

**MINUTES OF THE MADISON COUNTY PLANNING AND
ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 18th DAY OF SEPTEMBER, 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 18th day of September, 2008, at 9 a.m. in the Madison County Chancery Building.

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

Absent: Lisa Walters
Sidney Spiro

There first came on for consideration the Minutes of the August 14, 2008 meeting. Upon motion by Commissioner Amadio, seconded by Commissioner Brown, with all voting "aye", the motion to approve the Minutes passed.

There next came on for consideration the petition of Kudzu Motors to market pre-owned vehicles in the C-2 Commercial District. The property is located at 1994 Highway 51, Suite A, Section 22, T8N-R2E. The petitioner, Jared Caraway, requests a Conditional Use as provided by the Zoning Ordinance to operate a sales office and display for pre-owned vehicles at this location. Mr. Caraway appeared and stated that he has been in the car business for nine years and these will be high end quality used cars. The property consists of two buildings on four and a half acres. He stated that he would use the front side of the building for this purpose and the other tenants in his building would be used for other purposes. He has already rented out some of the spaces to people for hobby-type purposes. Zoning Administrator Sellers stated that he had no calls or complaints. Upon Motion by Commissioner Amadio to approve the Petition for Conditional Use, seconded by Commissioner Brown, with all voting "aye," the motion to approve the Petition passed.

There next came on for consideration the petition of New Beginning House of Prayer to approve the Special Exception for a church in the A-1 District. The property is located at Livingston Vernon Road, in the Kearney Park area, Section 32, T9N-R1W. Pastor and Peggy Gordon appeared on behalf of the Petitioner. They explained that a mobile home was donated to them by Pine Lake church almost a year ago. Pine Lake requested that the home be moved immediately so they went ahead and moved it to this property. They were unaware of the procedures they had to follow to seek approval to have a church at this location. They are requesting to use this mobile home as a church while they build a permanent residence for the church at this location, at which time the mobile home would be used for storage. They plan to renovate the mobile home and add a pastor and

secretary's office before they start using it as a church. Petitioners assured the Commission that the property would be well kept and would not be an "eye sore" to the community. They further stated they had gone around to all the neighbors and no one had any objections or complaints. Chairman Luckett inquired regarding whether they had applied for all utilities to the location to which Petitioners responded that they had. Commissioner Brown inquired regarding the number of members in their church. Petitioners explained that they had about sixty-five members but that thirty-five to forty-five attend regularly. Zoning Administrator Sellers stated that he had not had any complaints. Upon Motion by Commissioner Brown to approve the petition for the Special Exception, seconded by Commissioner Amadio, with all voting "aye," the motion to approve the Special Exception passed.

There next came on for consideration the petition of Imports Unlimited, LLC for a Special Exception to sell fireworks in a C-2 District. The property is located on Highway 51 at Madison County Self Storage. It is on lease from Madison County Self Storage. Fireworks can only be sold in the C-2 District as a conditional use. Billy and Dana Jones appeared on behalf of the Petitioner and explained that this would be a seasonal use. They would put a tent up during the time they are selling the fireworks and will remove it when they are not selling them. The Commission did not have any questions. Upon Motion by Commissioner Brown to approve the petition for a Special Exception, seconded by Commissioner Amadio, with all voting "aye," the motion to approve the Special Exception passed.

There next came on for consideration the petition of RDS, LLC to rezone C-1A Commercial to C-1 Commercial. Petitioner has a landscaping business on this site and would like to offer retail sales of related items such as patio furniture. No one was present on behalf of the Petitioner. Upon Motion by Commissioner Brown to table this petition to the October meeting, seconded by Commissioner Amadio, with all voting "aye", the Motion to table the petition to the October meeting passed.

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

There next came on for consideration the setting of the October meeting. Zoning Administrator Sellers stated that it would be October 16, 2008. Upon Motion by Commissioner Brown, seconded by Commissioner Amadio, the Motion to set the October meeting for October 16, 2008 passed.

With there being no further business, the meeting adjourned at 9:45 a.m.

Date

(Chairman)