

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF NOVEMBER 2014 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 November 2014 at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 William Amadio
 Rev. Henry Brown
 Larry Miller
 Will Sligh

Scott Weeks, Planning and Zoning Administrator

There first came on for consideration the revised minutes of the October, 2014 meeting of the Commission. Upon motion by Commissioner Rouser to approve the minutes, seconded by Commissioner Miller, with all voting “aye,” the motion to approve the October 16, 2014 minutes passed.

There next came on for consideration the Petition of Raman Preet Singh to rezone a business at Lake Castle Road, Section 15 T7N-R1E from R-1 to C-2. Petitioner is seeking to demolish the current structure and erect a new larger gas station. The current structure is a non-conforming property that existed without protest for over twenty (20) years. Monty Simpkins appeared on behalf of Petitioner and argued the need for a gas station in the area. Commissioner Rouser pointed out that there are several other gas stations within several miles of the subject property, and also voiced concerns that the lot was too small to accommodate a gas station. Petitioner assured the Board that the site was of ample size and noted his customers frequently ask him to bring gas pumps to the subject property. Commissioner Amadio expressed concern that Petitioner did not reach out to the neighboring home owners’ associations prior to filing his current Petition. He further inquired whether Petitioner had prepared a site plan. Petitioner responded that he had not done so due to the costs associated with same. Commissioner Rouser then moved to table the Petition until the next meeting to permit Petitioner time to obtain a site plan and to discuss his zoning request and plans with the local surrounding home owners. Upon Motion by Commissioner Rouser, seconded by Commissioner Sligh, with all voting “aye,” the motion to table the petition passed.

There next came on for consideration the Petition of KMS to rezone C-1 to C-2. Ken Sykes appeared on behalf of Petitioner. He explained that he originally developed the property to accommodate retail businesses, but there has been no demand for these type spaces. He has, however, received demand for storage space, which falls under the C-2 designation. Upon Motion by Commissioner Amadio to approve the petition, seconded by Commissioner Sligh,

with all voting "aye," the motion to approve the petition passed.

There next came on for consideration the Petition of Crosstown Farms, LLC for a special exception for surface mining operations. Clay Cromwell appeared on behalf of Petitioner. He explained that the mining operation would comprise 46.57 acres and would not be visible from Highway 22, which is adjacent to the land sought to be mined. Commissioner Sligh advised that the Board could only approve mining operations on an annual basis and if operations could not be completed in that time frame, another petition would have to be filed. He further inquired about signs and flagmen in the area and Petitioner indicated that signs were going to be put in place and he would be open to using flagmen during peak traffic times. Petitioner explained that he would only operate the site from 8:00 a.m. to 3:00 p.m., and that he would not operate on Sundays. Upon Motion by Commissioner Sligh to approve the Petition with the following restrictions: 1) the permit would only be for one year, 2) signs warning of the site would be required, and 3) the site could not operate on Sundays, seconded by Commissioner Amadio, with all voting "aye," the motion to approve the petition passed.

There next came on for consideration two different petitions from Harvey Crossing. Petitioner was represented by Don McGraw. The first petition is for C-2 commercial zoning in a PUD. The property consists of 9.212 acres designated as commercial in the master plan of Harvey Crossing. The petitioner's request is to determine what type of commercial will be permitted. A site plan was presented. The second petition is to rezone R-1 to C-2. Petitioner is requesting this rezoning due to an increased public need for commercial zoned property in this area. Petitioner explained that the developers want to open a general store and additional stores as set forth in the plan, along with a fire station. Commissioner Amadio inquired regarding whether Petitioner would be amenable to limiting the hours of operation to close at or before 10:00 p.m., and he said they would agree this stipulation. Frank Crawford, President of the Harvey Crossing Home Owners Association, spoke next and said the HOA was not opposed to the requests as long as the only types of businesses allowed were those set forth in the site plan. He also voiced concerns regarding sufficient lighting, drainage issues and the lack of good roads to support additional traffic in the area. These concerns were also noted by Bob Easley, President of the nearby Deerfield subdivision, as well as Bob Brewer, a Harvey Crossing resident. Commissioner Amadio informed these individuals that draining and traffic issues were under the purview of the Board of Supervisors who would review the Petitions for approval next should the Board approve these requests. Commissioner Rouser noted that there was a small convenience store located near the subject property. Upon Motion by Commissioner Rouser to approve the first petition, subject to the restrictions set forth in the site plan attached as Exhibit "A" hereto, seconded by Commissioner Amadio, with all voting "aye," the motion to approve the first petition passed. Upon Motion by Commissioner Sligh to approve the second petition, subject to the restrictions set forth in the site plan attached as Exhibit "A" hereto, seconded by Commissioner Amadio, with all voting "aye," the motion to approve the second petition passed.

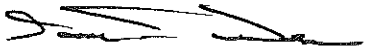
There next came on for discussion the issue of attorney fees for October, 2014. Upon motion by Commissioner Amadio, seconded by Commissioner Sligh, with all voting "aye," the motion to approve attorney fees passed.

There next came on for discussion, the setting of the December, 2014 meeting. December 11, 2014 was suggested. Upon motion by Commissioner Sligh, seconded by Commissioner Rouser, with all voting "aye," motion to set the December, 2014 meeting for December 11, 2014, passed.

With there being no further business, the November 13, 2014 meeting was adjourned.

1-8-15
Date


(Chairman)

 1-8-15