

**MINUTES OF THE MADISON COUNTY PLANNING AND
ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 13th DAY OF NOVEMBER, 2008 AT 9:00 A.M.
AT THE MADISON COUNTY CHANCERY BUILDING**

BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 13th day of November, 2008, at 9 a.m. in the Madison County Chancery Building.

Present: Chairman Bennie Lockett
 Brad Sellers, Zoning Administrator
 Rev. Henry Brown
 Sidney Spiro
 Ken Steere

Absent: William Amadio

There first came on for consideration the Minutes of the September 18, 2008 meeting. Let the record reflect that there was not a meeting held in October as there were no petitions filed for approval for the Commission to review. Upon motion by Commissioner Brown, seconded by Chairman Lockett, with all voting "aye", the motion to approve the Minutes passed.

There next came on for consideration the petition of M & F Bank for a variance to the front setback in the C-2 District. This structure was built by Tuscan Properties, went into foreclosure and was acquired by M & F Bank. The bank discovered an encroachment of 2.7 feet into the required front setback, and are requesting a variance to correct this problem. Eddie Woodard appeared on behalf of the petitioner. There were no questions from the Commission. Upon Motion by Commissioner Steere to approve the Petition for a variance, seconded by Commissioner Spiro, with all voting "aye," the motion to approve the Petition passed.

There next came on for consideration the petition of Billingsley Horse Farm, LLC for a variance to the required side setback in the R-1 Residential District. This area is located at 195 Twelve Oaks Road, Section 36, T8N-R2E. Steve Steene appeared on behalf of the petitioner. He explained the request is for a variance to the required 25 foot side setback to construct a bar and equipment shed between the existing barn and the side property line, encroaching approximately 20 feet into the 25 foot setback. He further explained this was the only feasible location for this structure logistically and given the current drainage flow of the property. Mr. Steene explained that this structure would match the existing structure and would improve the look of the property. Commissioner Steere inquired regarding placing the structure behind the existing structure. Mr. Steene explained that it would require removing expensive pipe fencing and again, he thought it would improve the look of the property. Commissioner Spiro inquired regarding the conditions regarding

variances in Section 2604 and was satisfied that those conditions had been met. A Motion was made by Commissioner Steere to deny the petition for a variance, which was not seconded by the Commission. Upon Motion by Commissioner Spiro to approve the variance, seconded by Commissioner Brown, with all voting "aye" except Commissioner Steere who opposes the variance, the motion to approve the variance passed.

There next came on for consideration the petition of Nissan Supplier Logistics Center to approve the site plan located at 151 Nissan Way. The site plan is for an expansion of the existing facility. Aniter Dansy and Thomas Walker of IMS Engineers appeared on behalf of the petitioner. They explained this is a 80,000 square foot expansion and will look exactly like the existing structure. Zoning Administrator Sellers stated that there had been no complaints regarding this expansion. Upon Motion by Commissioner Brown to approve the site plan, seconded by Commissioner Spiro, with all voting "aye," the motion to approve the site plan passed.

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

The next meeting will be held on December 11, 2008.

With there being no further business, the meeting adjourned at 9:40 a.m.

Date

(Chairman)