

(To Be Adopted & Approved 6/3/08)

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes

May 20, 2008

MEMBERS PRESENT:

Chairman Wayne Douglas
Wendell Hanley
John Stuedemann
Steve Ellis
Nick Paski
Gabe Martin

MEMBERS ABSENT:

Tod Hebenton

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

Open and Welcome:

The Madison County Planning and Zoning Commission held their regular May public hearing in the courtroom of the Madison County Government Complex on Tuesday May 20, 2008. Chairman Wayne Douglas called the business meeting to order at 7:00 p.m.

Reading of Required Statements

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearing schedule May 20, 2008.

The first scheduled public hearing concerned a request by Neal and Becky Mathis requesting to rezone 9.95 ac. from A1 to A2 to combine with adjoining property. The property is located on Nowhere Rd. on Map 27 Parcel 19A in District 1.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

Neither Mr. or Mrs. Mathis were there for the hearing, this was considered withdrawn.

The second scheduled public hearing concerned a request by Victor and Mary Boutier requesting to rezone 2 ac. Of their 14.87 ac. Property from A1 to RR for a Bed & Breakfast. The property is located on Hudson River Church Rd. on Map 21 Parcel 55 A -1 in District 42

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning & Zoning commission was opened at 6:50 p.m.

Mr. Steve Ellis made a motion to recommend approval.

Mr. Gabe Martin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was 6 to 0.

The third scheduled public hearing concerned a request by Linda Bond, request to rezone 36 ac. from A1 to A2. The property will be combined with the adjoining parcel. The property is located on Joe Cooper Rd. on Map 23 Parcel 61 in District 5.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning & Zoning commission was opened at 6:52 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. John Stuedemann seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 6 to 0.

The forth scheduled public hearing concerned a request by Danny Roberts, request to rezone 2 ac. with an existing home from a 5.7 ac. parcel of A1 to RR. The property is located on Paoli Rd. on Map 105 Parcel 1-B in District 4.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning & Zoning commission was opened at 6:55p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Wendell Hanley seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 6 to 0.

The fifth scheduled public hearing concerned a request by Danny Roberts and Virginia Fleming requesting a Conditional Use Permit on 42.44 ac of A1 property, for a horse riding stable and riding arena. The property is located on Hwy 98 on Map 82 Parcel 13 in District 4.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning & Zoning commission was opened at 6:57 p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Gabe Martin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 6 to 0.

The sixth scheduled public hearing concerned a request by Marc Perry requesting to rezone 6.58 ac. from A1 to R1 to subdivide into 4 parcel to give to his children. The property is located on Double Branch Rd. on Map 55 Parcel 77 in District 4.

There was public comment from three of the neighbors that were not in favor of this request.

The public hearing was closed and a special session of the Madison County Planning & Zoning commission was opened at 7:10 p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Wendell Hanley seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 6 to 0.

The seventh scheduled public hearing concerned a request by Joseph Cheek requesting to rezone 51.9 ac. from A2 to A1 for intensive agriculture. The property is located on Parham Town Rd. on Map 90 Parcel 9 in District 2.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning & Zoning commission was opened at 7:12 p.m.

Mr. John Stuedemann made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Gabe Martin seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 6 to 0.

The eighth scheduled public hearing concerned a request by Roy Russell for owner Willie Mae Herring requesting to rezone 3.91 ac. From A2 to R1 to subdivide in half, with an existing home on each half. The property is located on Herring Dr. on Map 81 Parcel 28 in District 2.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning & Zoning commission was opened at 7:14 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 6 to 0.

The ninth scheduled public hearing concerned a request by Tommy and Peggy Lord requesting to rezone 1.5 ac. of their 2.93 ac. property from A1 to R1. The remaining property will be combined with the adjoining property. The property is located on Sandy Creek Rd. on Map 51 Parcel 17 in District 4.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning & Zoning commission was opened at 7:15 p.m.

Mr. John Stuedemann made a motion to approve the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend denial of the request to the Madison County Board of Commissioners was a vote of 6 to 0.

The tenth scheduled public hearing was Lamar and Linda Fortson requesting to rezone 2 ac of their 13.10 ac parcel from A2 to RR to subdivide for their son. The property is located on Miller McElreath Rd. on Map 52 Parcel 10 in District 4.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning & Zoning Commission was opened at 7:18 p.m.

Mr. Wendell Hanley made a motion to approve the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Nick Paski seconded the motion.

The eleventh scheduled public hearing was Planning & Zoning Chairman Wayne Douglas change to the Section 9.1.3.3 F d, mobile home skirting in the Zoning Ordinance.

There was no Public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 7:55 p.m.

Mr. Steve Ellis made a motion to recommend changing the ordinance back to the old way. As it reads in the Zoning Ordinance approved July 23, 2007, with it being submitted to the Madison County Board of Commissioners.

Mr. Nick Paski seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 6 to 0.

Mr. Wayne Douglas presented the new change to Section 9.1.3.3 Fd, mobile home skirting in the Zoning Ordinance.

After discussion of changes to the ordinance there was an agreement to changes.

Mr. Wendell Hanley made a motion to approve the ordinance as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 6 – 0.

There was further discussion of the changes to the ordinance.

Chairman Wayne Douglas said they need to rescind the vote.

Mr. Nick Paski made a motion to rescind the vote.

Mr. Wendell Hanley seconded the motion

The vote to rescind the vote to approve the changes to the new version of Section 9.1.3.3 Fd of the Zoning Ordinance was 6-0.

Mr. Steve Ellis had to leave.

After further discussion of the changes there was a motion to Postpone any changes until the next public hearing.

Mr. Nick Paski made a motion to postpone any changes until the next public hearing.

Mr. Wendell Hanley second the motion.

The vote to postpone any changes to Section 9.1.3.3 Fd of the Zoning Ordinance was 5-0

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 8:18 p.m.

**Other Items:
Adjournment**

Nick Paski made a motion to adjourn the meeting.

Steve Ellis seconded the motion.

The motion was approved by a unanimous voice vote.

The meeting adjourned at 8:18 p.m.

