

**MINUTES OF THE MADISON COUNTY PLANNING AND
ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 14th DAY OF FEBRUARY, 2008 AT 9:00 A.M.
AT THE MADISON COUNTY COURTHOUSE**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 14th day of February, 2008, at 9 a.m. in the Madison County Courthouse.

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

Absent: None

There first came on for consideration the Minutes of the January 10, 2008 meeting. Upon motion by Commissioner Spiro, seconded by Commissioner Brown, with all voting "aye", the motion to approve the Minutes passed.

There next came on for consideration the Petition to approve the site plan of Jerusalem Temple A.M.E. Zion Church on Goodloe Road. The church proposes a new chapel at the existing church site. Derrick Chambers appeared on behalf of the petitioner. He is the contractor and will be doing the construction on the new chapel. Commissioner Walters inquired regarding the landscaping. Zoning Administrator Sellers stated that he was not requiring the petitioner to go to a landscaping architect because of the cost issue. He stated that he felt this was something the members would undertake as they could once the building was constructed. Commissioner Brown inquired regarding the use of the sanctuary and petitioner explained that it would be used for meetings, baptism and things of that nature. Zoning Administrator Sellers stated that he didn't anticipate any opposition to this site plan. Upon motion by Commissioner Brown, seconded by Commissioner Walters, with all voting "aye", the motion to approve the site plan passed.

There next came on for consideration the Petition to approve the site plan of Warren Excavation Company for a new office/warehouse building on Gluckstadt Road. Doug Warren appeared on behalf of the petitioner. Commissioner Walters inquired regarding the detention pond which petitioner explained was already existing. Commissioner Amadio inquired regarding the size and style of the building. The petitioner said it would be approximately 5,400 square feet. Zoning Administrator Sellers stated that it would be nicer than the existing buildings. Upon motion by Commissioner Walters, seconded by Commissioner Spiro, with all voting "aye", the motion to approve the site plan passed.

There next came on for consideration the preliminary plat of Smith Subdivision for a proposed R-2 subdivision on Hill Road at Section 4, T8N-R2E. The property is zoned R-2 Residential and petitioner proposes 53 lots and has furnished the covenants. The setbacks will need to be revised to conform to the existing setbacks. Commissioner Spiro stated that there needs to be an architecture review committee and he inquired regarding at what point the Home Owner's Association would take control of the subdivision. The petitioner stated that the owner, Mr. Smith, would be willing to do whatever necessary to meet the requirements of the Commission. Commissioner Walters inquired regarding the size of the lots. Zoning Administrator Sellers stated that originally these were two and a half minimum acreage lots but since changes in the regulations, they can now have smaller acreage. The petitioner stated that the minimum square footage of these houses will be 1,800 square feet. Zoning Administrator Sellers stated that there had been no complaints. Upon motion of Commissioner Spiro to approve the preliminary plat with the covenants amended to include an architectural review committee and when the Home Owners Association will take over and at what percentage, seconded by Commissioner Walters, with all voting "aye," the Motion passed.

There next came on for consideration the approval of the attorney's fees. Upon Motion by Commissioner Walters, seconded by Commissioner Spiro, with all voting "aye", the Motion to approve the attorney's fees passed.

There next came on for consideration the setting of the March meeting. Zoning Administrator Sellers suggested March 13, 2008, which is the second Thursday of the month. Upon Motion by Commissioner Brown, seconded by Commissioner Spiro, with all voting "aye", the Motion to approve the March meeting passed.

There next came on for consideration at the instance of Zoning Administrator Sellers a matter regarding the September, October and November of 2007 meeting minutes. Mr. Sellers explained that the originals that were signed have been lost. He is requesting authorization to replace the minutes with copies. It was agreed that the minutes would be presented to the Commission at the next meeting to be reviewed and approved by the Commission.

With there being no further business, the meeting adjourned at 9:35 a.m.

Date

(Chairman)