

**MADISON COUNTY BOARD OF COMMISSIONERS
MINUTES
AGENDA SETTING WORK SESSION
September 13, 2021
6:00 P.M.**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Rhonda Wooten, County Clerk

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

STAFF PRESENT:

Lacey Baker, Deputy County Clerk
Mike Pruett, County Attorney

Chairman Higdon called the work session to order at 6:00 p.m.

Item No. 1. Chairman's Report

Chairman Higdon shared the collection totals for the month of May and beginning of June for the tire amnesty. As well as the upcoming events; the next tire amnesty will be held the month of October and the next shred event is scheduled for November 13th.

Chairman Higdon discussed the progress being made by the Road Department. The 2021 LMIG paving project has been completed as of September 10, 2021. All tornado debris from county roads from the August 17, 2021 tornado has been removed. Chairman Higdon advised everyone to be on the lookout for mowers in the Paoli area and the Neese Commerce area moving toward Sanford.

Chairman Higdon shared that the Tax Commissioner Lamar Dalton and his staff have gotten the Tax Bills out early, which gives everyone an extra thirty-eight days to prepare or make arrangements to pay their tax bills before the due date.

Chairman Higdon announced that Madison County does have several job openings. The Madison County Jail and the Building and Grounds Department are seeking full time positions and EMS is looking for part time positions to be filled.

Chairman Higdon shared that TJ and Friends will be hosting a Car Show on October 2, 2021. The funds raised during this event go to helping our citizens with expenses related to fighting cancer.

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

**Addie Mitcham
Atlanta & Chicago Ballet Workshop Acceptance**

On Motion by Commissioner Doster and second by Commissioner Chandler the Board approved a proclamation recognizing the achievements of Miss Mitcham's summer activities with the Atlanta Ballet and the Chicago Joffrey Ballet. The Vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted yes to approve.

**Daughters of the American Revolution
Proclamation naming September 17-23, 2021 Constitution Week**

On motion by Commissioner Kirk and Second by Commissioner Chandler the board approved a proclamation naming the week of September 17-23 as Constitution Week. The Vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted yes to approve.

**Kelsey Tyner, Shelley Parham, Alan Lapczynski
Grant opportunities and discuss funding for Madison County Center for Active Living**

This agenda item has been postponed to the October 4, 2021 meeting.

Item No. 3. Hearings and Actions on Rezone Matters, Special Use Permits, Etc.

1. Ruben Borza is requesting to subdivide and rezone, from his 91.65 acre parcel, approximately 4 acres with 2 homes and 3.5 acres of land only from A1 to RR portion. The property is located on McGee Fitzpatrick Road and Highway 98 on Map 11 Parcel 94 District 1.

Chairman Scott spoke to the Board concerning the rezone of 3.5 acres from A1 to RR. Chairman Scott informed the Board that P&Z voted 7/0 to approve the rezone at their August 17, 2021 meeting.

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

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

On Motion by Commissioner Adams and second by Commissioner Doster the board voted to approve the request for rezone. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted yes to approve.

2. Bobby Duncan is requesting to rezone 3.745 acres and the home from A1 to RR portion. The property is located at 569 Rousey Duncan Road on Map 88 Parcel 70A in District 4.

Chairman Scott spoke to the Board concerning the rezone of 3.745 acres from A1 to RR. Chairman Scott informed the Board that P&Z voted 7/0 to approve the rezone at their August 17, 2021 Meeting. Chairman Scott also stated that the request was being amended to have the remaining 1.4 acres to be combined with the adjoining parcel and to be rezoned as RR as well.

County Attorney Mike Pruett and Mrs. Linda Fortson discussed with the Board that these actions would clear up the zoning for both parcels and would make each parcel in compliance.

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

Chairman Higdon 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 Adams the Board voted to approve the rezone of the home site and 3.75 acres on parcel 88-70A from A1 to RR with conditions that the remaining 1.405 acres be combined with parcel 88-71 and that parcel 88-71 is to be rezoned to RR. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted yes to approve.

3. ABE Consulting is representing Beech Tree Forest. They are requesting to rezone a total of 214.80 acres from A1 to R1/A2 for a major subdivision. The property is located on Old Kincaid Road on Map 57 Parcels 16, 16-01 and 16-02 in District 5.

Chairman Scott spoke to the Board about rezoning 214.8 acres from A1 to R1/A2 for a subdivision. Chairman Scott informed the Board that P&Z voted 7/0 to approve the rezone with conditions at their August 17, 2021 Meeting.

Chairman Higdon asked if anyone would like to speak in favor of the rezone request. Mr. Abe Abouhamdan, an engineer with ABE Consulting spoke about the rezones in previous years and the current request. Mr. Abouhamdan stated that the original 111 lots in the previous rezone would be reduced to 61 lots to meet the minimum acreage requirements. Mr. Abouhamdan also discussed the current infrastructure, roads, home sizes, and lot sizes.

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

Chairman Higdon asked if anyone would like to speak in opposition to the rezone request.

Charles & Dianne Perry, Terry Beusse, James Fleming, and Eric & Angelia West spoke in opposition to the request.

Commissioner Doster made a motion to approve the rezone request with conditions stated regarding lots 1, 2 and 3 having a 50 foot buffer and also approving exhibits A & B. Commissioner Kirk seconded the motion. Commissioner Doster amended his motion to also include substantial compliance with exhibit C.

After discussion, on substitute motion by Commissioner Chandler and second by Commissioner Adams the Board voted to approve the stipulations in Commissioner Doster's motion and also include a three acre minimum for parcels on Old Kincaid Road. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted yes.

4. Any zoning amendments.

Chairman Scott spoke to the Board about two new zoning amendments concerning Camper, RV's, and Tents. Chairman Scott stated that P&Z voted 7/0 to approve the amendments at their August 17, 2021 meeting. Section 6-6-6 shall be created to read as follows: all campers & RV's must be tagged and titled.

Section 6-6-7 shall be created to read as follows: except as permitted by Section 8.6 of this Zoning Ordinance, a Camper/RV/Tent cannot be used as a dwelling.

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

Chairman Higdon 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 Chandler the Board voted to approve the two new amendments. The vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted yes to approve.

OLD BUSINESS:

Item No. 4. Discuss submitting a Request for Proposal for the development of a Comprehensive Plan.

The Board discussed preparing a request for proposal for the Madison County Comprehensive Plan. The County Attorney discussed with the Board about what items should be listed in the RFP by the bidders.

A county citizen inquired from the Board as to how the citizens of Madison County can be involved with the Comprehensive Plan. The Board assured the citizen that there would be multiple opportunities to be involved.

The Board also stated they would like to review the RFP prior to submission to the newspaper.

NEW BUSINESS:

Item No. 5. Discuss amending section 184 of the Administration Ordinance regarding driver qualifications

The Board discussed changing the age requirement from 21 to 19 years of age with an acceptable three year motor vehicle record.

On motion by Commissioner Doster and second by Commissioner Chandler the Board voted yes to approve the amendment of Section 2-184. The Vote was as follows: Commissioners Adams, Chandler, Kirk and Doster voted yes to approve.

Chairman Scott asked the Board to consider training classes for the new P&Z board members. The Board discussed options for training for all new members of both boards.

A concerned citizen questioned the Board about the GRP noise issues and asked what steps are being taken to resolve the problem. The Board assured the citizen that steps were in place to address the issue. Chairman Higdon informed the citizen about the resent zoom meeting concerning the GRP.

Item No. 10. Urgent Matters

There were no urgent matters.

Item No. 11. Executive Session to discuss land acquisition, personnel matters and/or potential litigation

There was no need for executive session.

Item No. 12. Adjourn

On motion by Chairman Higdon and second by Commissioner Doster the Board unanimously agreed to adjourn at 8:12p.m.