

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 14<sup>th</sup> DAY OF JANUARY, 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 14<sup>th</sup> day of January, 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 McKay.

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

There next came on for consideration the election of officers for the upcoming year. Commissioner Billingsley moved to nominate Walter McKay for Chairman. The motion failed for lack of second. Upon motion by Commissioner Brown to nominate Dr. Keith Rouser for Chairman, seconded by Commissioner McKay, with all voting "aye," the motion to nominate Commissioner Rouser as Chairman passed. Upon motion by Commissioner Brown to nominate Bill Billingsley for Vice-Chairman, seconded by Commissioner Rouser, with all voting "aye," the motion to nominate Commissioner Billingsley as Vice-Chairman, passed.

Commissioner Billingsley asked to be allowed to speak on the matter of the change of attorney for the Planning and Zoning Commission, and that same be made a part of these minutes. Commissioner Billingsley expressed concern that the Planning and Zoning Commission was not a part of the decision to change attorneys, that he desired that the Planning and Zoning Commission be allowed to select their own attorney, or at least have some input into the Board of Supervisors' decision regarding same.

There next came on for consideration to open the public hearing for the Commission to hear and consider 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 petition of Bear Creek Water Association for a conditional use for a public/quasi-public facility and utility. Nolan Williamson, General Manager

of Bear Creek Water Association appeared on behalf of Bear Creek. Mr. Williamson advised that Bear Creek is seeking to construct a new water well on the east side of Clarkdell Road, near the Entergy station, in order to meet the needs of its customer base, and for fire protection. Mr. Williamson clarified that this would be a well, and not a tank site, but that water would be treated on site. Upon motion by Commissioner McKay to approve the petition for conditional use, seconded by Commissioner Brown, with all voting "aye," the motion to approve the petition for conditional use passed.

There next came on for consideration, the petition of Bridgecom, LLC to rezone +/-19.5 acres from R-1 Residential to A-1 Agricultural. The subject property is owned by Bridgecom, LLC, and is located on Robinson Road. Robert Bilbrew, Vice President of Bridgecom, LLC appeared on behalf of the petitioner. Mr. Bilbrew advised that Bridgecom is in the process of building a subdivision consisting of 11 homes with a 1600 square foot minimum. Mr. Bilbrew advised that a portion of the property is currently zoned A-1, and part zoned R-1. Petitioner is seeking to have the entirety of the property zoned A-1. Mr. Bilbrew advised that petitioner had submitted a layout of the subdivision lots, and the Mississippi Department of Health had tentatively approved, subject to individual lot soil and site evaluation. Upon motion by Commissioner Brown to approve the petition to rezone the property from R-1 Residential to A-1 Agricultural, with the condition that the minimum square footage of homes built on the property be 1600 square feet, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the petition to rezone the property from R-1 Residential to A-1 Agricultural passed.

There next came on for consideration, the petition of Percy Grant to rezone property at 1365 Highway 16 West from R-2 Residential to C-2 Commercial. Percy Grant appeared at the hearing with the proposed proprietor of the business to be located on the property, and stated that the proposed use would be for recreational purposes, to rent out the facility for parties, baby showers, and a game room on the weekends. Commissioner Billingsley questioned, and clarified that petitioner was not seeking any change to the facility itself, but only to have the property rezoned in order to operate the premises in a different manner. Petitioner agreed. Petitioner stated that the hours of operation would be from 8:00 p.m. to 1:00 a.m. on the weekend, that they intended to sell beer (but not liquor) on the premises, and that the property has direct ingress/egress to Highway 16. Administrator Weeks explained that the property is zoned R-2 with a major structure on it, was previously in use as community store/game room, and that such use is a non-conforming use under the Zoning Ordinance. Administrator Weeks further explained that when petitioner ceased operations as a community store/game room, the zoning/use reverted back to R-2, and because the petitioner now desires to recommence operations, rezoning is required due to the nonconformity. Administrator Weeks also advised that parking would likely be an issue if the property is used as an event venue. Petitioner advised that he had made arrangements for parking across the street and on adjoining property to alleviate overflow parking for events.

Gloria Gowdy appeared and advised that she lived next door to the proposed business. Ms. Gowdy advised that she would be opposed to the business being operated as a nightclub, and that she was concerned about her driveway being blocked. Commissioner Brown addressed Ms. Gowdy and advised he has spoken with the Petitioner, and the Proprietor, and had been assured that the facility would not be operated as a nightclub, and that her driveway would not be blocked. Upon motion by Commissioner Billingsley to approve the petition to rezone the property from R-

2 Residential to C-2 Commercial, seconded by Commissioner Brown, with all voting "aye," the motion to approve the petition to rezone the property from R-2 Residential to C-2 Commercial passed.

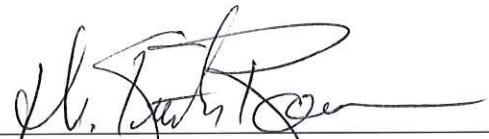
There next came on for consideration to close the public hearing for certain matters. Upon motion by Commissioner Billingsley, seconded by Commissioner Brown, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan of Twisted Kitchen. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the building is located on Calhoun Station Parkway, is approximately 4,000 square feet freestanding brick building with outdoor patio dining and a drive-thru for possible future use. The business would be serving plate lunches and other food. Mr. Wooldridge advised that the traffic count for this building was included in a previous count done for another facility on Calhoun Station. Upon motion by Commissioner McKay to approve the site plan for Twisted Kitchen, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the site plan for Twisted Kitchen was approved.

There next came on for discussion, the setting of the February, 2021 meeting. February 11<sup>th</sup>, 2021, was suggested. Upon motion by Commissioner McKay, seconded by Commissioner Billingsley, with all voting "aye," motion to set the February, 2021 meeting for February 11<sup>th</sup>, 2021 passed.

With there being no further business, the January 14, 2021, meeting of the Madison County Planning and Zoning Commission was adjourned.

2-11-2021  
Date

  
Dr. Keith Rouser, Chairman