

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF SEPTEMBER, 2018 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 13th day of September, 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

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 August 9, 2018 meeting of the Commission. Upon motion by Commissioner Miller to approve the minutes, seconded by Commissioner Brown, with all voting “aye,” the motion to approve the August 9, 2018 minutes passed.

There next came on for consideration to open the public hearing for items to be considered. Upon Motion by Commissioner McKay to open the public hearing, seconded by Commissioner Howard with all voting “aye,” the motion to open the public hearing passed.

There next came on for consideration of the petition of Sunflower Farms to rezone I-2 Industrial to C-2 Commercial. The property is located on Sowell Road West. Brock Maples appeared on behalf of the petition. He explained that C-2 borders this property on the sides and this is considered a down zoning. Once this property is rezoned, everything will be C-2 in this area so all of the set back and other requirements will be uniform. Upon motion by Commissioner Miller to approve the rezoning, seconded by Commissioner Howard, with all voting “aye,” the motion to approve the petition for rezoning passed.

There next came on for consideration the petition of Louis Gideon for a variance to the front setback. The property is located on Industrial Drive North. Bill Folsen appeared on behalf of the petitioner. He explained because of the location of the property and its narrow shape plus the floodway, its making it difficult to develop this property. They are asking for a variance from 100 feet to 25 feet to the front setback. Upon Motion by Commissioner Billingsley to approve the petition for a variance, seconded by Commissioner Brown, with all voting “aye,” the motion to approve the variance passed.

There next came on for consideration the petition of Cyd Davis-Landing to rezone property from C-1 Commercial to A-1 Agricultural. The property is located at 1091 Old Highway 16. It was discussed that there is no other commercial zoning other than this property and a neighboring piece of property. This will make it more uniform with the surrounding area. Upon Motion by Commissioner Billingsley 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 discussion of the firework ordinance language. A copy of the proposed language is attached as Exhibit "A." This was properly published for hearing for today's meeting. A discussion was held among the Commissioners regarding certain revisions to the proposed language. Specifically, Commissioner McKay wanted the word "generally" removed from section 2. It was discussed that there was a typo in Section 9 and "request" needed to place the word "requires" in the second sentence. It was also discussed that a sentence should be added to Section 12 regarding a potential refund. Lastly, Section 15 needed rewording to reflect that fireworks were only allowed in temporary structures. Lisa Williams, a Gluckstadt resident residing at 139 Old Orchard Rd. She addressed the Commission next and asked a few questions about the proposed language. She wanted it to be clear in Section 9 that the safe distance was to be established by the Fire Coordinator. Dana and Billy Jones addressed the Commission after that and explained that they have a firework stand in Madison County. They asked questions about the signs that would be allowed, and the storage of fireworks. Upon motion by Commissioner McKay to approve the fireworks language amendments as revised per the discussions (which are reflected in Exhibit "B" attached hereto), seconded by Commissioner Miller, with all voting "aye," the motion to approve the ordinance amendments passed.

There next came on for consideration to close the public hearing. Upon Motion by Commissioner Miller 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 of Gluckstadt Baptist Medical Clinic for a new business located on the corner of Gluckstadt Rd. and Lexington Dr. Shane Orman appeared on behalf of the site plan. A discussion was had regarding the elevations and materials to be used on the project. It was also discussed if this property would be impacted by the future road widening on Gluckstadt Rd. Upon Motion by Commissioner Miller to approve the site plan subject to the elevations being corrected on the plans, and the County Engineer approving the drainage as well as ensuring this location will not interfere with the future road widening plans for Gluckstadt Rd., seconded by Commissioner Brown, with all voting "aye," the motion to approve the site plan passed.

There next came on for consideration the site plan amendment of West of 55 located at Dees Drive Lot 11-B which is part of Gluckstadt Commercial Center. Lee Sahler appeared on behalf of the petition along with Daniel Wooldridge. It was discussed that they had changed some of the building materials. The Commission stated that they would not be able to approve anything that was not all brick, which was previously agreed to by the petitioner. Petitioner presented a new plan that included an all brick exterior which is attached hereto as Exhibit "C." Upon Motion by Commissioner Miller to approve the site plan as amended pursuant to Exhibit "C", seconded by Commissioner Howard, with all voting "aye," the motion to approve the site plan passed.

There next came on for discussion the setting of the October, 2018 meeting/public hearing. The second Thursday is the Canton Flea Market so the meeting will be the third Thursday. Upon Motion by Commissioner Brown to set the meeting/hearing for October 18, 2018, seconded by Commissioner Billingsley, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the September 13, 2018 meeting was adjourned.

10-18-18
Date

Walter McKay
(Chairman)