

**MINUTES OF A REGULAR MADISON COUNTY PLANNING AND ZONING
COMMISSION HELD AND CONDUCTED ON THURSDAY, THE 10th DAY OF
NOVEMBER, 2005 AT 9:00 A.M. AT THE MADISON COUNTY
COURTHOUSE**

BE IT REMEMBERED that a regular meeting of the Madison County Zoning Commission was duly called, held and conducted on Thursday the 10th day of November, 2005, at 9:00 a.m. in the Madison County Courthouse.

Present: Sidney Spiro
 Steven Steen
 Lisa Walters
 Brad Sellers, Zoning Administrator
 Rev. Henry Brown
 Rev. Bennie Luckett, Chairman

There first came on for consideration the minutes of the October 20th, 2005 meeting. Upon motion by Commissioner Steen, seconded by Commissioner Spiro, with all voting "aye", motion to approve the Minutes passed.

There next came on for consideration the Petition of Paula Mathis to rezone R-1 Residential to C-2 Commercial District. The Petitioner was not present, and Zoning Administrator Sellers stated she may have been under the impression that her Petition was not going to be heard until the December meeting. As such, upon motion by Commissioner Steen, seconded by Commissioner Spiro, with all voting "aye", motion to table the Petition passed.

There next came on for consideration the Petition of Ann Washington for permission to place a mobile home in an R-2 district on Powell Road. The mobile home was placed in this location in 1995 for conditional use and the permit has been renewed since that date. The mobile home is currently on the property of her brother-in-law, and Ms. Washington appeared in order to seek renewal of the permit. Zoning Administrator Sellers stated that there was one call in regard to this Petition but that the neighbor simply wanted information and did not express any concerns or opposition to this request. Commissioner Spiro inquired as to the number of mobile homes in the area to which the Petitioner stated there were approximately 4. Commissioner Spiro also inquired as to the number of residents in this area to which the Petitioner stated there was approximately 6. Upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting "aye", motion to recommend approval for a 3 year extension passed.

There next came on for consideration the Petition of Lillian Reed for permission to rezone A-1 Agricultural to Technical Industrial Park. Brad Ray appeared on behalf of the Petitioner and stated that since the filing of this Petition they have learned of the passages of the new Zoning Ordinance. As such, he requested on behalf of the Petitioner that the Petition be tabled until they have had an opportunity to review the new Ordinance. Upon motion by Commissioner Brown, seconded by Commissioner Spiro, with all voting "aye",

motion to table the Petition until a later date in order to provide the Petitioner time to review the new Zoning Ordinance passed.

There next came on for consideration the Petition of Tammy Phillips for permission to rezone A-1 Agricultural to Technical Industrial Park. Again, Brad Ray appeared on behalf of the Petitioner and stated that Ms. Phillips has contacted them and wants the Petition dropped. Upon motion by Commissioner Steen, seconded by Commissioner Brown, with all voting "aye", motion to drop the Petition from the agenda passed.

There next came on for consideration the Petition of Paula Mathis to rezone R-1 Residential to C-2 Commercial District. As she arrived at the meeting, her Petition was revisited. She stated that she currently owns a block of property, and a portion of this property is currently zoned C-2. The remainder of the proper, 3.42 acres that comprise this Petition, is currently zoned R-1 Residential. The Petitioner stated for the Commission that she wants to balance her property as C-2. Commissioner Steen inquired as to whether there were any covenants, to which the Petitioner stated that she wanted to offer site plan review to the Board of Supervisors and the Planning Commission. Commissioner Walters inquired as to whether there was any opposition to which Zoning Administrator Sellers stated that there was none. Upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting "aye", motion to recommend approval with the Board of Supervisors and Planning Commission reserving the right to site plan review for any development, passed.

There next came on for consideration the preliminary plat of Bridgewater Phase 11. Tom Bobbit is the property owner and is seeking approval of the preliminary plat of Lot 458 of Bridgewater only. Zoning Administrator Sellers stated for the record that he does not see any problems with the Petition. Upon motion by Commissioner Walters, seconded by Commissioner Steen, with all voting "aye", motion to recommend approval to the Board of Supervisors passed.

There next came on of consideration the issue of attorneys' fees. Upon motion by Commissioner Steen, seconded by Commissioner Spiro, with all voting "aye", motion to approve attorneys' fees passed.

There next came on for discussion the new Zoning Ordinance that went into effect as adopted on the Board of Supervisors' Minutes of November 7, 2005. Zoning Administrator Sellers informed the Commission as to some of the major changes that will affect their duties and obligations as members of the Madison County Planning Commission. In addition, Zoning Administrator Sellers complimented the members of the Madison County Planning Commission for the job they have done.

There being no further business, the meeting was adjourned at 9:50 a.m.

Date

(Chairman)