

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 9th DAY OF JULY, 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 9th day of July, 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
 Rev. Henry Brown
 Dr. Keith Rouser
 Bill Billingsley

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 June 11, 2020 meeting of the Commission. Upon motion by Commissioner Billingsley to approve the minutes, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the June 11, 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 Billingsley to open the public hearing, seconded by Commissioner Rouser, with all voting "aye," the motion to open the public hearing passed.

There next came on for consideration the variance of David Turner to the side setbacks of property located at 116 First Colony Blvd. Mr. Turner appeared on behalf of the request and explained the request and that the house was already built. He further explained that it was caught when the home inspector was inspecting the property next door when it was being built. There was no opposition to the request. Upon Motion by Commissioner Billingsley to approve the variance, seconded by Commissioner Rouser, 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 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 of MCEDA for Project Pine which is a warehouse on the mega site located on Highway 22 across from Nisaan Parkway. The property is zoned I-2 Industrial. Chris Trebisky with Neel-Schaffer, Inc appeared on behalf of the request

as one of the engineers for the project. Commissioner McKay inquired about the parking size and Chris explained that this was a standard model for the company and they were looking at the best options for how to proceed. Commissioner McKay made a motion to approve conditional upon them correcting the parking, which was seconded by Commissioner Rouser. It was discussed that the company would like the option to either correct the parking issue or request a variance. Upon motion by Commissioner Billingsley to amend the motion to approve the site plan conditional on the company either correcting the parking or seeking a variance on the parking, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the site plan as amended with the conditions passed.

There next came on for consideration the site plan of Lee Sahler for an office warehouse located on Lexington Dr. Daniel Wooldridge appeared on behalf of the plan. He explained the parking and that the building would be brick everywhere except on the rear which would be metal panel. Upon motion by Commissioner McKay to approve the site plan, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the amended site plan of Germantown Office Complex located on Calhoun Station Pkwy. Daniel Wooldridge appeared on behalf of the plan. He explained the revisions to the plan. Upon motion by Commissioner Billingsley to approve the site plan amendment, seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan amendment passed.

There next came on for discussion the setting of the August 13, 2020 meeting/public hearing. Upon Motion by Commissioner McKay to set the meeting for August 13, 2020, seconded by Commissioner Rouser, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the July 9, 2020 meeting was adjourned.

8-13-20
Date

Walter McKay
(Chairman)