

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 15th DAY OF OCTOBER, 2020 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 15th day of October, 2020 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Larry Miller (by telephone)
 Walter McKay
 Dr. Keith Rouser
 Bill Billingsley
 Rev. Henry Brown
 Scott Weeks, Planning and Zoning Administrator

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

There first came on for consideration the minutes of the September 10, 2020 meeting of the Commission. Upon motion by Commissioner Billingsley to approve the minutes, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the September 10, 2020 minutes passed.

There next came on for consideration to open the public hearing for certain matters. Upon motion by Commissioner McKay, seconded by Commissioner Rouser, with all voting "aye", the motion to open the public hearing passed.

There next came on for consideration the petition of Southern Parners LLC for a conditional use for drive thru services for a fast food type restaurant located at 1072 Gluckstadt Rd. Ricky Bagwell appeared on behalf of the petition and explained the request. There were no questions from anyone in attendance at the meeting. Upon motion by Commissioner Billingsley to approve the conditional use based on the petitioner having met the requisite standard, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Jolly Massey for a conditional use for a 4 acre or less mining operation located at 2457 Hwy 43 North. Mr. Massey appeared on behalf of the request and explained the nature of what was planned. Zoning Administrator Weeks explained the usual conditions that must be met conditional to the approval. Upon motion by Commissioner Rouser to approve the conditional use based on the petitioner having met the requisite standard and pursuant to the following conditions: day to dusk hauling, no Sunday hauling, road must be kept clean and dust controlled, with construction entrances,

seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the conditional use with restrictions passed.

There next came on for consideration to close the public hearing for certain matters. Upon motion by Commissioner McKay, seconded by Commissioner Billingsley, with all voting "aye", the motion to close the public hearing passed.

There next came on for consideration the site plan amendment of Candlewood Suites on Dees Plaza. One of the owners appeared on behalf of the request and explained the aesthetic changes to the proposed hotel. Commissioner McKay explained that he was still opposed to the development as he did not believe they had met the zoning ordinance requirements for the height variance. Upon motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Rouser, with Commissioners Billingsley, Rouser, Miller and Brown voting "aye," and Commissioner McKay voting "nay", the motion to approve the site plan passed.

There next came on for consideration the site plan of Sullivan's Market for a new business. Daniel Wooldridge is the architect and he addressed the Commission and explained that it was a grocery store. He also explained that the building was all brick, met the parking requirements and that the garbage would be behind the building. Upon motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Rouser, with all voting "aye", the motion to approve the site plan passed.

There next came on for consideration the site plan of Camper Corral for an addition to the proposed business located at 381 Distribution Drive. Daniel Wooldridge is the architect for the addition and he addressed the Commission and explained that this was an addition for storage to the business. Upon motion by Commissioner Billingsley 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 amendment of Gluckstadt Park Phase 1 located at the corner of Dees Plaza and Dees Dr. Daniel Wooldridge is the architect and he addressed the Commission and explained the nature of the changes to the development. Upon motion by Commissioner Rouser to approve the site plan amendment, seconded by Commissioner Brown, with all voting "aye", the motion to approve the site plan amendment passed.

There next came on for consideration the site plan of Callaway's located at 259 Calhoun Station Pkwy for an addition to its business. Daniel Wooldridge is the architect for the addition and he addressed the Commission and explained that this addition would be the same look and materials as the original building. Upon motion by Commissioner Billingsley to approve the site plan, seconded by Commissioner Rouser, with all voting "aye", the motion to approve the site plan passed.

There next came on for consideration the site plan of Southern Partners, LLC for a new business located at 1072 Gluckstadt Rd. Daniel Wooldridge is the architect and he addressed the Commission and explained that this was a new business, Slim Chickens restaurant, and the nature of the site plan. Upon motion by Commissioner Rouser 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 November, 2020 meeting/public hearing. Upon Motion by Commissioner McKay to set the meeting for November 12, 2020, seconded by Commissioner Billingsley, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the October 15, 2020 meeting was adjourned.

11-12-20
Date

Walter McKay
(Chairman)