

**MADISON COUNTY BOARD OF COMMISSIONERS
MINUTES
AGENDA SETTING WORK SESSION
March 7, 2022 6:00 P.M.**

MEMBERS PRESENT:

Commission Chairman Todd Higdon
District 1 Commissioner Dennis Adams
District 2 Commissioner Terry Chandler
District 3 Commissioner Frank May
District 4 Commissioner Brian Kirk
District 5 Commissioner Derek Doster

MEMBERS ABSENT:

None

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

STAFF PRESENT:

Christina Baxter, County Clerk
Mike Pruett, County Attorney

Chairman Higdon called the work session to order at 6:03 p.m.

Item No. 1. Chairman's Report

Chairman Higdon announced Planning and Zoning had 71 Building Permits issued during the month of February and 118 total Building Permits for the year. The Chairman also updated the Board on Conferences attend by the Chairman and Commissioner May in Tifton and Planning and Zoning Department Head, Christopher Roach in Savannah last week.

Item No. 2. Business Involving Guests, Groups or Multiple Visitors

Madison County High School Governance Board

Chairman Higdon read and presented a proclamation to the High School Governance Academic Team. On motion by Commissioner Chandler and second by Commissioner May voted to approve the Proclamation presented to the Madison County High School Governance Academic Team. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

Item No. 3. Hearing and Actions on Zoning Matters

1. Amy Coile is requesting to rezone her 6.54 acre property from A1 to RR.

Planning and Zoning Chairman Scott explained the rezone request and stated Planning and Zoning Commission voted six to zero approve.

Chairman Higdon asked if anyone would like to speak in favor of the request. Amy Colie spoke in favor.

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

On motion be Commissioner May and second by Commissioner Chandler to approve the rezone request. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted to YES to approve.

Item No. 2 and 3 were taken as on vote.

2. Daniel Hardigree with Triple M Land Holding, LLC is requesting to rezone his 9.3 acre property from A1 to RR.
3. Daniel Hardigree with Triple M Land Holdings, LLC is requesting to rezone his 5.88 acre property from A1 to RR

Planning and Zoning Chairman Scott explained the rezone request and stated the Planning and Zoning Commission voted five to one to approve with conditions.

Commissioner Doster called a point of order due to the lack of the Board being provide the most current information. County Clerk, Christina Baxter retrieved the current information from the Zoning Administrator, Tracy Patrick and provided copies to the Board.

The 9.3 acre lot is now being divide into 3 lots; one with the pre-existing home and two new homes. The 5.88 acre lot is now being divided into two lots for two new homes.

Chairman Higdon asked if anyone would like to speak in favor of the request. Daniel Hardigree and Neal Miller spoke in favor of the request.

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

After Board discussion Mr. Hardigree agreed to build four new homes in addition to the pre-existing home for a total of five homes. Commissioner Chandler asked Mr. Hardigree to have a shared driveway agreement for the two new homes being built on the 9.3 acre parcel.

On motion by Commissioner Kirk and second by Commissioner Chandler to approve the rezone requests with the conditions of a tree buffer between tract one of the 5.88 acre parcel and Mr. Miller's property planted on the property line, a 30 foot wide driveway, a 60 foot right-of-way and a 60 foot turn around on the tract 9.3 acre lot.

4. Danh Nguyen with Teresa Invest Land, LLC is requesting to rezone his 178.31 acre property from A2 to A1.

Planning and Zoning Chairman Scott explained the rezone request and stated the Planning and Zoning Commission voted five to one to deny.

Chairman Higdon advised the Board and the public Mr. Nguyen withdrew his rezone application on March 3rd.

Commissioner Chandler made a motion to refund Mr. Nguyen his rezone application fee. This motion was second by Commissioner Adams. The vote was as follows: Commissioner Adams, Chandler, May, Kirk and Doster voted YES.

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OLD BUSINESS:

None

NEW BUSINESS:

Item No. 4. Discuss Beer and Wine ordinance to sell liquor by the drink

The Board discussed the process of adding liquor by the drink to a special election for public vote.

Item No. 5. Urgent Matters

Chairman Higdon presented to the Board for future discussion to consider American Rescue Plan Act funds to be distributed to Law Enforcement, Emergency Services and Volunteer Fire Fighters in the amounts distributed by Governor Kemp in the Public Safety Supplement Grant.

Chairman Higdon also discussed with the Board the need to set requirements on A-2 zoned property. Requesting minimum and maximum lot requirements and the process of subdividing property to be rezoned appropriately.

Chairman Higdon also mentioned Community Standards for new construction for the future of Madison County.

Item No. 6. Executive Session to discuss real estate acquisition, personnel matters and/or potential litigation

There was no need for executive session.

Item No. 7. Adjourn

The Board unanimously agreed to adjourn at 6:55p.m.