

**MINUTES OF THE MEETING OF THE MADISON COUNTY  
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON  
THURSDAY, THE 11<sup>th</sup> DAY OF JULY 2013 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 11<sup>th</sup> day of July, 2013 at 9:00 a.m. in the Madison County Complex Building.

Present: Will Sligh  
Rev. Henry Brown  
Dr. Keith Rouser  
Brad Sellers, Zoning Administrator

There first came on for consideration the minutes of the June 13, 2013 meeting. Upon motion by Commissioner Rouser, seconded by Commissioner Sligh, with all voting "aye" motion to approve the minutes passed.

There next came on for consideration a Petition for Variance to the required R-2 Residential side setback in Belle Terre Subdivision on Bozeman Road. The petition was introduced by Zoning Administrator Sellers. Petitioner requested a variance to the side setback for lots 136-153 in Phase 3 of Belle Terre Subdivision. This section of Phase 3 abuts lots with the same side setback in Phase 2. This requested variance would allow larger homes to be built on these lots. Petitioner submitted a legal description for the property, a map/plat of the lots, a narrative explaining his reason for filing, and a letter of support from Belle Terre Property Owners' Association and Orkin Property Management, LLC

Mr. Gideon's partner, Matt Jensen, appeared on behalf of the Petitioner to field any questions from the Commission. Commissioner Sligh questioned whether the Commission had approved a recent Petition for Variance in Belle Terre recently, and Administrator Sellers advised that it was a R-2 to R-5 Rezoning that was recently before the Commission. Administrator Sellers informed the Commission that although several calls were received concerning this petition, everyone inquiring was satisfied and no concerns had been raised. Upon motion by Commissioner Sligh, seconded by Commissioner Rouser, with all voting "aye", motion to recommend approval to the Board of Supervisors of the Petition for Variance to the required R-2 Residential side setback in Belle Terre Subdivision, passed.

There next came on for consideration a Petition for Variance to the rear setback for an accessory building used to house horses. Zoning Administrator Sellers introduced the petition, and Mr. Carlos Valdez and Albert Valdez appeared on behalf of their brother, Petitioner, Hector Valdez. Carlos Valdez explained that they hired a contractor to construct their barn and he was issued a permit for a pole barn. However, stalls were built for horses in the barn, and not until the barn was completed did the Valdez's learn of the required 50 foot rear setback on buildings used to house livestock, so they immediately filed their Petition for Variance.

Administrator Sellers informed the Commission that although several calls were received concerning this petition, everyone inquiring was satisfied and no concerns had been raised. Petitioners also advised they had spoken with the adjoining landowner and he advised he had no concerns. A confirmatory letter was sent to the adjacent landowner requesting his agreement in writing, but had not been received at the time of the July 11 hearing. Upon motion by Commissioner Rouser, seconded by Commissioner Sligh, with all voting "aye", motion to recommend approval of Petition for Variance to the Board of Supervisors passed.

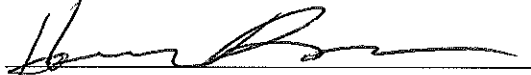
There next came on for consideration the site plan of Michael Stewart. Zoning Administrator Sellers introduced the petition, and Michael Stewart appeared before the Commission. The Petitioner stated that his intentions are to construct the commercial building for his business. He advised he is a subcontractor for Deviney and lays cable for AT&T. Along with his site plan, Petitioner submitted floor plans for the building, with elevation drawings and a plat of the subject and adjacent property. Upon motion by Commissioner Sligh, seconded by Commissioner Rouser, with all voting "aye", motion to recommend approval of the site plan to the Board of Supervisors passed.

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

There next came on for discussion, the setting of the August, 2013 meeting. August 8, 2013 was suggested. Upon motion by Commissioner Sligh, seconded by Commissioner Rouser, with all voting "aye", motion to set the August 2013 meeting for August 8, 2013 passed.

With there being no further business, the meeting was adjourned at 9:20 a.m.

8/8/13  
Date

  
(Chairman)