

**MADISON ZONING BOARD OF ADJUSTMENT AND APPEALS
MINUTES OF THE SEPTEMBER 4, 2014 REGULAR MEETING**

The City of Madison Zoning Board of Adjustment and Appeals held its regularly scheduled monthly meeting on September 4, 2014 in the City Council Chambers of the Madison Municipal Complex located at 100 Hughes Road, Madison, Alabama. Board Chair Betty Fletcher, called the meeting to order at 5:30 P.M. and attendance was as follows:

Betty Fletcher, Chairperson	Present
Christopher Lindsey, Vice-Chair	Present
Mary Hudson	Present
John Horch	Present
Ted Whitney	Absent
Supernumeraries	
Wesley Alford	Absent
Larry Mason	Absent

City Staff Present: Kelly Butler, City Attorney; Sherri Williams, Assistant Planner and Board Secretary

Public Attendees (as registered): Kimberly K. Walker; Dianna Dority; Lady Kasama

Mrs. Fletcher read aloud, this Board is composed of five persons, with two supernumeraries, is empowered by the Alabama State Legislature, but appointed by the City Council and charged with hearing petitions for relief from a literal and strict application of the Zoning Code. Cases are heard in the order in which they are filed. Motions are made in the positive and each case requires a positive vote of at least four members. (A simple majority will not approve an action). The burden of proof for Variances and Special Exceptions rests with the petitioner. Any party aggrieved by any decision of this Board may within fifteen days, file a written notice of appeal to the Circuit Court.

II. Approval of Minutes

The first order of business was the approval of minutes from the June 5, 2014 Regular meeting. Mrs. Fletcher asked Board members for requested changes

and/or corrections, if any. Board members did not request changes or corrections and Mrs. Fletcher entertained a motion.

Motion: Ms. Hudson moved to approve the minutes of the June 5, 2014 Regular meeting, as written. Dr. Horch seconded the motion and the vote was as follows:

Betty Fletcher	Aye
Mary Hudson	Aye
John Horch	Aye
Christopher Lindsey	Aye
Ted Whitney	Absent
Wesley Alford	Absent
Larry Mason	Absent

Motion Carried.

III. Petitions and Formal Requests for Action

- a. Case #1103, 28872 Powell Road; Kimberly Walker, a request for a Special Exception to City of Madison Zoning Ordinance, Section 4-2-2 (4-1-2), to allow a major home occupation, subject to Article XIV of the City of Madison Zoning Ordinance, for a single-chair beauty parlor. The property is currently zoned Agricultural District (AG). This Special Exception is in accordance with Section 10-8 of the Zoning Ordinance.

Request: Applicant appeared and presented her request stating she wishes to operate a one-chair beauty shop in the basement of the house she is renting at 28872 Powell Road. She stated she has plenty of parking and intends to have one (1) customer at a time. She does not plan to use the main level of the house for the business.

Public Comments: No comment

Board Comments: No comment

Staff Comments: Planning Staff stated they received neither emails nor phone calls objecting to the request.

Motion: Dr. Horch moved to approve case number 1103, 28872 Powell Road; Kimberly Walker's request for a Special Exception to City of Madison Zoning

Ordinance, Section 4-2-2 (4-1-2), to allow a major home occupation. The approval is subject to Article XIV of the City of Madison Zoning Ordinance, for a single-chair beauty parlor, and with the contingency that space for the business not exceed ten (10) percent of the house square footage or 300 square feet, whichever is less. The property is currently zoned Agricultural District (AG). This Special Exception is in accordance with Section 10-8 of the Zoning Ordinance. Ms. Hudson seconded the motion and the vote was as follows:

Betty Fletcher	Aye
Mary Hudson	Aye
John Horch	Aye
Christopher Lindsey	Aye
Ted Whitney	Absent
Wesley Alford	Absent
Larry Mason	Absent

Motion Carried.

- b. Case #1089, 106 Commerce Circle; Griffon Aerospace, request to extend variance expiration date, per Variance Order, contingency number 2.

Request: Board Secretary Sherri Williams stated she received a letter from Griffon Aerospace requesting an extension of the variance expiration date from December 31, 2014 to December 31, 2015, due to contract delays. The other contingencies placed on the original variance approval will remain intact and are unaffected by the extension of the expiration date.

Public Comments: No comment

Board Comments: No comment

Staff Comments: Planning Staff stated they received neither emails nor phone calls objecting to the request.

Motion: Ms. Hudson moved to approve the request of Griffon Aerospace to extend the variance expiration date from December 31, 2014 until December 31, 2015, as presented. Mr. Lindsey seconded the motion and the vote was as follows:

Betty Fletcher	Aye
Mary Hudson	Aye
John Horch	Aye
Christopher Lindsey	Aye
Ted Whitney	Absent
Wesley Alford	Absent
Larry Mason	Absent

Motion Carried.

IV. Old Business

Mrs. Fletcher asked Board members and Staff if there were any items of old business to discuss. There being none, Mrs. Fletcher closed the floor to old business.

V. Other Business

Mrs. Fletcher asked Staff for an update on CAPZO re-certification and new certification training. Board Secretary Sherri Williams stated she is coordinating with UNA to schedule training for October and will e-mail board members when UNA confirms the dates and times. Mrs. Fletcher asked Board members and Staff if there were any other items to discuss. There being none, Mrs. Fletcher closed the floor to other business.

VI. Adjournment

With no further business before the board, Mrs. Fletcher adjourned the meeting at 5:55 P.M.

Approved:



Betty Fletcher, Chairperson

Attest:



Sherri Williams, Recording Secretary