

**MINUTES OF THE MADISON COUNTY PLANNING AND ZONING
COMMISSION HELD AND CONDUCTED ON THURSDAY, THE 11TH DAY OF
FEBRUARY, 2010 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 11th day of February, 2010 at 9:00 a.m. in the Madison County Complex Building.

Present: Brad Sellers, Zoning Administrator
Ken Steere
William Amadio
Henry Brown

Absent: Chairman, Bennie Luckett

There first came on for consideration the minutes of the January 14, 2010 meeting of the Madison County Planning and Zoning Commission. Commissioner Steere noted two (2) errors within the minutes of the January 14, 2010 minutes, in that topography was misspelled on the second to last line of the first page and his name was misspelled in the final paragraph of the minutes. Upon Motion by Commissioner Steere, seconded by Commissioner Amadio, with all voting "aye", Motion to recommend approval of the minutes with the noted revisions, passed.

There next came on for consideration the Petition of Longleaf subdivision to revise the development plan to develop 42 lots, with minimum lot size at R-1B standards or larger as opposed to the previously proposed 23 lot development. Zoning Administrator Sellers introduced the Petition to the Commission. Don Williams appeared on behalf of the Petitioner and stated that the proposed new lot sizes are 50% larger than the minimum requirements under the zoning ordinance and that the change is being requested for marketability purposes of the project. Commissioner Steere inquired as to whether the road layout would change to which the Petitioner responded in the affirmative. Commissioner Steere inquired as to the green space to which the Petitioner stated that the green space initially proposed was more excessive than was actually needed; however, the Petitioner stated that they have maintained as much as possible and that the green space will flow with the topography. Nolan Williams, the Engineer for the project, stated that the roads in the development will be private roads but they will meet public road standards. He also advised the Commission that the revision to the road layout only effected the front of the subdivision. Mr. Williams stated that the subdivision will be gated and will be comprised of large houses. He stated that due to the fact that the City of Madison is within one mile of the project, they are taking the necessary actions of seeking approval through their board as well. Commissioner Steere inquired as to whether the entrance initially proposed would remain the same, to which the Petitioner stated that it would. The Petitioner also informed


the Commission that water will be provided by Bear Creek Water Association with the City of Madison providing sewer services. Commissioner Amadio inquired as to whether there were any objections to the proposed revisions to which Zoning Administrator Sellers stated that there were not. Zoning Administrator Sellers also reminded the Commission that the requested proposed lot sizes are in excess of the minimum requirements under the ordinance. Zoning Administrator Sellers also informed the Commission that all lots in the development are currently owned by the developer. Upon Motion by Commissioner Steere, seconded by Commissioner Amadio, with all voting "aye", Motion to Recommend Approval 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 Steere, with all voting "aye", Motion to approve the attorney fees, passed.

There next came on for discussion the date for the March, 2010 meeting of the Madison County Planning and Zoning Commission. The date of March 11, 2010 was proposed by Zoning Administrator Sellers. Upon Motion by Commissioner Steere, seconded by Commissioner Amadio, with all voting "aye", Motion to Set the March, 2010 meeting of the Madison County Planning and Zoning Commission for March 11, 2010, passed.

Upon Motion by Commissioner Steere, seconded by Commissioner Amadio, with all voting "aye" Motion to Adjourn the February 11, 2010 meeting of the Madison County Planning and Zoning Commission, passed.

3/11/10
Date



(Chairman)