

**MINUTES OF THE SPECIAL MEETING MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED
ON THURSDAY, THE 11th DAY OF AUGUST, 2011 AT 9:00 A.M. AT THE
MADISON COUNTY COMPLEX BUILDING**

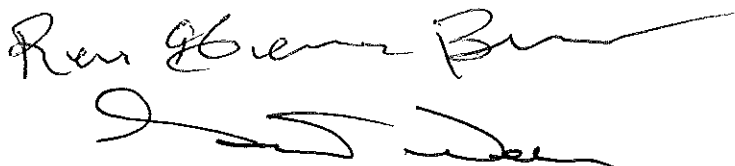
BE IT REMEMBERED that a meeting of the Madison County Planning and Zoning Commission was duly called, held and conducted on Thursday, the 11th day of August, 2011 at 9:00 a.m. in the Madison County Complex Building.

Present: William Amadio
Ken Steere
Reverend Henry Brown
Reverend Bennie Luckett, Chairman
Will Sligh
Scott Weeks, Office of Madison County Zoning Administrator
Brad Sellers, Zoning Administrator

Absent: None

There first came on for consideration the Minutes of the July 14, 2011 meeting. One correction was mentioned changing Paine to Primos. Upon motion by Commissioner Steere, seconded by Commissioner Sligh, with all voting "aye", motion to approve the minutes passed.

There next came on for consideration the petition of DeRuiter, Johnston and Steen, LLC for permission to approve a variance to side setback regarding 127 and 128 Belle Court, Lots 67 and 71 Belle Terre Part 2. Scott Weeks introduced the petition to the Commission. Steve Steen appeared on behalf of the Petitioner along with Cindy Litsinger and Ginger Skinner. Ms. Skinner is with Brook Highland Development which is the developers of Belle Terre Subdivision. The Petitioner request a 2 ½ foot variance to the side setback on each of these two corner lots. The Petitioner stated that with a variance, the houses can be built comparable in size and design to the other houses in the neighborhood. Commissioner Sligh asked Ms. Skinner if the petition is approved, does she feel that the houses would look okay with the setback. Ms. Skinner stated that she thought the houses would look fine. Commissioner Steere inquired if the variance would break any covenants with the Home Owners Association. Ms. Skinner said that the Home Owner Association board members have given their approval of the variance. Zoning Administrator Sellers added that he has spoken with several of the residence of Belle Terre and they all are okay with the plan. Commissioner Luckett stated that he is a little skeptical of approving the setback and that the builders knew what they were buying when they bought the lots. Zoning Administrator Sellers stated that the builders are going to build on the lots regardless of the setback being approved but that if it is not approved, the houses would have



to be smaller than the other houses in the subdivision. Mr. Steen reiterated that they would build on the lots either way but by getting the approval on the setback, they can build the houses the same size allowing them to keep the same property value. Cindy Litsinger stated that she thinks the approval is needed in order to keep the property value in line with the other houses in the subdivision. Upon motion by Commissioner Sligh, seconded by Commissioner Lockett, with all voting "aye", the petition was recommended for approval to the Board of Supervisors.

There next came on for consideration the site plan of Media Display LLC. Mark Wilson appeared on behalf of the Petitioner. Scott Weeks introduced the petition to the Commission. Petitioner requests conditional use to place a billboard at 134 Weisenberger Road. Petitioner stated that he gets calls all the time from people inquiring about billboard availability in Madison County. Commissioner Sligh inquired as to a billboard already located at Frisco Deli. Commissioner Amadio asked Mr. Wilson if the billboard would replace an existing billboard or if it would be a new one. Mr. Wilson stated that the billboard would be a new one - the first billboard Media Display LLC will have in Madison. Commissioner Sligh asked if the businesses in the area are okay with the placement of a billboard. Mr. Wilson stated that the surrounding businesses have approved the placement of a billboard and that a approval letter from McGraw has been submitted to the Commission. Upon motion by Commissioner Amadio, seconded by Commissioner Brown, with all voting "aye", the petition was recommended for approval to the Board of Supervisors.

There next came on the issue of attorney fees. Upon motion by Commissioner Sligh, seconded by Commissioner Steere, with all voting "aye", motion to approve the attorney fees passed.

There next came on for consideration the date for the September, 2011 meeting of the Madison County Planning and Zoning Commission. September 8th was proposed. Upon motion by Commissioner Steere, seconded by Commissioner Sligh, with all voting "aye" motion to set the September meeting of the Madison County Planning and Zoning Commission for the September 8th, 2011, at 9 o'clock a.m., was passed.

With there being no further business, the meeting adjourned at 9:30 a.m.

9-8-2011
Date

Rev. Ken Brown
(Chairman)

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