

**MINUTES OF THE MADISON COUNTY PLANNING AND ZONING  
COMMISSION HELD AND CONDUCTED ON WEDNESDAY, THE 9<sup>TH</sup> DAY OF  
SEPTEMBER, 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 9<sup>th</sup> day of September, 2010 at 9:00 a.m. in the Madison County Complex Building.

Present: Brad Sellers, Zoning Administrator  
Ken Steere  
Will Sligh  
William Amadio  
Reverend Bennie Luckett, Chairman  
Reverend Henry Brown

There first came on for consideration the minutes of the August 12, 2010 meeting of the Madison County Planning and Zoning Commission. Upon Motion by Commissioner Sligh, seconded by Commissioner Amadio, with all voting "aye", Motion to approve the minutes passed.

There next came on for consideration the Petition of Lynn Boykin for a variance to a rear setback. Billy Boykin appeared on behalf of the Petitioner. Zoning Administrator Sellers introduced the Petitioner and advised the Commission that the Petitioner owns the existing home on the subject property and desires to extend an existing garage for a proposed 2 car extension. The existing garage encroaches into the rear setback 5 feet. The proposed 2 car extension will also encroach 5 feet into the 25 foot setback. Zoning Administrator Sellers advised the Commission that the subject property fronts Coker Road as well as Westline Drive, and the encroachment of the existing garage is in connection with the 25 foot setback along Coker Road.

Zoning Administrator Sellers also advised the Commission that some of the property located within the Lake Lorman subdivision is subject to the approval of the Lake Lorman Home Owner's Association as well as the Architectural Review Committee through covenants of record but that there is other property located within the subdivision that is not subject to the covenants. The Petitioner's property is not under the covenants. Nevertheless, the Petitioner stated that he took this issue to the President of the Home Owner's Association who indicated to him that they had no objection to the proposed extension. He also advised the Commission that it is their specific intent to get the Lake Lorman Architectural Review Committee approval before construction is undertaken. The Petitioner advised the Commission that he also owns another lot in the area; however, the other lot owned by the Petitioner is not adjacent to the

subject property. Commissioner Sligh inquired as to whether the proposed extended garage will encroach on the other lot to which the Petitioner stated that it would not. The Petitioner also advised the Commission that there are existing trees and natural cover between the house on the subject lot and Coker Road, in addition to a fence, which serves as a natural buffer between the road and the proposed extended garage. Upon Motion by Commissioner Steere, seconded by Commissioner Sligh, with all voting "aye", Motion to recommend approval to the Board of Supervisors with the condition that the design of the proposed garage will be submitted to the Lake Lorman Architectural Review Committee, passed.

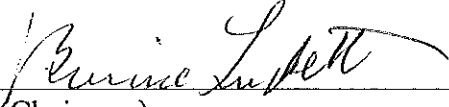
There next came on for consideration the issue of attorney's fees. Upon Motion by Commissioner Steere, seconded by Commissioner Brown, with all voting "aye", Motion to approve attorney's fees passed.

There next came on for discussion the date for the October, 2010 meeting of the Madison County Planning and Zoning Commission. October 7 and October 15<sup>th</sup>, 2010 were suggested. After discussion, it was decided that October 7, 2010 at 9:00 a.m. was the most convenient date for all. Upon Motion by Commissioner Sligh, seconded by Commissioner Brown, with all voting "aye", Motion to set the October, 2010 meeting of the Madison County Planning and Zoning Commission for October 7, 2010 at 9:00 a.m. passed.

There next came on for discussion the issue of height regulations for ground mounted signs as contained in the zoning ordinance. Furthermore, this discussion specifically touched on the Petition of Fleet Morris Petroleum, as presented before the Madison County Planning and Zoning Commission at the August, 2010 meeting, wherein the Petitioner requested a maximum height of 35 feet with respect to the signage of the proposed development. Specifically as it concerns that Petition was a unanimous consent that the Madison County Planning and Zoning Commission recommend to the Board of Supervisors that the Petitioner's request for signage at a maximum height of 35 feet be allowed under Section 2507 of the Zoning Ordinance for Madison County.

With there being no further business, the meeting adjourned at 9:23 a.m.

10-7-10  
Date

  
(Chairman)