

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF AUGUST, 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 13th day of August, 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

 Scott Weeks, Planning and Zoning Administrator

Absent: Rev. Henry Brown

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 July 9, 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 July 9, 2020 minutes passed.

There next came on for consideration to open the public hearing for the Commission to hear certain items. Upon motion by Commissioner McKay 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 the conditional use of Teks Farms for a mining operation of 4 acres or less on Hwy 43 North. Tony Peirce owns the land and he appeared on behalf of the request. There was no one in opposition to the request. The usual restrictions that apply to mining operations were discussed. Upon Motion by Commissioner Billingsley to approve the conditional use with the standard restrictions of no Sunday hauling, dust control and road safety, and daylight hour of operation only, 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 Landtrust Inc. to rezone property from R-1 to R-2 Residential located at Yandell Rd East of Glenwild Subdivision. Don McGraw appeared on behalf of the request, along with Mark Jordan who is with Landtrust. Commissioner McKay inquired about the drainage and expressed concern about other water drainage issues in this area. They stated they would be working with the County Engineer to

ensure they met the requirements. There was no opposition present. Having heard the presentation and finding that the petitioner met the requirements necessary for rezoning, upon Motion by Commissioner Billingsley to approve the petition to rezone, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the rezoning passed.

There next came on for consideration the petition of Laura Farris to rezone property located at 1604 North Old Canton Rd. from A-1 to R-4. David Kelly appeared on behalf of the request on behalf of Ms. Farris. He explained that every unit would be owned and not leased or rented, and that they were marketed for retirement age buyers. Scott Weeks explained that Deerfield also had townhomes in its development, with plans for additional townhomes and that is next to this property. Mr. Kelly explained that there had already been a change in the character and there was a great need for more similar development due to the lack of these type homes in the Madison area. He provided a letter from Nix Tann supporting the need for more of these type properties which is attached as Exhibit "A." He explained that they would be brick and have 2 car garages and they were elevated due to it being a potential flood area. He said every unit would have an elevator. Having heard the presentation and finding that the petitioner met the requirements necessary for rezoning, upon Motion by Commissioner Rouser to approve the petition to rezone, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the rezoning passed.

There next came on for consideration the petition of Dewees to rezone property from A-1 Agricultural to C-1A Restricted Commercial. Bill Featherston appeared on behalf of the petition as counsel for the Estate for the Dewees family. It was discussed the purpose of the rezoning and that a dentist was planning to buy the property if it was rezoned to locate her practice there. It was further discussed that this was approved by the MLHPD conditional upon it being a professional office. There was a discussion by the petitioner regarding the change in the character and public need for the rezoning. Bill Bohner with Chapel of the Cross stated that they do not have any objection to the request. Having heard the presentation and finding that the petitioner met the requirements necessary for rezoning, upon Motion by Commissioner Rouser to approve the petition to rezone conditional upon it being used for a professional office only, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the conditional rezoning 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 Billingsley, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan amendment of Gluckstadt Park Phase One located at the corner of Dees Plaza and Dees Rd. Extension. Daniel Wooldridge appeared on behalf of the request and explained the amendments. Commissioner Miller inquired regarding the entrance and exit to the property. 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 amendment passed.

There next came on for consideration the lighting and landscape submittal of Village of Mannsdale. It is located at the northeast corner of Hwy. 463 and Gluckstadt Rd. Blake Cress

appeared on behalf of the request. He explained that MLHPD had approved the request and their approval is attached as Exhibit "B" to the minutes. He said the lighting would be what was approved and is being used at the Livingston development. Upon motion by Commissioner Billingsley to approve the submittal conditional upon the restrictions placed by MLHPD in Exhibit "B", seconded by Commissioner Rouser, with all voting "aye," the motion to approve the submittal with conditions passed.

There next came on for discussion the setting of the September, 2020 meeting/public hearing. Upon Motion by Commissioner McKay to set the meeting for September 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 August 13, 2020 meeting was adjourned.

9-10-20
Date

Walter McKay
(Chairman)