

**MINUTES OF THE MADISON COUNTY PLANNING AND
ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 12th DAY OF APRIL 2007 AT 9:00 A.M.
AT THE MADISON COUNTY COURTHOUSE**

BE IT REMEMBERED that a meeting of the Madison County Zoning Commission was duly called, held and conducted on Thursday, the 12th day of April, 2007, at 9:00 a.m. in the Madison County Courthouse.

Present: Chairman Bennie Luckett
 Brad Sellers, Zoning Administrator
 Rev. Henry Brown
 Sidney Spiro
 William Amadio

Absent: Lisa Walters

There first came on for consideration the Minutes of the March 8, 2007 meeting. Upon motion by Commissioner Brown, seconded by Commissioner Spiro, with all voting "aye", motion to approve the Minutes passed.

There next came on for consideration the Petition of Yerger Family, LP for permission to rezone R-1 Residential District to C-1A Highway Commercial District. This particular Petition was tabled at the last meeting in order to await sewage confirmation. Sewage confirmation has been obtained, according to Zoning Administrator Sellers. Sellers also informed the Commission that the original Petition sought C-2 zoning; however, the Petitioners are requesting to amend their Petition to reflect a C-1A request. The Master Development Plan was presented for the Commissioners. Jamie Elmore of JLE Land Designs appeared on behalf of the Petitioner. The Master Development Plan presented is attached hereto as Exhibit "A". Ms. Elmore stated that the lots will be 200 feet wide at a minimum and 250 feet deep at a minimum. The development is for office space, and all set backs meet the zoning ordinance according to Ms. Elmore. She stated that the Yerger family owns the property south of the development and wants to leave it for future access. The northeast portion of the property has a retention pond. Zoning Administrator Sellers inquired as to the dead-end street on the Master Development Plan that is shown running east and whether it is necessary. Elmore stated that it was added to the Plan in contemplation of future development. Sellers inquired as to whether the Petitioner would consider simply reserving a right-of-way instead of having this street installed to which Elmore stated approval. Mr. Dunbar, also present on behalf of the Petitioner, stated that the Yergers want to develop this land in the correct manner in order to preserve the balance of their property surrounding this development for future use. Zoning Administrator Sellers stated that he had received several phone calls expressing interest and questions regarding the Petition, but no one appeared in opposition. Upon motion by Commissioner Brown, seconded by Commissioner Spiro, with all voting "aye," motion to recommend approval of the Petition with the appropriate amendments to the Land Use Plan, passed.

There next came on for consideration the site plan of Germantown Properties, Inc. Zoning Administrator Sellers informed the Commission that the Petitioner called and stated that he was going to be out of town and desires to have the Petition tabled so that he can be present to field any questions the Commissioners may have. Upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting "aye," motion to table the Petition until the next meeting passed.

There next came on for consideration the site plan of Saint Joseph Catholic School on Highway 463. Zoning Administrator Sellers stated that the property is currently zoned SU-1, and the Petitioner seeks to add a new classroom facility to existing classrooms. Scott Carroll appeared on behalf of the Petitioner. Mr. Carroll stated that this has been presented to the City of Madison, and Zoning Administrator Sellers requested that he seek a letter from the City of Madison regarding their opinion of the proposed development. Mr. Carroll stated that the development is currently under time constraints due to the fact that Saint Joseph Catholic School has requested that this job be finished by the end of the summer before school starts in the fall. Upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting "aye," motion to recommend approval to the Board of Supervisors pending receipt of a letter from the City of Madison, passed.

There next came on for consideration the site plan of Madison County Bank located on the corner of Highway 51 and Yandall Road. Zoning Administrator Sellers stated that the property is zoned C-2 Commercial, and the Petitioner is submitting a site plan for a proposed new bank building to replace an existing temporary building located on the property. Joseph Orr, the architect for the bank, presented a site plan to the Commissioners. The building faces Highway 51, and drive-through lanes are contained on the rear of the building (east). Mr. Orr stated that the building would be composed of an Acadian look, and would compose a smaller branch of Madison County Bank. Commissioner Amadio inquired as to the landscape plan, to which the Petitioner stated that it is in line with the County ordinance. The site plan presented to the Commission is attached hereto as Exhibit "B". Upon motion by Commissioner Brown, seconded by Commissioner Spiro, with all voting "aye," motion to recommend approval to the Board of Supervisors passed.

There next came on for consideration the preliminary plat of Longleaf Subdivision. Horace Lester, the engineer, appeared on behalf of the Petitioner. He stated that this is a 52 acre development located on Lake Castle road. Mr. Lester stated that it is already zoned R-2, and the development will consist of 1.5 acre lot minimums. He advised the Commission that this development will be similar in nature to Chestnut Hill, and the covenants are the same as Chestnut Hill subdivision. Mr. Lester also stated that the Homeowners' control would shift at 80% ownership. Zoning Administrator Sellers inquired as to the issue regarding the length of the dead-end street. Although the code states that dead-ends streets cannot exceed 500 feet, Zoning Administrator Sellers informed the Commission that it was not feasible in this development with the current access that is available. Zoning Administrator Sellers further stated that the City of Madison has provided a letter regarding sewage, and Bear Creek Subdivision has provided a letter regarding their agreement to provide utilities. Upon motion by Commissioner Spiro, seconded by Commissioner Brown,

with Commissioner Lockett abstaining, motion to recommend approval to the Board of Supervisors with the exception for only one entrance to the development, passed.

There next came on for discussion the work session called by the Board of Supervisors on April 16th wherein the Madison County Planning Commission had been requested to attend to discuss proposed amendments to the zoning ordinances. Zoning Administrator Sellers discussed the proposed amendments with the Planning Commission at this point.

There next came on for discussion setting the date for the May meeting due to the yearly conflict with the Canton Flea Market. Upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting “aye”, motion to set the May meeting for the third Thursday, which is May 17, 2007, passed.

There next came on for discussion the issue of attorneys fees. Upon Motion by Commissioner Brown, seconded by Commissioner Amadio, with all voting “aye,” motion to approve the attorneys fees passed.

With there being no further business, the meeting adjourned at 9:55 a.m.

Date

(Chairman)