

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 14th DAY OF NOVEMBER, 2019 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 14th day of November, 2019 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

Present: Larry Miller
 Walter McKay
 Bill Billingsley
 Dr. Bill Howard
 Rev. Henry Brown

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 October 24, 2019 meeting of the Commission. Upon motion by Commissioner Billingsley to approve the minutes, seconded by Commissioner Miller, with all voting "aye," the motion to approve the October 24, 2019 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 Brown, with all voting "aye," the motion to open the public hearing passed.

There next came on for consideration the petition of Ben Nelson Golf and Outdoor for a variance of an additional 56.79 square feet of signage. The property is located at 243 Industrial Drive North and zoned C-2 Commercial. A representative from Mitchell Signs appeared on behalf of the petition. She explained they plan to remove the temporary fence sign and add this to the back entrance and one on the wall. Neither signs will be illuminated. Upon Motion by Commissioner Billingsley to approve the petition, seconded by Commissioner Miller, with all voting "aye" the motion to approve the petition for a variance passed.

There next came on for consideration the petition of Sartain and Associates to rezoning A-1 Agricultural to R-2 Residential. The property is located at the Northwest corner of Luebirdia Lane and Catlett Road. Brian Sartain appeared on behalf of the petition. He explained this is 28 acres of land and 61 lots are proposed. The open space will remain as a natural water retention. Mr. Sartain explained they had provided proper notice to the neighbors. There was a discussion about plat approval and that specifics on the layout and access to the property would be approved at that time. Mr. Sartain stated that the area had changed to

residential with all of the neighborhoods now in this area and there was a public need in the market for homes of this size of approximately 1,800 to 2,000 square feet with a lower price point than what's available. No one was present to voice any opposition to the request. Upon motion by Commissioner Billingsley to approve the petition, seconded by Commissioner Miller, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration to close the public hearing. Upon Motion by Commissioner Howard to close the public hearing, seconded by Commissioner Billingsley, the motion to close the public hearing passed.

There next came on for discussion the setting of the December, 2019 meeting/public hearing. Upon Motion by Commissioner McKay to set the meeting for December 12, 2019, seconded by Commissioner Billingsley, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the November 14, 2019 meeting was adjourned.

12-12-19
Date

Walter McKay
(Chairman)