

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 11<sup>th</sup> DAY OF MARCH, 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 11<sup>th</sup> day of March, 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 February 11, 2021, meeting of the Commission. Upon motion by Commissioner Billingsley, seconded by Commissioner Brown, with all voting "aye," motion to approve the February 11, 2021 minutes passed.

There next came on for consideration the site plan for Church Road Retail. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. Mr. Wooldridge advised that the building approximately 12,000 square feet, and face Church Road (North). Mr. Wooldridge advised that main access to the site would be off of Church Road, with a secondary exit behind the building on to Old Jackson Road. The building would be comprised of ten (10) units, be all brick, with store fronts across the front, and have a drive-thru window on the East side of the building for possible future use. The brick would be painted brick with white, and two shades of gray, with the store front being anodized color. 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 Church Road Retail was approved.

There next came on for consideration the site plan amendment for Lexington Drive Building A & B. Daniel Wooldridge, architect for the project, appeared on behalf of the Petitioner. The property has been sold since the approval of the original site plan. The amended site plan would move the two buildings to the rear of the property, and all parking on the front. There will be no roll-up doors on the rear as opposed to the previously-approved design. Roll-up doors will be on the front, but will be a panel door, and not the traditional roll-up. Commissioner questioned Mr. Wooldridge regarding utility easements on the property, and Mr. Wooldridge advised that he was aware. Mr. Wooldridge advised that the area between the two buildings would be landscaped. Mr. Wooldridge advised that the site plan amendment request was contingent on approval of a variance request on the front from a 15' to an 8' greenspace area to be submitted at the April meeting of the Planning & Zoning Commission. Mr. Wooldridge stated that three sides of the

buildings will be brick, and the rear of the building will be metal to be comparable to the brick, and surrounding buildings. Upon motion by Commissioner Billingsley to approve the site plan amendment for Lexington Drive Building A & B, conditioned on the submission and approval of the variance request on the front from 15' to 8', seconded by Commissioner McKay, with all voting "aye," the motion to approve the site plan amendment for for Lexington Drive Building A & B, conditioned on the submission and approval of the variance request on the front from 15' to 8', was approved.

There next came on for discussion, the setting of the April, 2021 meeting. April 8<sup>th</sup>, 2021, was suggested. Upon motion by Commissioner McKay, seconded by Commissioner Billingsley, with all voting "aye," motion to set the April, 2021 meeting for April 8<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.

4-8-2021  
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Date

  
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Dr. Keith Rouser, Chairman