

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 18th DAY OF NOVEMBER, 2021 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 18th day of November, 2021, at 9:00 a.m. in the Madison County Complex Building.

Present: Larry Miller
 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.

Commissioner McKay introduced special guest, Mr. David Boackle, Commissioner for the City of Gluckstadt Planning and Zoning Commission, and President of the Ridgefield Homeowners Association, Chief Engineer for Mississippi Public Utilities Staff, and provides technical support to the Mississippi Public Service Commission, and is also a forensic engineer and insurance consultant. Mr. Boackle was present at the meeting to observe the meeting of the Commission.

There first came on for consideration the minutes of the October 7, 2021, meeting of the Commission. Upon motion by Commissioner Brown, seconded by Commissioner Miller with all voting "aye," motion to approve the October 7, 2021 minutes passed.

There next came on for consideration, the need to open the meeting for public hearing of certain matters. Upon motion by Commissioner McKay to open the meeting for public hearing of certain matters, seconded by Commissioner Brown, with all voting "aye," the public hearing was so opened.

There next came on for consideration the Application of Prakash Agrawal to rezone certain property owned by him, and known as Madison County Tax Parcel No.: 093D-18B-030/00.00 from R-2 Medium Density Residential District to R-3 High Density Residential District. Mr. Agrawal's property is located on the Southwest corner of Highway 16 and North Liberty Street, and is in Supervisor District 5. Stewart Rutledge, Esquire, appeared on behalf of the Applicant as the owner of Rosedale Corporation, a real estate developer. Mr. Rutledge advised that he has developed approximately thirty (30) neighborhoods across the Southeast, but is a lifelong Mississippian with family rooted in Madison County. Mr. Rutledge advised that his focus is to

develop high-quality, new construction aimed at a community with a growing work force. He stated that his proposed project would be a privately-owned development funded by a mix of a traditional bank loan, and federal housing tax credits aimed to bridge the gap between low income housing, and upper income housing. Mr. Rutledge advised that his development would improve the area, and although not in the City of Canton, he had gotten support from the City, and provided a letter of support from Alderman Les Penn.

Mr. Rutledge stated that there are ten (10) parcels within two (2) miles of his proposed development that are also zoned R-3, and stated that this demonstrated the appropriateness of his proposal for rezoning this particular property. Mr. Rutledge advised that his proposal does comply with the Madison County Comprehensive Plan, in that the Comprehensive Plan states that the quality and occupancy of a community's housing stock are the key indicators for economic growth. Mr. Rutledge stated that from 2000 to 2010, the total number of households in Madison County increased 31.6%. He further stated that Madison County does not own, or manage, any public housing such that all housing needs are met by private developers such as himself, and pointed to the Comprehensive Plan as stating that the forward looking needs of Madison County show that the County will need more than 17,000 single family homes, nearly 1000 multi-family homes, and approximately 2,500 manufactured homes in the near future. He stated that his goal was to provide approximately 50 multi-family homes through this development.

Mr. Rutledge pointed to the Comprehensive Plan as stating that a goal of Madison County is to maintain and expand residential density patterns while not overburdening transportation and facilities, and provide a mix of densities with the ultimate goal of providing housing to meet the need of citizens at affordable cost. Mr. Rutledge advised that this is the reason that this site was chosen for this project. Mr. Rutledge further argued that the character of the neighborhood had changed due to massive growth, primarily in job growth, but that job growth is dependent on housing. He argued that the job growth has produced a need for housing to allow the growing work force to live in Madison County, and pay Madison County taxes, as opposed to commuting in from surrounding counties. As for the public need, Mr. Rutledge argued that Madison County has 4% job growth over the last year, producing 2,100 jobs, but Madison County has 25,000 residents that commute into the county to work. He further argued that on a national level, there is a massive growing need for attractive, well-maintained homes for America's middle class, that homeownership is cost prohibitive, and that his proposed project would meet that need. Mr. Rutledge stated that this project would generate an investment of approximately \$10,000,000.00, and would bring in local jobs during construction.

Commissioner McKay questioned as to whether Rosedale Corporation would be the general contractor, and Mr. Rutledge advised that they have an in-house general contractor, Winters Construction, that would be the general contractor, and would subcontract the work, but would not be selling lots to any other builders. Commissioner McKay further questioned as to what size housing these units would be, and Mr. Rutledge advised that these units would be "garden style" apartments, being a hybrid between a single-family home, and a condominium or townhouse, with a mix of three (3) bedroom and two (2) bedrooms of 1,300-1,500 square feet, and that all maintenance of the site would be the responsibility of Rosedale Corporation.

Commissioner Brown questioned how far the proposed site would be from Southern Hill Missionary Baptist Church, and raised the issue that the church had been trying to purchase an acre of property for parking. Administrator Weeks, and Mr. Rutledge clarified that there is a parcel in between the site, and the property belonging to the church. Nonetheless, Mr. Rutledge advised that he would be happy to work with the church to allow for parking on their parcel.

Floyd and Hattie Chambers appeared in opposition, stated that this proposed development is directly in front of their home, and that they were concerned about the impact that apartments would have on the value of his property.

Ben Connor also appeared in opposition, and stated that he is one of the Directors of the Madison County Shrine Club located immediately adjacent to the proposed parcel. Mr. Connor argued that all of the growth numbers relied on by Mr. Rutledge is in the Madison and Gluckstadt areas of Madison County, and that Gluckstadt is the demographic center of a population of approximately 300,000 people, while Canton is the demographic center of only approximately 10,000 people. Mr. Connor also stated that the property subject to the rezoning application is bounded on the West side by a railroad track, so there would be no access from the West side, and on the East side by another parcel owned by Mr. Agrwal, and zoned commercial such that access to the proposed site would come through the commercial property. Mr. Connor argued that the Chambers had been in their current home for approximately 23 years, the Madison County Shrine Club had been in its current location since 1971, and that there is a service station located on property just south of the proposed site since the 1960's, so the neighborhood "had not changed a twig" in at least 50-60 years. Mr. Connor argued that the idea of growth in Gluckstadt producing a need for multi-family housing in Canton did not make sense, and asked the Commission to look at whether there is a public need for higher density housing when there is already zoning for medium density housing, and not change zoning to accommodate builders or financially subsidized development. Mr. Connor further argued that the reasons given for changing zoning to R-3 actually support maintaining the current zoning as R-2. Mr. Connor pointed to nearby R-2 zoned properties, and neighborhoods that have been built there in the last 10 years as the change in the neighborhood, and stated that adding high density housing is inviting deterioration in the neighborhood, and that does not benefit the public. Mr. Connor argued that what would benefit the public would be additional R-2 subdivisions in the area.

Mr. Rutledge agreed that Canton had lagged behind Gluckstadt in growth, but argued that is specifically why he wanted to come to the Canton area—to help that area experience some of the same growth. Mr. Rutledge further argued that while single family homes are right for some people, he is specifically targeting work force people that can't all maintain jobs, houses, and mortgages. Mr. Rutledge further argued that objective number one of the residential goals of the Comprehensive Plan is to provide a mix of residential densities to suit different needs and tastes. Mr. Rutledge further argued that it is premature to discuss access to the property, and that would be addressed in site plan review, and reiterated that his proposal does match the needs of Madison County as a whole, and in particular the Canton area, and District 5.

Chairman Rouser questioned as to whether these homes would be for rent or sale. Mr. Rutledge advised that the homes would be leased to residents, and that this is a superior alternative

to single family as code enforcement would not be an issue, because the owner of the development would be responsible for maintaining the property.

Commissioner Billingsley questioned as to zoning of properties immediately adjacent to the proposed site. Mr. Rutledge advised that the surrounding properties are R-2 and commercially zoned. Mr. Rutledge argued that this was wise planning as you have commercial property as the frontage, and residential property behind—as a mixture of zoning that this proposed use matches. Commissioner Billingsley further questioned as to how Mr. Rutledge had determined the need for housing for work force. Mr. Rutledge advised that the number one indicator is the U.S. Census data, but that numerous market studies show that housing demand in Canton proper is massively beyond the stock there, and that there are reduced vacancies in multi-family housing in the area. Mr. Rutledge stated that he believed the concerns raised by opposition are valid, but that they have been addressed, and that Mr. Agrawal is seeking the highest and best use for his property.

Commissioner Brown questioned as to how many notices of the public hearing were mailed out, and Mr. Rutledge responded that sixteen (16) notices were mailed out via certified mail.

Hattie Chambers appeared in opposition and stated that she did not believe that Canton needed apartments as she had visited her granddaughter in The Trails, and that there are numerous vacant apartments there, and that she moved into her home because of the site, and would like for it to stay as it is.

Commissioner Billingsley moved to approve the Application of Prakash Agrawal to rezone certain property owned by him, and known as Madison County Tax Parcel No.: 093D-18B-030/00.00 from R-2 Medium Density Residential District to R-3 High Density Residential District. Said motion died for a lack of second. Upon motion Commissioner Billingsley moved to deny the Application of Prakash Agrawal to rezone certain property owned by him, and known as Madison County Tax Parcel No.: 093D-18B-030/00.00 from R-2 Medium Density Residential District to R-3 High Density Residential District, seconded by Commissioner Miller, with all voting “aye,” the motion to deny the Application of Prakash Agrawal to rezone certain property owned by him, and known as Madison County Tax Parcel No.: 093D-18B-030/00.00 from R-2 Medium Density Residential District to R-3 High Density Residential District, passed.

There next came on for consideration, the need to close the public hearing. Upon motion by Commissioner Brown to close the public hearing, seconded by Commissioner McKay, with all voting “aye,” the public hearing was so closed.

There next came on for consideration the site plan for Autozone. The property is west of 1078 Gluckstadt Road, is currently zoned C-2 Commercial and is in Supervisor District 2. Ray Flake with Civil Engineering Services appeared on behalf of the Petitioner. Mr. Flake advised that Autozone would be a +/-7,400 sq. ft. building for retail auto parts. Mr. Flake advised that the ordinance requires 33 parking stalls, and that they have 38. Commissioner McKay advised that the handicapped parking shown is 8', which is ADA compliant, but that Madison County requires handicapped parking of 9'6", with the striped area between them to be a minimum of 5' per ADA guidelines. Mr. Flake advised that they would make those changes. Commissioner McKay also advised that there was no grading plan included, but noted that the building was below street level.

Mr. Flake advised that finished floor elevation was above the flood zone requirement, and would ensure that any calculations regarding water flow and grading would be correct. Upon motion by Commissioner McKay to approve the site plan for Autozone, with the noted changes to the parking spaces, seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan for Autozone, with the noted changes to the parking spaces, passed.

There next came on for consideration the sign for Autozone. Commissioner McKay pointed out that the solid base sign should be located in an area so as not to obstruct view of the roadway or sight line. Mr. Flake responded that they would put a sign visibility triangle on it, and ensure that it does not obstruct view. Upon motion by Commissioner McKay to approve the sign for Autozone, seconded by Commissioner Brown, with all voting "aye," the motion to approve the sign for Autozone, passed.

There next came on for discussion, the setting of the December, 2021 meeting. December 16, 2021, was suggested. Upon motion by Commissioner Billingsley, seconded by Commissioner McKay, with all voting "aye," motion to set the November, 2021 meeting for December 16th, 2021, passed.

With there being no further business, the November 18, 2021, meeting of the Madison County Planning and Zoning Commission was adjourned.

12-16-21
Date

Dr. Keith Rouser
Dr. Keith Rouser, Chairman