

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 8th DAY OF AUGUST 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 8th day of August, 2013 at 9:00 a.m. in the Madison County Complex Building.

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

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

There next came on for consideration the Petition of Claudia Parker to rezone 115.6 acres from R-1 Residential to A-1 Agricultural District. The Petition was introduced by Administrator Sellers who noted that the property is located on McBride Road, Sections 5&6, T9N-R3E. At the hearing, Petitioner Parker was represented by attorney, C.R. Montgomery, who explained that Petitioner currently has an existing cabin on the property, but that she plans to place a mobile home on the property. Mr. Montgomery advised that Petitioner keeps the property bush hogged and fence rows cleared and intends to use the property for agricultural purposes. A legal description, Warranty Deed and parcel map were submitted along with a signed Petition. 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 to rezone the property from R-1 Residential to A-1 Agricultural District, passed.

There next came on for consideration the Petition of Sylvia Iupe to rezone 4.07 acres from R-1 Residential to C-2 Highway Commercial District. The Petition was introduced by Administrator Sellers who noted that the property is located on Lot 3 in J.R. Richardson Subdivision, Section 15, T8N-R2E on Highway 51. At the hearing, Petitioner Iupe was represented by Brian Davis who explained that he planned to construct a 5,000 sq. ft. building on the property and that he planned to re-locate his business there. A letter from Mr. Davis explaining his intent to re-locate his business to the property, a parcel map, list of recent commercial or industrial zoning changes in the area, a Warranty Deed, site and drainage plan, and sales contract were submitted along with a signed Petition.

Commissioner Amadio asked as to whether the aesthetics of the proposed building will be similar to other buildings in the area, such as the one currently housing the Keeling Co., and the

response was in the affirmative. Upon motion by Commissioner Amadio that the petition be approved subject to the brick be similarly matched to the building housing the Keeling Co., seconded by Commissioner Sligh, with all voting "aye", motion to recommend approval to the Board of Supervisors of the Petition to rezone the property from R-1 Residential to C-2 Commercial Highway District, passed.

There next came on for consideration the Petition of CMI Acquisitions for Special Exception Variance to erect and operate a 220' communication tower. Zoning Administrator Sellers introduced the petition, and Mr. David McGee appeared on behalf of CMI. Mr. McGee advised that the location of the proposed tower would be on approximately 7.7 acre tract of property on Highway 43 approximately one mile southwest of Sharon, Section 11, T9N-R3E, and that the property was currently zoned A-1 Agricultural District. He advised that the tower would be housed in a 39' x 44' fenced and gated area. He advised there would be a dual lighting system on the tower for air traffic safety. Mr. McGee advised that the tower would be in a wooded area and submitted photographs of the proposed site. A map of the area, legal description, survey, site plan, description of the lighting system, aerial photo, Statement of Intent, parcel details, Special Warranty Deed, Land Lease Agreement, letter from Verizon Wireless' engineer, flood insurance information, letter from Federal Aviation Administration, FCC Regulatory Compliance Certificate, and photos were submitted along with a signed Application for Special Exception.

Administrator Sellers inquired as to an agreement to allow Madison County to place equipment on the tower for emergency communication services. Mr. McGee answered in the affirmative that same would be allowed. Upon motion by Commissioner Sligh, seconded by Commissioner Smith, with all voting "aye", motion to recommend approval of CMI Acquisition's Application for Special Exception, passed.

There next came on for consideration the site plan of Joe Welch. Zoning Administrator Sellers introduced the plan and advised that the location of the proposed building would be on Aulenbock Drive off of Yandell Road. Mr. Welch appeared before the Commission and advised that he planned to locate his business on the property as an office and warehouse. Along with his site plan, Petitioner submitted a plot plan, elevation drawings, a plat of the subject and adjacent property and a legal description. Commissioner Sligh commended Mr. Welch on the appearance and upkeep of other buildings in the area. Administrator Sellers commented that expectations were that if Mr. Welch sold the building, the Purchasers would understand that any outside storage of equipment would be properly screened from view, and Mr. Welch acknowledged that he would so comply. Upon motion by Commissioner Rouser, seconded by Commissioner Amadio, with all voting "aye", motion to recommend approval of the site plan to the Board of Supervisors passed.

There next came on for consideration the site plan of Bear Creek Water Association. Zoning Administrator Sellers introduced the plan and advised that the location of the proposed building would be on the same property currently housing Bear Creek Water Association on Distribution Drive in Gluckstadt. Larry Singleton, Scott and Tony McMullan Welch appeared before the Commission. Mr. Singleton explained the site plan and advised that the new operations building would be located in the area currently housing the parking lot. He also explained that the facade of the new building would match that of the existing building. Along with his site plan, Petitioner

submitted a parcel map of the property and adjacent properties, elevation drawings and a site grading plan. Upon motion by Commissioner Smith, seconded by Commissioner Amadio, 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 Amadio, seconded by Commissioner Rouser, with all voting "aye", motion to approve attorney fees passed.

There next came on for discussion, the setting of the September, 2013 meeting. September 12, 2013 was suggested. Upon motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye", motion to set the September 2013 meeting for September 12, 2013 passed.

With there being no further business, the meeting was adjourned at 9:15 a.m.

10/17/13
Date


(Chairman)