



**MADISON COUNTY BOARD OF COMMISSIONERS
AGENDA SETTING WORK SESSION MINUTES**

Public Meeting Room • Government Complex • July 11, 2022 • 6:00 P.M.

MEMBERS PRESENT:

District 1 Commissioner Dennis Adams
District 2 Commissioner Terry Chandler
District 4 Commissioner Brian Kirk
District 5 Commissioner Derek Doster

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

MEMBERS ABSENT:

Commission Chairman Todd Higdon
District 3 Commissioner Frank May

STAFF PRESENT:

Christina Baxter, County Clerk
Mike Pruett, County Attorney

Item No. 1. Chairman's - Call to Order

Vice Chairman Doster called the meeting to order at 6:00 PM and lead the Pledge of allegiance to the American Flag. Doster also announced Chairman Higdon and Commissioner May were absent from the meeting.

Item No. 2. Chairman's Report

Vice Chairman Doster gave an update on the County Noise Ordinance. Arpeggio has completed the Transportation portion of the noise ordinance. The County received a preliminary map of transportation noise as well as monitoring data for 26 locations. Vice Chairman Doster also reminded the public of the Comprehensive Plan Workshop for the Comprehensive Plan for Thursday, July 14th at 6PM at the Shiloh Volunteer Fire Department.

The Madison Area Resource Team family connection is hosting an Annual Back to School Rally Thursday, July 21st at the Madison County Middle School from 5:30 PM to 7PM to collect school supplies for students in need. Citizens can also take donations to the M.A.R.T office located at the Madison County Extension Office.

Item No. 3. PUBLIC HEARINGS and ACTIONS ON ZONING MATTERS

1. Clint Larkin, representing High Point Construction & Development, will be presenting the preliminary plat for review for **Spratlin Creek Farms Subdivision**. It contains 11 lots and a designated section of green space with picnic areas and walking trails. The property is located on Spratlin Mill Road on map 0045 parcels 173 & 181. The property was rezoned from A1 to R1 and approved by the Board of Commissioners on January 3, 2022. The homes will be from 2,800 to 4,000 square feet in size. **District 3.**

Planning and Zoning Chairman Scott explained the preliminary plat review and stated Planning and Zoning Commission voted six to zero to approve.

Vice Chairman Doster asked if anyone would like to speak in favor of the request. No one came forward.

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



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On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the preliminary plat review for Spratlin Creek Farms Subdivision with the condition a water easement be recorded for water lines running through lots 6 and 7 and connect to McCannon Morris Road. The Board also discussed the possibility to continue the subdivision drive through to connect to McCannon Morris Road. The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to approve.

2. Helena Santoyo is requesting a conditional use for her A2, 5.02-acre property to allow her to operate a dog kennel with a maximum of (14) dogs on property that she and her family live on. She breeds show-quality Exotic Bullies which are small/medium in size. She is trying to bring her current, non-compliant dog kennel that has been in operation for six years, into compliance with the dog kennel regulations in the Zoning Ordinance. The property is located at 628 Cecil Stewart Rd on map 0039 parcel 079 in **District 2**.

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

Vice Chairman Doster asked if anyone would like to speak in favor of the request. Allene Phillips, Christian and Heather Rodriguez spoke in favor of.

Vice Chairman Doster asked if anyone would like to speak in opposition of the request. Helen Booth spoke in opposition of the request and had submitted a petition from surrounding neighbors also opposing. Paul Booth spoke in opposition and complained of the current noise levels not related to dog kennels.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve a conditional use with the conditions that the preexisting metal building that does not meet the minimum setback requirement not be used for kennel purposes, there be a maximum of (14) adult dogs on the property at one time, and that a privacy fence be erected. The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to approve.

3. Consider amending the Zoning Ordinance Section 9.7 Cemeteries to include an additional section to address Private Cemeteries-Section 9.7.3.1-9.7.3.6

Vice Chairman Doster opened the Public Hearing and asked if anyone would like to speak in favor of or opposition on the proposed Zoning Ordinance amendment presented. No one came forward.

On motion by Commissioner Chandler and second by Commissioner Adams the Board voted to approve the amendments to the Zoning Ordinance Section 9.7 to add sections 9.7.3.1 through sections 9.7.3.6.



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The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to amend. Commissioner Chandler also stated he would like for this Section to have further revision after the Moratorium is lifted.

4. Consider amending the Zoning Ordinance Section 7.2 – A2 Agricultural District –Section 7.2.1.11
Vice Chairman Doster opened the Public Hearing and asked if anyone would like to speak in favor of or opposition on the proposed Zoning Ordinance amendment presented. No one came forward.

On motion by Commissioner Kirk and second by Commissioner Chandler the Board voted to approve deleting in its entirety Section 7.2.1.11 of the Zoning Ordinance. The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to delete.

5. Consider amending the Zoning Ordinance Section 8.6- Recreational Vehicles as a Temporary Residence-Section 8.6.2.2 and Section 8.6.2.7

Vice Chairman Doster opened the Public Hearing and asked if anyone would like to speak in favor of or opposition on the proposed Zoning Ordinance amendment presented. No one came forward.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the amendments to the Zoning Ordinance Section 8.6.2.2 and section 8.6.2.7. The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to amend.

6. Consider amending the Subdivision Regulations Section 8.4- Preparation of Preliminary Plat and Distribution Copies-Sections 8.4-3, 3(b) and 3(c).

Vice Chairman Doster opened the Public Hearing and asked if anyone would like to speak in favor of or opposition on the proposed Zoning Ordinance amendment presented. No one came forward.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the amendments to the Zoning Ordinance Section 8.4-3, section 8.4-3(b) and section 8.4-3(c). The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to amend.

Vice Chairman Doster moved for a 5 minute recess at 6:45PM. Doster re-adjourned the meeting at 6:50PM.

OLD BUSINESS:

Item No. 4. Consider amendments to the Madison County Planning and Zoning Commission Ordinance and By-laws

On motion by Commissioner Doster and second by Commissioner Kirk the Board voted to postpone the Resolution and Ordinance Reconstituting and Re-Establishing the Planning and Zoning Commission for further



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Commissioner and Staff review and recommendations. The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to postpone.

Item No. 5. Consider approving the 2022/2023 Public Defender’s Indigent Defense Agreement and Resolution

On motion by Commissioner Chandler and second by Commissioner Adams the Board voted to approve the 2022/2023 Public Defender’s Indigent Defense Agreement and Resolution in the amount of \$117,475 to be paid from County funds. The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to approve. The Board commended Chairman Higdon concerning the savings from negotiating the Public Defender County funding portion.

NEW BUSINESS:

Item No. 6. Consider amending the Recreation Department Budget to install Security cameras

Program Coordinator, Holley Haynes approached the Board and explained the Budget request.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the Budget Amendment in the amount of \$38,272 for security cameras at the locations as presented. The vote was as follows: Commissioner Adams, Chandler, Kirk and Doster voted YES to approve.

Commissioner Adams requested for the Recreation Department to present a phased out plan for security cameras at all Madison County Parks and Fields for the 2023 Budget. Adams also requested quarterly reports of all incidents including vandalism be reported to the Board. As well as follow ups actions with each incident including recovery funds from damaged property and arrests made at any and all facilities.

Item No. 7. Urgent Matters

There were no urgent matters

Item No. 8. Executive Session to discuss real estate acquisition, personnel matters and/or potential litigation

There was no need for Executive Session.

Item No. 9. Adjourn

On motion by Commissioner Chandler and second by Commissioner Kirk the Board unanimously agreed to adjourn at 7:13 p.m.