

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 18th DAY OF OCTOBER, 2018 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 18<sup>th</sup> day of October, 2018 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

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

Scott Weeks, Planning and Zoning Administrator

Due to technical difficulties, this meeting was not able to be live streamed or recorded.

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 September 13, 2018 meeting of the Commission. Upon motion by Commissioner Howard to approve the minutes, seconded by Commissioner Brown, with all voting "aye," the motion to approve the September 13, 2018 minutes passed.

There next came on for consideration to open the public hearing for items to be considered. Upon Motion by Commissioner Brown to open the public hearing, seconded by Commissioner Miller with all voting "aye," the motion to open the public hearing passed.

There next came on for consideration of the petition of The Villa of Madison for a conditional use to operate a business located on Calhoun Station Parkway. The land is zoned C-2 Commercial. A site plan is included with the petition. Daniel Wooldridge, the architect for the project, appeared on behalf of the petition, as well as the owner, Kathleen Wood. Commissioner McKay inquired regarding the name and they explained they were naming it Madison because it was in Madison County. There were no other questions from the Commission or anyone in attendance. It was discussed that this would need to be reviewed by the County Engineer as well. Upon motion by Commissioner Miller to approve the conditional use with site plan contingent upon the review by the County Engineer, seconded by Commissioner Howard, with all voting "aye", the motion to approve the petition for a conditional use passed.

There next came on for consideration the petition of Women in Unity for Christ, Inc. for a conditional use located at 1272 Stumpbridge Rd. The property is zoned A-1 Agricultural. A basic

site plan is included with the petition; however, it will come back at a later date for approval. Cynthia Cline appeared on behalf of the petition and explained that it would be a nonprofit organization for youth. It would be for education and a safe place for the youth. It was explained that they would use the space for classrooms, computer rooms, conferences and things of that nature. There were no other questions or comments from the Commission or those in attendance. Upon Motion by Commissioner Miller to approve the petition for a conditional use, seconded by Commissioner Billingsley, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Scott and Melissa Rye to rezone I-2 Industrial to R-2 Residential. The property is located at 117-B Memorial Drive in Flora, MS and the Rye's appeared on behalf of the petition. There were no questions from the Commission. John Jordan in attendance appeared and stated that he lived nearby at 721 Kearney Park Rd. and had just built a home there and wanted to know what would be built. It was conveyed by the petitioners that it would be their personal home and would be 2,000 square foot minimum in size. It was also discussed that this zoning would not support a mobile home park. Upon Motion by Commissioner Howard to approve the rezoning, seconded by Commissioner Miller, with all voting "aye," the motion to approve the rezoning passed.

There next came on for consideration the petition of Bob and Rebecca Atkinson for a conditional use for 4 acres or less for a mining operation. The property is located on Horseshoe Lane off Livingston Vernon Rd. and the Atkinson's appeared on behalf of the petition. They presented a petition signed by their neighbors in support of the request, which is attached hereto as Exhibit "A". It was discussed that the hours of operation would be limited to daylight hours, no Sunday operation, they would need to ensure the dust was controlled, and a bond would be set by the County Engineer for the roads. Additionally, it would be subject to a 1 year limitation. Upon motion by Commissioner Billingsley to approve the conditional use subject to the limitations set forth herein, seconded by Commissioner Howard, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Robbies fireworks for a conditional use for a fireworks stand on C-2 Commercial property located at 102 Dees Drive. Robert Covington appeared on behalf of the petition. The new fireworks ordinance language was discussed. He understood he would have to comply with the ordinances. Upon Motion by Commissioner Howard to approve the conditional use, seconded by Commissioner Miller, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Robbies fireworks for a conditional use for christmas tree sales on C-2 Commercial property located at 102 Dees Drive. Robert Covington appeared on behalf of the petition. Upon Motion by Commissioner Miller to approve the conditional use, seconded by Commissioner Brown, with all voting "aye," the motion to approve the conditional use passed.

There next came on for consideration the petition of Bill Jones for a conditional use for a fireworks stand on C-2 Commercial property located at 120 Yandell Rd. Mr. Jones did not appear at the meeting. Upon Motion by Commissioner Miller to table the petition, seconded by

Commissioner Brown, with all voting "aye," the motion to table the petition 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 Brown, with all voting "aye," the motion to close the public hearing passed.

There next came on for consideration the site plan amendment of Relish. Kayce Saik appeared on behalf of the petition. The property is zoned C-2 Commercial and located on Plantation Cove. It was discussed that this was Phase I and the overall plan remained the same but they were just building it in phases. Commissioner McKay stated that the parking spaces did not meet the current ordinance requirements and would need to be re-configured prior to going to the Board of Supervisors for final approval. Upon Motion by Commissioner Billingsley to approve the site plan amendment subject to the parking spaces meeting the ordinance requirements, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan amendment passed.

There next came on for consideration the petition of Holy Trinity Anglican Church requesting a temporary building for a classrooms located on Bozeman Rd. Reverend Cannon Keith Allen of the church appeared on behalf of the request. It was discussed that this would have a three (3) year limit at which time they would need to have built permanent structures if they want to keep the extra space. Upon Motion by Commissioner Howard to approve the request subject to the 3 year limitation, seconded by Commissioner Miller, with all voting "aye," the motion to approve the temporary structure request passed.

There next came on for discussion the setting of the November, 2018 meeting/public hearing. The second Thursday is the 8th. Upon Motion by Commissioner Brown to set the meeting/hearing for November 8, 2018, seconded by Commissioner Miller, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the October 18, 2018 meeting was adjourned.

12-13-18  
Date

Walter McKay  
(Chairman)