

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 16th DAY OF MAY 2013 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 16th day of May, 2013 at 9:00 a.m. in the Madison County Complex Building.

Present: Dr. Keith Rouser
 Jim Smith
 Rev. Henry Brown
 William Amadio
 Will Sligh

Brad Sellers, Planning and Zoning Administrator.

There first came on for consideration the minutes of the April 11, 2013 meeting of the Commission. Upon motion by Commissioner Amadio, seconded by Commissioner Rouser, with all voting "aye," the motion to approve the April 11, 2013 minutes passed.

There next came on for consideration the Petition of Linda Upton to rezone 2.30 acres from A-1 Agricultural District to C-2 Highway Commercial District. The property is located on Highway 49 North. The 2.30 acre parcel is out of a 13.8023 acre tract. A metal building has been permitted and built on this property. The owner wishes to use the building and property for an antique store. A site plan was submitted along with a signed Petition and letter opposing the Petition, which are all attached hereto collectively as Exhibit "A." Commissioner Smith inquired regarding the building's purpose when it was constructed. Mr. Adams stated that it was originally for storage but then his wife decided she wanted to do an antique store there. Commissioner Rouser inquired regarding the entrance and whether trees were present. Mr. Adams stated that trees were present and they would not be cutting those down. They would just put up a gravel parking lot and nice fence. He also noted it would add at least 3 jobs initially and hopefully more in the future.

Tupper England appeared in opposition to the Petition. She presented a signed Letter in opposition which is attached hereto as Exhibit "B." She and her husband are adjacent to the Petitioner's land and she stated she is very concerned what C-2 zoning would do to their property value and privacy. She acknowledged that the "Gotta Go" establishment is next door but stated that there is a large thirteen (13) acre buffer area between them and that establishment. She also stated that it is not a retail business so there is very little traffic or noise. She stated that this would have a negative impact on the residents who live in the area and she is greatly opposed to a C-2 zoning in this area. Commissioner Smith inquired of Administrator Sellers if C-2 could be restricted and Administrator Sellers stated that anything could be put there that falls under the C-2 zoning ordinances.

Don Frazier also spoke in opposition to the Petition. He stated that he is a nearby resident as well and has been in a law enforcement in the area for many years. He is gravely concerned how this would affect their property value and what C-2 zoning in that area could mean for the future use of their property.

Mrs. Upton next appeared on behalf of the Petitioner. She stated that she understood her neighbor's concerns and she had no intention of selling the land to become something else. She stated that she wants to make it really nice and add value to Madison County, not take away from it. She also stated that she would be living there so she has every intention of making it very nice. Commissioner Rouser inquired if there could be some sort of reversion clause back to A-1 if it doesn't success and Administrator Sellers stated that was not an option.

Frank Garletts next appeared in opposition to the Petition. He stated that he wanted to keep this area rural/country and he is also gravely concerned what the re-zoning could do to their property value and enjoyment of the property for not only he and his wife but generations to come.

Jimmy Ray next appeared on behalf of Petitioner. He is also an adjoining landowner. He stated that their work is always very nice and he thought they would do a good job with it and he was there in support of the Petition.

Upon Motion by Commissioner Rouser to table the Petition to the June meeting for further discussions between both sides, seconded by Commissioner Smith, with all voting "aye," the motion to table the Petition was passed.

There next came on for consideration the site plan of Brandon Osborne. This is for boat and self storage at Lake Caroline. Petitioner presented a plan which is attached hereto as Exhibit "C." Brandon Osborne appeared on behalf of the site plan and stated that it will be 22 total units for boat covers. He stated they would essentially do whatever the homeowner's wanted there for the boat storage. Commissioner Amadio inquired regarding the tree line and Mr. Osborne stated they would keep the trees around the site. He also stated there would be access from both the neighborhood and Catlett Road. Commissioner Sligh inquired about the homeowners association and Mr. Osborne stated it was his understanding they were not opposed.

The property owner appeared and stated that Lake Caroline Incorporated had approved the site plan. Lisa Mayo, president of the Homeowners Association stated that they had not met yet to discuss the matter but would be meeting next week. Mr. Osborne stated that he could wait another month to start the project. Upon Motion by Commissioner Amadio to table the site plan to the June meeting, seconded by Commissioner Rouser, with all voting "aye," the motion to take the site plan was passed.

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

There next came on for discussion, the setting of the June, 2013 meeting. June 13, 2013 was suggested. Upon motion by Commissioner Amadio, seconded by Commissioner Rouser, with all voting "aye," motion to set the June, 2013 meeting for June 13, 2013, passed.

With there being no further business, the May, 16, 2013 meeting was adjourned.

6/13/13
Date


(Chairman)