

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 17<sup>th</sup> DAY OF MAY, 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 17<sup>th</sup> day of May, 2018 at 9:00 a.m. in the Board Room of the Madison County Chancery and Administrative Building.

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

Scott Weeks, Planning and Zoning Administrator

Absent:        Bill Billingsley

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 April 12, 2018 meeting of the Commission. Upon motion by Commissioner Howard to approve the minutes, seconded by Commissioner Miller, with all voting "aye," the motion to approve the April 12, 2018 minutes passed.

There next came on for consideration to open the public hearing for various matters. Upon motion by Commissioner McKay 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 public hearing the petition of Terra Holdings LLC for a variance on the setback requirements for the property. This property is located on the corner of Dees Drive and Gluckstadt Rd. Paul Ingram, architect, appeared on behalf of the variance petition. He explained the nature of the variance request and the series of acquisitions that had occurred over the years by the County and MDOT. Because of these takings, they are requesting an 8.3 foot variance to the required setback per the ordinances. Commissioner Miller inquired if this had been reviewed and approved by the County Engineer and Zoning Administrator Weeks stated that it had been.

Those in opposition were asked to appear next. Kerry Minninger, a Gluckstadt resident, appeared before the Commission. He stated that he was a Gluckstadt resident and he can see this location from his property line. He is opposed to this request because he didn't think they had met their burden in proving a variance. He also expressed concern about the future widening of Gluckstadt Rd. and how this business may affect such plan. He also explained that he was involved in the Gluckstadt incorporation and there was vast opposition amongst the community to this request.

He noted the number of c-stores already located in this community and stated that too much competition could be detrimental. He also stated he was concerned about the increase in traffic this will cause which, because of the increase of businesses already approved, is a high traffic/safety concern. He encouraged the Commission to look at what's best for the community and to deny the request. Commissioner Walter McKay spoke next and stated that as a Gluckstadt resident, he was aware of many complaints about this proposed request. He noted that this was a small lot and not a good fit for this type of business. He also expressed concerns about how this would negatively affect traffic and safety concerns in this area. Upon Motion by Commissioner Miller to approve the variance pursuant to the multiple takings of the petitioner's land and the hardship it created, seconded by Commissioner Brown, with Commissioners Miller, Brown and Howard voting "aye" and Commissioner McKay voting "nay," the motion to approve the variance 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 Miller, with all voting "aye," the motion to close the public hearing passed.

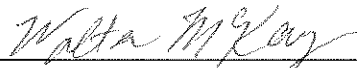
There next came on for consideration the site plan of Ricks Pro Truck for a new business located on Calhoun Station Parkway and Autobahn Loop. Todd Sandridge appeared on behalf of the site plan. Commissioner McKay inquired about the front elevation, certain building materials and the lighting. Mr. Sandridge stated that the materials being implemented were improved from those being used by other businesses in this area. He noted the landscaping added to improve the overall look of the business. He stated that he was willing to the work with the Commission on the appearance as he wanted it to be a well made, well received building. He agreed to look into various options for the material for the North elevation of the building. Upon Motion by Commissioner Howard to approve the site plan conditional upon the petitioner presenting options for the North elevation to Zoning Administrator Weeks for him to present to the Board of Supervisors, seconded by Commissioner Miller, with all voting "aye," the motion to approve the site plan passed.

There next came on for discussion the setting of the June, 2018 meeting/public hearing. The second Thursday is June 14. Upon Motion by Commissioner Miller to set the meeting/hearing for June 14, 2018, seconded by Commissioner Howard, with all voting "aye," the motion to set the meeting date passed.

With there being no further business, the May 17, 2018 meeting was adjourned.

Date

6-14-18

  
(Chairman)