

**MADISON COUNTY PLANNING AND ZONING COMMISSION**

**REGULAR BUSINESS MEETING**

**AGENDA**

**APRIL 5, 2022**

**6:00 PM**

**OPEN/WELCOME/INTRODUCTIONS**

**REQUIRED STATEMENTS**

**1. Approval of Minutes**

Minutes of the March 1, 2022 Regular Business Meeting

Minutes of the March 15, 2022 Public Hearing

**NEW BUSINESS**

**2. Discussion of Public Hearings for April 2022:**

1. **Brenda Escobedo** is requesting to rezone her 5.9 acre property from A2 to RR to allow her to cut out two acres to sell to a family member to live on. The property is located at 0 Neese Commerce Road on map 0015 parcel 143-A03 in **District 1**.
2. **Steven & Candance Bradley** are requesting to rezone their 15.94 acre property from A1 to A2 to combine .82 acres from adjoining A2 property for a suitable building site to build a home for his disabled brother. Property has unsuitable soil for septic system. The property is located at 1025 Lem Edwards Road on map 0047 parcel 073 in **District 3**.
3. **Jimmy & Judy Bates** are requesting to rezone a portion (.69 ac) of their 13.54 acre property from A2 to RR to combine with adjoining RR property to give a courtesy buffer to neighbor. The property is located at 854 Jack Sharp Road on map 0046 parcel 178 in **District 5**.
4. **Billy Crouch with Cajun Investments, LLC.**, is requesting to rezone his 10 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property may be used for future home sites for him or his children, or possible investment property. The property is located at 0 Jot Em Down Road/0 Thousand Oaks Drive on map 0008 parcel 017 in **District 2**.
5. **Robert & Wendy Toll** are requesting to rezone their 39.22 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 750 Davis Farms Road on map 0008 parcel 026 in **District 2**.
6. **Robert & Donna Kelley** are requesting to rezone their 29.59 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 433 Thousand Oaks Drive on map 0008 parcel 022 in **District 2**.

7. **Randy & Cindy Pethel** are requesting to rezone their 21.17 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 545 Thousand Oaks Drive on map 0008 parcel 023 in **District 2**.
8. **David Robbins** is requesting to rezone his 10.53 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 176 Thousand Oaks Drive on map 0008 parcel 020 in **District 2**.
9. **Billy Norris** is requesting to rezone his three contiguous tracts of land from A1 to A2 to prohibit intensive farming practices on the properties. The properties are located at 0 Davis Farms Road on map 21 parcels 134 (10.13 ac), 135 (33.02 ac), and 136 (29.68 ac) in **District 2** *(Note: There is a fourth contiguous tract located above these and he and his wife, Priscilla Norris, own all four parcels together. However, the fourth tract is listed in Priscilla's name and a separate rezone application has been submitted for it as well and is for the same purpose.)*
10. **Priscilla B. Norris** is requesting to rezone her 20.45 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 470 Dunneden Drive on map 0020 parcel 001 D in **District 2**. *(Note: This is the fourth contiguous parcel of the four owned by Mrs. Norris and her husband, Billy Norris. Mr. Norris has submitted a rezone application for three of the parcels they own together (134, 135, & 136). Mrs. Norris had to submit this separate request because the property was in her name only.)*

### **3. Discuss Amending Zoning Ordinance to Include Permitting Residential and Agricultural Use Driveways and Culvert Installation on Public Roadways. (Chairman Higdon)**

#### **OLD BUSINESS**

#### **4. To Consider Amending the Zoning Ordinance and Subdivision Regulations:**

##### **Zoning Ordinance:**

1. Discuss permitting all pole barns. We currently only permit enclosed pole barns.
2. Discuss changing the minimum square footage requirements for non-residential building permits. *(Article XII, Section 12.2)*
3. Discuss zoning issues concerning mobile sawmills. *(Tabled-3/1/22 Business Mtg.)*
4. Discuss defining the term "grandfather" status. *(Tabled-3/1/22-Business Mtg.)*

##### **Subdivision Regulations:**

5. Discuss amending the preliminary plat approval criteria to allow the boards more discretion.
6. Discuss lowering the amount of hardcopies required for preliminary plats.
  1. Section 8.4, #3 - **Revise fifteen (15) hardcopy requirement to three (3) total copies.**
  2. Section 8.4, 3(b.) - **Revise seven (7) hardcopy requirement to one (1) copy for PZC.**
  3. Section 8.4, 3(c.) - **Revise six (6) hardcopy requirement to one (1) copy for BOC.**
7. Discuss changing the amount of digital copies required for both preliminary and final plats.
  1. Section 8.4, 3(d.) - **Revise one (1) digital copy requirement to two (2) for preliminary plats for the Building and Zoning Department.**

2. Section 9.0 (g.) - Revise one (1) digital copy requirement to three (3) for final plats.  
*(Note: Property Valuation receives one of the copies for mapping.)*
3. Section 9.4 (b.) - Revise to include a two (2) digital copy requirement for final plats for the Zoning Administrator.

## **5. Comments from Staff**

## **6. Adjourn**