

MADISON COUNTY PLANNING AND ZONING COMMISSION
REGULAR BUSINESS MEETING
AMENDED AGENDA
JUNE 7, 2022 @ 6:00 PM

OPEN/WELCOME/INTRODUCTIONS

REQUIRED STATEMENTS

1. APPROVAL OF MINUTES

Minutes of the May 3, 2022 Regular Business Meeting
Minutes of the May 17, 2022 Public Hearing

NEW BUSINESS

2. DISCUSSION OF PUBLIC HEARINGS FOR JUNE 2022:

1. **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**.

3. PRELIMINARY PLAT REVIEW (Spratlin Creek Farms Subdivision)

Clint Larkin, representing High Point Construction & Development, will be presenting the preliminary plat for review for Spratlin Creek Farms, a 13-lot major subdivision. 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 1/3/22. The homes will be from 2,800 to 4,000 square feet in size.

4. PUBLIC HEARING (Amendments)

- **Article III of Zoning Ordinance:** Consider revising the definition of a **“Pole Barn”** to include “Any structure with no sides.” and omitting “can have up to three sides.” Proposed Definition: “Built of poles and a roof, may or may not have a floor, ~~can have up to three sides.~~ any structure with no sides.
- **Article III of Zoning Ordinance:** Consider revising the definition of an **“Accessory Building or Use”** to include **“with one (1) or more sides”** within the existing definition. Current definition reads “A subordinate building or use customarily incidental to the principle use of the land and located on the same lot with the principal use. This would include but not be restricted to personal garages, storage buildings, sheds, prefab buildings or like structures **with one (1) or more sides** after the residence has been built. An accessory building cannot be lived in.

- **Section 12.2 of Zoning Ordinance:** Consider revising the **minimum square footage requirement** from 288 square feet to **200** square feet for any accessory building without needing to obtain a building permit.
- **Article III of the Subdivision Regulations:** Consider adding a definition for a **“Digital Copy”**. The proposed definition is as follows: **“A digital copy must be on a flash drive and must contain both the JPEG and MPEG formats of the subdivision’s preliminary and final plats.”**
- **Section 8.4, #3 (d) of the Subdivision Regulations:** Consider revising the **number of digital copies** required for the **preliminary plat** from one (1) to **two (2) copies** for the Building and Zoning Department.
- **Section 9.0 (g) of the Subdivision Regulations:** Consider revising the **number of digital copies** required for the **final plat** from one (1) to **three (3) copies** for the Building and Zoning Department, (Property Valuation receives one (1) of the (3)).
- **Section 9.4 (b) of the Subdivision Regulations:** Consider revising to include a **two (2) digital copy requirement of the final plat to the Zoning Administrator.**

5. OLD BUSINESS - None

6. ADJOURN