brown to approve the minutes, seconded by Commissioner Miller, with all voting "aye," the motion to approve the October 19, 2017 minutes passed.

There next came on for consideration to open the public hearing for various matters. Upon Motion by Commissioner McKay 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 Land J Holdings for a conditional use for outside storage of vehicles at their storage facility located on Aulenbrock Dr. The property is zoned C-2 Commercial. This is a matter that was continued from the March 9, 2017 meeting. Andy Clark, Esq. appeared on behalf of the petitioner. He stated that an agreement had been reached between his client and those in opposition. The agreement was provided to the Commission, a copy of which is attached hereto as Exhibit "A." Upon Motion by Commissioner Howard to approve the conditional use based on the agreement reached and incorporated herein by referenced, 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. Upon Motion by Commissioner McKay 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 consideration the site plan of Gluckstadt Park for a new business located at Dees Drive. Daniel Wooldridge appeared on behalf of the site plan who is the architect

for the proposed business. He explained that it would be a mixed use space for retail, offices and restaurants. He explained it was two buildings, one being large and other pretty small. Commissioner McKay expressed concern about the parking and whether the size of the spaces would accommodate larger sized trucks. He said at this time, the proposed business in the smaller building is an emergency vet clinic. He said they didn't have tenants yet for the larger building so he didn't know what type businesses would be there. Mr. Wooldrige explained that this was discussed with the Zoning Administrator and he had met the minimum amount of spaces required. He agreed to adjust the spaces to accommodate for the parking of larger vehicles/trucks. Upon Motion by Commissioner McKay to approve the site plan with the adjustment to the parking spaces, 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 Chapel of the Cross located on Highway 463. Brian Cabunac is the head architect and he appeared on behalf of the plans. It was discussed that Rita McGuffie with the Mannsdale Livingston Heritage Preservation District (MLHPD) was present and they had approved the plans already. Upon Motion by Commissioner McKay to approve the site plan, seconded by Commissioner Drane, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan of Sanders Recreational Vehicle Storage located on Highway 51 across from Sowell Road. Bush Sanders appeared on behalf of the site plan. It was discussed that since the property was abutting residential property on 3 sides, screening would need to be added to which Mr. Sanders agreed. There are 144 spaces with the unit and he explained that this was actually low considering what the market was for these type vehicles in the area. He explained that the plans included 2 small bathroom areas with a small office but no other sewer or dumping areas would be allowed. He stated that they are currently working on the logistics of who would provide water/sewer. He said if there was no public available, they would do a private system or eliminate the bathrooms altogether. He said that they would be leaving 1 ½ acres of the tract open and so if they had to use this for the system, they could. The petitioner stated that the fence would be a chain link fence with sturdy screening. Commissioner Drane inquired about the sign and Mr. Sanders stated that it would be non-lit and would comply with the ordinances on size. He explained that he understood they would have to come back if they made any changes. Upon Motion by Commissioner McKay to approve the site plan with the understanding that adequate screening would be provided with the fencing, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for discussion the setting of the December, 2017 meeting/public hearing. The second Thursday is December 14, 2017. Upon Motion by Commissioner McKay to set the meeting/hearing for December 14, 2017, seconded by Commissioner Brown, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the November 9, 2017 meeting was adjourned.

12-14-17
Date

Wesley McKay
(Chairman)