

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 14th DAY OF MARCH, 2019 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 14th day of March, 2019 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Larry Miller
 Walter McKay
 Bill Billingsley
 Dr. Bill Howard
 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 February 14, 2019 meeting of the Commission. Upon motion by Commissioner McKay to approve the minutes, seconded by Commissioner Miller, with all voting “aye,” the motion to approve the February 14, 2019 minutes passed.

There next came on for consideration to open the public hearing for items to be considered. Upon Motion by Commissioner Brown to open the public hearing, seconded by Commissioner Billingsley with all voting “aye,” the motion to open the public hearing passed.

There next came on for consideration of the petition of Systems Electro Coating for a variance on the required setbacks with site plan included. The property is zoned I-2 Industrial and is located at 253 Old Jackson Rd. Chad Wages appeared on behalf of the petition as the engineer for the project. He also said he was working with Fountain Construction. He explained the nature of the business which sprays frames for Nissan. This is for an expansion of their warehouse for additional equipment and other business-related activities. The proposed variance is on the west side of the property. They are currently negotiating an easement with East Group Properties. No one was present in opposition to the request. Upon motion by Commissioner Miller to approve the sign variance, seconded by Commissioner Howard, with all voting “aye”, the motion to approve the petition for a variance passed. 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 petition of Sartain Associates Inc. For a variance on the front and side setbacks to Lot 870 of Camden Pointe IIIA in Lake Caroline. Don McGraw appeared as the attorney for the petitioner and Mr. Sartain was also present. It was explained that

construction had begun on the home on this lot. It was discovered that when the foundation was poured, the wrong property line was used. The property does not currently meet the setback requirements of 20 feet to the front setback and 7.5 feet to the side setback. Petitioner is requesting a front setback of 19.55 feet, and a side setback of 5.68 feet. It was explained that there were currently no houses on either side of this lot. No one appeared in opposition to the request. Commissioner Billingsley stated that while he understood it was a mistake, he wouldn't be giving permission for any other similar mistakes in the future. Upon Motion by Commissioner Billingsley to approve the variance, seconded by Commissioner Brown, with all voting "aye", the motion to approve the variance passed.

There next came on for consideration to close the public hearing. Upon Motion by Commissioner Billingsley 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 for an addition to a business for CRJT Building located at 110 Kimbal Dr. Daniel Wooldridge is the architect for the project and he appeared on behalf of the request. He explained that the same materials would be used on the addition, including the same brick and same type awning. 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 discussion the setting of the April, 2019 meeting/public hearing. The second Thursday is the 11th. Upon Motion by Commissioner McKay to set the meeting/hearing for March 14, 2019, seconded by Commissioner Miller, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the March 14, 2019 meeting was adjourned.

4-11-19
Date

Walter McKay
(Chairman)