

**MINUTES OF THE MEETING OF THE MADISON COUNTY
PLANNING AND ZONING COMMISSION HELD AND CONDUCTED ON
THURSDAY, THE 18TH DAY OF OCTOBER 2012 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 18th day of October, 2012 at 9:00 a.m. in the Madison County Complex Building.

Present:	Dr. Keith Rouser
	Jim Smith
	Rev. Henry Brown
	William Amadio
	Brad Sellers, Zoning Administrator
Absent:	Will Sligh

There first came on for consideration the minutes of the September 13, 2012 meeting. Upon motion by Commissioner Amadio, seconded by Commissioner Rouser, with all voting "aye" motion to approve the minutes passed.

There next came on for consideration the petition of Michael D. and Jane C. Jones for a variance to the rear setback in the PUD District at Lake Caroline. The petition was introduced by Zoning Administrator Sellers. The specific location of the Petitioners' home is 275 Caroline Boulevard, Lot 18, Links III of Lake Caroline. Michael D. Jones appeared on his own behalf. Mr. Jones wishes to construct an addition to his home that will encroach into the required 25 foot setback on the rear of his property. The addition to the Petitioners' home will include a roof over an existing patio, an outdoor kitchen and pouring an additional patio. Mr. Johnson attached numerous documents to his petition, including a diagram of Lake Caroline development, a Warranty Deed for the property, sketches of the proposed addition showing the property lines and setbacks, a letter from Doug Jones, Business Manager for Lake Caroline Owners Association, indicating that Madison County's approval of the setback variance was required, a letter from Petitioners to the Lake Caroline Architectural Review Committee and letters from adjacent land owners, Randy Watkins, and Mark Evans, advising they had no objection to the proposed construction of the addition to Petitioners' home attached hereto as collective exhibit "A", and incorporated by reference. Zoning Administrator Sellers informed the Commission that several calls were received concerning this petition, but everyone inquiring was satisfied with the requested petition for variance and the Petitioners' intent. Upon motion by Commissioner Smith, seconded by Commissioner Amadio, with all voting "aye", motion to recommend approval to the Board of Supervisors of the petition for variance to rear setback in the PUD District, 275 Lake Caroline Boulevard, Lot 18, Links III of Lake Caroline, passed.

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

There next came on for discussion, the setting of the November, 2012 meeting. November 8, 2012 was suggested. Upon motion by Commissioner Smith, seconded by Commissioner Amadio, with all voting "aye", motion to set the November, 2012 meeting for November 8, 2012 passed.

With there being no further business, the meeting was adjourned.

Date

11-8-2012

(Chairman)

