

**MADISON COUNTY BOARD OF COMMISSIONERS  
MINUTES  
AGENDA SETTING MEETING  
DECEMBER 7, 2020  
6:00 P.M.**

**MEMBERS PRESENT:**

Commission Chairman John Scarborough (In person)  
District 1 Commissioner Lee Allen (Via live video)  
District 2 Commissioner Tripp Strickland (In person)  
District 3 Commissioner Theresa Bettis (Via live video)  
District 4 Commissioner Brian Kirk (Via live video)  
District 5 Commissioner Derek Doster (In person)

**MEMBERS ABSENT:**

None

**MEDIA PRESENT:**

Zach Mitcham, Madison County Journal (Via live video)

**STAFF PRESENT:**

Rhonda S. Wooten, County Clerk (In person)  
Mike Pruett, County Attorney (In person)

Chairman Scarborough called the meeting to order at 6:00 p.m.

**Item No. 1. Chairman's Report**

Chairman Scarborough recognized those who served at Pearl Harbor on this date in 1941.

Chairman Scarborough stated the Industrial Development and Building Authority applied for a Community Development Block Grant for water system improvements. It has been determined the funds have to be awarded to a government entity and Board approval is requested to authorize the chairman to facilitate administrative requirements.

On motion by Commissioner Strickland and second by Commissioner Doster the Board voted to authorize the chairman to facilitate administrative requirements for a CDBG award to the Industrial Development and Building Authority with the stipulation the County is a pass-through and any costs or fees associated will be borne by the ID&BA. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

**Item No. 2. Hearings and Actions on Zoning Matters**

1. Andrew Lane is requesting to rezone his 1.5 acre parcel from A2 to A1 to combine with his adjoining property. The property is located on Map 61 Parcel 16 on James Adams Road in District 4.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

On motion by Commissioner Kirk and second by Commissioner Allen the Board voted to approve the rezone request. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

2. Mark Jenkins is requesting to rezone a portion of his 2.23 acre property from RR to R1 to combine with his adjoining R1 property. The property is located on Map 27 Parcel 89-01 on Moons Grove Church Road in District 1.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

On motion by Commissioner Allen and second by Commissioner Strickland the Board voted to approve the rezone request. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

3. Mark Jenkins is requesting to rezone his 2.58 acre property from RR to B for a veterinary clinic. The property is located on Map 27 Parcel 89 on Moons Grove Church Road in District 1.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

On motion by Commissioner Allen and second by Commissioner Doster the Board voted to approve the rezone request. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

4. Nelson McGinnis is requesting a conditional use permit for a wi-fi tower. The property is located on Map 69 Parcel 20 on Bullock Mill Road in District 2.

Chairman Hughston explained the conditional use request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

On motion by Commissioner Strickland and second by Commissioner Bettis the Board voted to approve the conditional use request. The vote was as follows: Commisisoners Allen, Strickland, Bettis, Kirk and Doster voted YES.

5. Craig McDade is representing the estate of David and Ann McRae. He is requesting to rezone their 12.27 acre parcel from A2 to RR to subdivide the three homes on the property. The property is located on Map 9 Parcel 18 on Bonds Lake Road in District 1.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

Commissioner Allen made a motion to approve the rezone request. Commissioner Bettis seconded the motion.

After discussion, Commissioner Doster made a substitute motion to approve the rezone request with the restriction of a maximum of three lots on the parcel.

Commissioner Allen amended his motion to approve the rezone request with a restriction of a maximum of three lots on the parcel. Commissioner Bettis seconded the amended motion. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES. Commissioner Doster withdrew his substitute motion.

6. Peter Schnurrer is requesting a conditional use permit for a kennel to train military and police dogs. The property is located on Map 16 Parcel 83 on Dillard Road in District 1.

Chairman Hughston explained the conditional use request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. District One Commissioner-Elect Dennis Adams addressed the Board with a request to table this application until additional information could be obtained.

Chairman Scarborough asked if anyone else would like to speak regarding this request. Mr. Schnurrer's next door neighbor, Linda Smith, addressed the Board and spoke in favor of the conditional use request. The applicant, Peter Schnurrer, addressed the Board and provided additional information regarding the location of the kennel. Commissioner Allen also shared information regarding positive communication he has received from the neighbors concerning the conditional use request.

Commissioner Allen made a motion to approve the conditional use request. Commissioner Bettis seconded the motion. After discussion, Commissioner Allen amended his motion to approve the conditional use request with a restriction of the kennel area being within the two acres surrounding the existing residence. Commissioner Bettis

seconded the amended motion. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

7. John Cox is requesting to rezone approximately four acres of his 25 acre property from A1 to B to restore cars. The property is located on Map 93 Parcel 46-B1 on Highway 172 in District 4.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

On motion by Commissioner Kirk and second by Commissioner Allen the Board voted to approve the rezone request. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

8. Margie and Terry Gibbs are requesting to rezone approximately two acres of their 9.72 acre property from A2 to RR for a home site for their daughter. The property is located on Map 11 Parcel 129 on Highway 98 West in District 1.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted five to zero to approve the request.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

On motion by Commissioner Allen and second by Commissioner Strickland the Board voted to approve the rezone request. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

9. Paul Kidd is requesting to rezone his 5 acre property from A2 to RR to allow for an additional home. The property is located on Map 80 Parcel 51-04 on Transco Road in District 4.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted four to one to approve the rezone request.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

On motion by Commissioner Kirk and second by Commissioner Allen the Board voted to approve the rezone request. The vote was a follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

10. Paula Rodriguez is representing her mother Edna Hughes in requesting to rezone her .58 acre parcel from R3 to R1 to combine with her adjoining property. The property is located on Map 40A Parcel 131 on Rogers Mill Road in District 2.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

Commissioner Strickland made a motion to approve the rezone request. Commissioner Allen seconded the motion. After discussion, on amended motion by Commissioner Strickland and second by Commissioner Allen the Board voted to approve the rezone request contingent on the .58 acres being combined with adjoining property. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

11. Colt Holman is requesting to rezone his 2.73 acre property from A2 to B. There is a garage on the property that is grandfathered in. Mr. Holman would like to add his construction business to the property. The property is located on Map 53 Parcel 41 on Highway 98 West and Crawford W. Long Street in District 2.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted five to zero to approve.

Chairman Scarborough asked if anyone would like to speak in favor of the request. The applicant spoke in favor.

Chairman Scarborough asked if anyone would like to speak in opposition to the request. No one came forward.

On motion by Commissioner Strickland and second by Commissioner Doster the Board voted to approve the rezone request. The vote was as follows: Commissioners Allen, Strickland, Bettis, Kirk and Doster voted YES.

12. Amendments to the zoning ordinance.

There were no amendments to the zoning ordinance.

### **Item No. 3. Statements and Remarks from Citizens on an agenda item**

Chairman Scarborough asked if there were any statements or remarks on agenda items. No one came forward.

### **NEW BUSINESS:**

### **Item No. 4. Discuss selecting the 2021 Vice-Chairman**

The Board discussed selecting a 2021 Vice-Chairman. To accommodate banking requirements, the Board chose to vote on this item tonight.

On motion by Commissioner Strickland and second by Commissioner Allen the Board voted to select Derek Doster as the vice-chairman of the Board. The vote was as follows: Commissioners Allen, Strickland, Bettis and Kirk voted YES. Commissioner Doster abstained.

**Item No. 5. Discuss dates for the 2021 holidays**

The Board discussed dates for the 2021 Madison County government holidays.

**Item No. 6. Discuss dates for 2021 B.O.C. meetings**

The Board reviewed 2021 dates and considered alternative dates for those days that conflicted with the regularly scheduled first and last Monday meetings.

**Item No. 7. Discuss 2021 Beer & Wine License applications**

The Board discussed the list of 2021 Beer & Wine License applications.

**Item No. 8. Discuss appointments to the Planning and Zoning Commission**

The Board discussed seeking district two and district four appointments to the Planning and Zoning Commission.

**Item No. 9. Discuss 2021 Food Bank budget**

The Board reviewed the 2021 Food Bank budget.

**Item No. 10. Discuss 2021 Law Library & Clerks' Deed budgets**

The Board reviewed the 2021 Law Library & Clerk's Deed budgets.

**Item No. 11. Discuss 2021 Sheriff's Office & Jail Commission budgets**

The Board reviewed the 2021 Sheriff's Office & Jail Commission budgets.

**Item No. 12. Roads Update**

Chairman Scarborough said the work is completed on Crabapple Hollow Road and the road is now open.

Commissioner Allen said Stapler Road will be graveled soon.

**Item No. 13. Urgent Matters**

There were no urgent matters.

**Item No. 14. Executive Session to discuss real estate acquisition, personnel matters and/or potential litigation**

There was no need for executive session.

**Item No. 15. Adjourn**

On motion by Commissioner Strickland the Board adjourned at 7:44 p.m.