

**MADISON COUNTY BOARD OF COMMISSIONERS
MINUTES
AGENDA SETTING WORK SESSION
AUGUST 2, 2021
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

MEMBERS ABSENT:

Commission Chairman Todd Higdon

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

STAFF PRESENT:

Rhonda S. Wooten, County Clerk
Christina Baxter, Executive Assistant
Mike Pruett, County Attorney

Vice-Chairman Doster called the work session to order at 6:03 p.m. and led in the pledge to the American Flag.

Item No. 1. Chairman's Report

There was no report

Item No. 2. Discuss comprehensive plan development with NEGRC Director Eva Kennedy

Ms. Eva Kennedy, Director of Planning & Government Services with NEGRC, presented an overview of services they offer. She shared the required elements in preparing a comprehensive plan and the importance of a steering committee and public input.

Item No. 3. Consider 2021/2022 Property & Casualty Insurance Policy

Chastain & Associates Insurance agent Dan Horne addressed the Board regarding his recommendation to accept the proposal submitted by Trident Insurance Company to best protect the assets of the County. He said their rate is close to or possibly slightly less than our last annual premium, after the final inventory audit is performed.

On motion by Commissioner Adams and second by Commissioner Kirk the Board voted to accept Trident Insurance Company's proposal. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted YES.

Item No. 4. Hearings and Actions on Rezone Matters, Special Use Permits, Etc.

1. Alex Lord is requesting to rezone 2 acres of his 13.11 acre parcel from A2 to RR. This is to sell 2 acres for a home site. The property is located at 1585 Esco Road on Map 68 Parcel 18 in District 2.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted seven 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 to the request. No one came forward.

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

2. Russell Fogg is requesting to rezone his 17.77 acre parcel from A1 to A2 to combine with adjoining property. The property is on George Edwards Road on Map 58 Parcel 86 in District 2.

Chairman Hughston explained the rezone request and stated the Planning and Zoning Commission voted seven 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 to the request. No one came forward.

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

3. Zoning Amendments

Section 7.1.2.18 A-1 Conditional Use

Section 7.2.2.16 A-2 Conditional Use

Chairman Hughston explained the Conditional Use amendment and stated the Planning and Zoning Commission combined Section 7.1.2.18 and Section 7.2.2.16 in one motion and voted seven to zero to approve.

Vice-Chairman Doster asked if any would like to speak in favor of or in opposition to the amendment to Section 7.1.2.18 or 7.2.2.16. Gary Harvin spoke in favor of the amendment.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the two Conditional Use amendments. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted YES.

3. Zoning Amendments Continued

Section 7.1.1.3 Poultry Houses

Section 7.15 A-3

Section 8.5.1 ADU

Chairman Hughston stated the Planning and Zoning Commission voted to approve these amendments but later decided to postpone recommending the amendments.

The Board agreed to postpone any action on amendments to Section 7.1.1.3, 7.15 or 8.5.1.

3. Zoning Amendments Continued

Section 11.1 Variances

Chairman Hughston explained the amendment and stated the Planning and Zoning Commission voted seven to zero to approve.

Vice-Chairman Doster asked if anyone would like to speak in favor of or in opposition to the amendment. No one came forward.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board vote to approve the amendment. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted YES.

3. Zoning Amendments Continued

Section 9.16 Caretaker

Chairman Hughston explained the amendment and stated the Planning and Zoning Commission voted seven to zero to approve.

Vice-Chairman Doster asked if anyone would like to speak in favor of or in opposition to the amendment. No one came forward.

On motion by Commissioner Kirk and second by Commissioner Adams the Board voted to approve the amendment. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted YES.

3. Zoning Amendments Continued

Section 6.64 RV/Camper/Tents

Chairman Hughston explained the amendment and stated the Planning and Zoning Commission voted seven to zero to approve.

Code Enforcement Officer Christopher Roach spoke regarding the need for this amendment.

Vice-Chairman Doster asked if anyone would like to speak in favor of or in opposition to the amendment. Linda Pitts spoke in favor of the amendment.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to approve the amendment. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted YES.

The creation of two additional sections regarding campers and recreational vehicles was discussed but no vote was taken.

3. Zoning Amendment Continued

Section 4.7.2 Lot size in subdivisions

Chairman Hughston explained the amendment and stated the Planning and Zoning Commission voted six to one to deny the amendment.

Planning and Zoning Board member Conolus Scott spoke regarding the need for clarification of the wording of this amendment.

Vice-Chairman Doster asked if anyone would like to speak in favor of or in opposition to the amendment.

Jay Pridgen, Kim Shupe and Virginia Beavers all spoke in favor of the one acre lot size and in opposition to the 2500 square feet and crawl space requirement.

Gary Harvin requested this amendment be tabled.

On motion by Commissioner Chandler and second by Commissioner Kirk the Board voted to deny the amendment. Commissioners Adams, Chandler, Kirk and Doster voted YES to deny the amendment.

OLD BUSINESS:

Item No. 5. Discuss criteria for a Request for Proposal for business personal property audits

Chief Appraiser Robin Baker addressed the Board to discuss the legal requirements pertaining to personal property audits and a uniformed method to perform this task. There was discussion regarding the option of hiring a full time employee dedicated to this requirement and the option of requesting proposals for professional audit services.

Item No. 6. Discuss approving the 2021 millage rate

On motion by Commissioner Kirk and second by Commissioner Chandler the Board voted to set the millage rate at 14.115 for the incorporated area and 12.537 for the unincorporated area. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted YES.

Item No. 7. Consider a resolution to combine the School Board, ID&BA and County millage rates

On motion by Commissioner Kirk and second by Commissioner Adams the Board voted to approve a resolution to combine the School Board, ID&BA and County millage rates. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted YES.

Item No. 8. Discuss developing a full comprehensive plan

The Board discussed the information provided by Ms. Kennedy with NEGRC and expressed interest in obtaining proposals and scope of work from other agencies. Criteria for a Request for Proposal for development of the comprehensive plan will be discussed at the August 30, 2021 meeting.

NEW BUSINESS:

None

Item No. 9. Urgent Matters

Executive Assistant Christina Baxter and County Attorney Mike Pruett presented a National Telecommunications and Information Administration (NTIA) Broadband Infrastructure Program Partnership Agreement that they have worked on together with Windstream to submit with an application for federal grant funding. As the applicant only, the County will be providing administrative support and/or in-kind services in connection with the projects; however, Windstream will at its sole expense provide any and all matching funds or other financial support required.

On motion by Commissioner Kirk and second by Commissioner Adams the Board voted to authorize the agreement. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted YES.

Item No. 10. Executive Session to discuss land acquisition, personnel matters and/or potential litigation (if needed).

There was no need for executive session.

Item No. 11. Adjourn

With no further business, Vice-Chairman Doster adjourned the meeting at 8:14 p.m.