

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 12th DAY OF AUGUST, 2021 AT 9:00 A.M. AT THE  
MADISON COUNTY COMPLEX BUILDING**

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**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 August, 2021, at 9:00 a.m. in the Madison County Complex 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 all present participated in pledging allegiance to our flag, led by Chairman Rouser.

There first came on for consideration the minutes of the July 8, 2021, meeting of the Commission. Upon motion by Commissioner Billingsley, seconded by Commissioner Brown, with all voting "aye," motion to approve the July 8, 2021 minutes passed.

There next came on for consideration, the need to open the meeting for review of site plans. Upon motion by Commissioner McKay to open the meeting for review of site plans, seconded by Commissioner Billingsley, with all voting "aye," the meeting was so opened.

There next came on for consideration the site plan for Old Jackson Road Commercial Park. The property is currently zoned C-2 Commercial and is in Supervisor District 4. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the project is on the corner of Old Jackson Road on the east side, and north of Church Road. Mr. Wooldridge advised that the property is approximately +/-29 acres total, but that the project before the Commission is only the front portion consisting of six (6) buildings, with each building being approximately +/-5,000 square feet in a combination of retail and office warehouse. The front of the buildings would be full brick façade, sides of the buildings would be a combination of brick and metal, and rear would be metal. Upon motion by Commissioner McKay to approve the site plan for Old Jackson Road Commercial Park, seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan for Old Jackson Road Commercial Park was approved.

There next came on for consideration the site plan for Calhoun Station/Church Road Retail. The property is on the southwest corner of Calhoun Station Parkway and Church Road, is currently zoned C-2 Commercial and is in Supervisor District 2. Daniel Wooldridge, architect for the




project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that this property is left over from the Petitioner's newly constructed Exxon convenience store just to the south. Mr. Wooldridge advised that he had met with County Engineer, Tim Bryan, and gotten approval to re-route an existing drainage ditch running through the property onto the County right-of-way in order to have better use of the property<sup>1</sup>. Mr. Wooldridge advised that the proposed retail space would be approximately +/-3,500 square feet, with a drive-thru window on the southeast side of the building, which will be all brick façade. Mr. Wooldridge advised that there is a current one-way in access drive across the property from Church Road, and that gives access to the adjacent Exxon convenience store, and after meeting with, and gaining the approval of the County Engineer, the Petitioner has added an ingress/egress driveway out onto Calhoun Station Parkway. Mr. Wooldridge advised that the Petitioner was getting a traffic study to make sure that said driveway is sufficient, and that said study would be provided to Administrator Weeks upon receipt. Commissioner McKay expressed concern as to the increased traffic entering the proposed development from Church Road, and using the existing driveway entrance from Church Road, and further expressed the desire that Petitioner meet with the County Engineer to discuss the placement of a short turn lane on Church Road at the existing entrance to increase safety and move traffic off of Church Road and into the development. Mr. Wooldridge advised that the previously approved design did not require such turn lane, but that he would re-visit that with the County Engineer. Upon motion by Commissioner Billingsley to approve the site plan for Calhoun Station/Church Road Retail, seconded by Commissioner Brown, with Commissioners Billingsley, Brown, Rouser, and Miller voting "aye," and Commissioner McKay abstaining, the motion to approve the site plan for Calhoun Station/Church Road Retail was approved.

There next came on for consideration the site plan for Sullivan's Market. The property is on the northeast corner of Gluckstadt Road and Mannsdale Road, is currently zoned C-2 Commercial and is in Supervisor District 2. Allen Grant with Dean & Dean Architects, and contractor, Rusty McIntosh, appeared on behalf of the Petitioner. Mr. Grant advised that the Sullivan family was in the process of purchasing the property from the developer for a grocery store, and adjacent retail. The grocery store will be approximately +/-30,000 square feet, and would be a little more "boutique" than the other Sullivan's grocery stores in the area, and would adhere to the required historical, architectural, and site plan requirements since the development will be in the Mannsdale Historic Preservation District. The building itself will be predominantly historic type brick, with historic brick details, simulated wood mold brick, and cornice details will be of synthetic fiber material, single slope roof to the rear. The adjacent retail area will be approximately +/-6-7,000 square feet, and in-line retail areas broken up into +/-1200 or +/-2400 square foot areas, etc., with similar construction materials as the grocery store. All lighting fixtures will be of historical type. Mr. Grant advised that Petitioner had previously received approval from the Mannsdale Historic Preservation District, Planning and Zoning Commission, and the Board of Supervisors on the Master Development Plan, and had received approval from the Mannsdale Historic Preservation District on the subject site plan. Commissioner McKay inquired as to handicap parking spaces, and Mr. Grant advised that he had updated the site plan to include all required handicap parking spaces and sizes. Upon motion by Commissioner McKay to approve the site plan for Sullivan's Market with the condition that all parking spaces meeting the requirements of the Zoning Ordinance, and the conditions set forth in the August 9, 2021, approval from the Mannsdale Livingston Historic Preservation District, seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan for Sullivan's Market was approved.

There next came on for discussion, the setting of the September, 2021 meeting. September 9<sup>th</sup>, 2021, was suggested. Upon motion by Commissioner Billingsley, seconded by Commissioner McKay, with all voting "aye," motion to set the September, 2021 meeting for September 9th, 2021 passed.

With there being no further business, the August 12, 2021, meeting of the Madison County Planning and Zoning Commission was adjourned.

9-9-21  
Date

  
Dr. Keith Rouser, Chairman

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<sup>i</sup> Regarding said ditch, Commissioner Billingsley asked if the re-routing of said ditch would affect any adjacent property owners, and Mr. Wooldridge advised that it would not, because said ditch starts and ends on Petitioner's property. Commissioner McKay inquired as to where the ditch crosses Calhoun Station Parkway, and Mr. Wooldridge advised that the ditch would be routed under the proposed new entrance driveway on the subject property, and go under Calhoun Station Parkway between the proposed new entrance driveway, and the existing entrance driveway at the adjacent Exxon convenience store.