

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF NOVEMBER, 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 12th day of November, 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 Brown, and those present participated in pledging allegiance to our flag.

There first came on for consideration the minutes of the October 15, 2020 meeting of the Commission. Upon motion by Commissioner Rouser to approve the minutes, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the October 15, 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 Billingsley, with all voting "aye", the motion to open the public hearing passed.

There next came on for consideration the petition of Mipitou to rezone 86.67 acres from R-3 to R-1A, and 73.72 acres from R-3 to R-1B. This property is located East of Greens Crossing Rd. and Southwest of New Castle Subdivision. A conceptual development plan was included with the request. Walter Wilson, counsel for the owner, appeared on behalf of the petition. He explained that access to this subdivision would be through Dover Ln. and there would be a construction entrance off Gus Green with a future entrance off Robinson Springs Rd.

Tom Bobbit is a land planner and he also addressed the Commission regarding the specific plans for the development. Commissioner McKay expressed concern about this becoming a cut through route for traffic in the middle of New Castle subdivision. They explained that the developer would be willing to gate it to keep it from becoming a cut through road. It was discussed that this would need to be reviewed by the County Engineer for recommendations to the Board of Supervisor.

Willie Jones addressed the Commission and stated that he lived near this development and was inquiring how this would affect their taxes. Mack Porter addressed the Commission next and is also a resident near this area and was inquiring how it would affect his property.

Debra McDonald also addressed the Commission with similar concerns about the impact with erosion etc. to her property. The petitioner explained that this would take years to develop and they would have to meet runoff and drainage requirements.

There was a discussion regarding the construction traffic on Gus Green Rd. and the damage that could be caused with trucks coming in and out. The petitioner explained that they felt there would be less trucks than with some developments because they are using dirt from the actual area for construction versus hauling it in. It was discussed that the County Engineer may require a bond for the road and they said they would be open to that. It was also discussed any potential flooding and that they would have to meet DEQ requirements and didn't anticipate any issues. Christopher Jones appeared next and stated he lived near this as well and inquired about the impact of the zoning on their properties. Upon motion by Commissioner Billingsley to approve the rezoning conditional upon a recommendation that the Board consider a bond for Gus Green Rd., seconded by Commissioner Brown, with all voting "aye," the motion to approve the rezoning passed.

There next came on for consideration the petition of Magnolia Mining for approval of a conditional use for surface mining operation of approximately 100 acres located at 3364 Hwy 22. Brad Pepper appeared on behalf of the petition. He explained the plan and that they would also be subject to DEQ approval. They understand the conditions they must meet for mining which are part of their submittal and also attached hereto as Exhibit "A." Upon motion by Commissioner Rouser to approve the conditional use pursuant to the terms in Exhibit "A", 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 Billingsley, seconded by Commissioner Rouser, with all voting "aye", the motion to close the public hearing passed.

There next came on for consideration the site plan of Mannsdale Dental for a new business located at Gluckstadt Rd. and Hwy 463. Keith Brown appeared on behalf of the request. The plans were discussed by the Commission with the petitioner and the approval with conditions by MLHPD. Upon motion by Commissioner Billingsley to approve the site plan subject to the conditions set forth in Exhibit "B," seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan with conditions passed.

There next came on for consideration the site plan of Germantown Office Complex for an amendment to the development on Calhoun Station Pkwy. Daniel Wooldridge is the architect and he addressed the Commission and explained the changes and plans for the aesthetics of the development. He said the brick would be painted and it would have a galvanized roof. Upon motion by Commissioner Billingsley to approve the site plan amendment with the condition that the building be painted brick as proposed, 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 REC Construction for an addition to an existing business located at Distribution Drive. Daniel Wooldridge appeared on behalf of

the request and explained that it was for an accessory structure and would match what is currently there. 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 amendment of Gluckstadt Retail located at Calhoun Station Pkwy. Daniel Wooldridge is the architect and he addressed the Commission and explained the development. He said it would be the same colors and brick as the grocery store. One of the owners, Harrold May, also addressed the Commission and explained that they have other developments in the area and incentive for it to be nice. 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 consideration the site plan of Johnson Commercial Office. No one was present and the Commission decided to table the request. Upon motion by Commissioner McKay to table the request, seconded by Commissioner Rouser, with all voting "aye", the motion to table the site plan passed.

There next came on for discussion the setting of the December, 2020 meeting/public hearing. Upon Motion by Commissioner McKay to set the meeting for December 10, 2020, seconded by Commissioner Billingsley, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the November 12, 2020 meeting was adjourned.

12-10-20
Date

Walter J. McKay
(Chairman)

Exhibit B

DRAFT

November 9, 2020

To: Mr. Scott Weeks, Madison County Planning and Zoning Administrator

From: Rita McGuffie, Mannsdale-Livingston Heritage Preservation District

Re: Mannsdale Dental

Dear Mr. Weeks:

The Mannsdale-Livingston Heritage Preservation District (MLHPD) Commission held its regularly scheduled meeting on November 9, 2020 at 6:30 pm at the Madison County Board Room in Canton, Mississippi.

Keith and Lauren Brown presented their proposal for Mannsdale Dental to be built within the Village of Mannsdale development. This dental clinic will provide general dentistry. The Commission found that the submittal must include the following changes and additional information:

1. Parking spaces should be 9.5 feet wide instead of 9 feet wide and have a minimum of 180 square feet.
2. A detailed lighting plan must be added to the landscape plan showing the style and location of all ground and building lighting. Photos/drawings of all fixtures should be included and all building lighting should be shown on the elevations.
3. Exterior brick sample/photo and exterior paint samples/color names must be submitted.
4. Building signage style, material, colors and dimensions must be submitted and meet regulations set forth in Zoning Ordinance for Madison County Article 19.
5. Location and screening detail of garbage and mechanical must be added on the landscape plan.
6. Irrigation plan that the petitioners indicated would be implemented needs to be noted on the documents.

The MLHPD Commission unanimously approved this proposal to move forward contingent upon the above 6 items being satisfactorily rectified. The MLHPD Commission further recommends that no building permit be issued until every contingency is met.

Sincerely,

Rita McGuffie, Chairman
MLHPD