

**MADISON COUNTY PLANNING AND ZONING COMMISSION
REGULAR BUSINESS MEETING
AMENDED AGENDA
JULY 5, 2022 @ 6:00 PM**

OPEN/WELCOME/INTRODUCTIONS

REQUIRED STATEMENTS

1. APPROVAL OF MINUTES

Minutes of the June 7, 2022 Regular Business Meeting
Minutes of the June 21, 2022 Public Hearing

2. NEW BUSINESS

Discuss Amending the Zoning Ordinance in Sections 7.1, 7.2, 7.3, 8.5 and 9.7.

1. Discuss Amending the Zoning Ordinance, **Section 7.1, A-1** Classification Summary
2. Discuss Amending the Zoning Ordinance, **Section 7.1.1.6**, Permitted Uses
3. Discuss Amending the Zoning Ordinance, **Section 7.1.1.7**, Permitted Uses
4. Discuss Amending the Zoning Ordinance, **Section 7.1.1.17**, Permitted Uses
5. Discuss Amending the Zoning Ordinance, **Section 7.1.1.21**, Permitted Uses
6. Discuss Amending the Zoning Ordinance, **Section 7.1.2**, Conditional Uses
7. Discuss Amending the Zoning Ordinance, **Section 7.1.2.7**, Conditional Uses
8. Discuss Amending the Zoning Ordinance, **Section 7.1.2.10**, Conditional Uses
9. Discuss Amending the Zoning Ordinance, **Section 7.1.2.16**, Conditional Uses
10. Discuss Amending the Zoning Ordinance, **Section 7.1.2.17**, Conditional Uses

11. Discuss Amending the Zoning Ordinance, **Section 7.2, A-2** Classification Summary
12. Discuss Amending the Zoning Ordinance, **Section 7.2.1.5**, Permitted Uses
13. Discuss Amending the Zoning Ordinance, **Section 7.2.1.11**, Permitted Uses
14. Discuss Amending the Zoning Ordinance, **Section 7.2.1.13**, Permitted Uses
15. Discuss Amending the Zoning Ordinance, **Section 7.2.2**, Conditional Uses
16. Discuss Amending the Zoning Ordinance, **Section 7.2.2.7**, Conditional Uses
17. Discuss Amending the Zoning Ordinance, **Section 7.2.2.15**, Conditional Uses
18. Discuss Amending the Zoning Ordinance, to add **Section 7.2.2.17**, Conditional Uses **(Added)**

19. Discuss Amending the Zoning Ordinance, **Section 7.3, RR** Classification Summary
20. Discuss Amending the Zoning Ordinance, **Section 7.3.1.4**, Permitted Uses
21. Discuss Amending the Zoning Ordinance, **Section 7.3.1.11**, Permitted Uses
22. Discuss Amending the Zoning Ordinance, **Section 7.3.1.14**, Permitted Uses
23. Discuss Amending the Zoning Ordinance, **Section 7.3.2**, Conditional Uses
24. Discuss Amending the Zoning Ordinance, to add **Section 7.3.2.8**, Conditional Uses

25. Discuss Amending the Zoning Ordinance, **Section 8.5.1.1, Accessory Dwelling Units (ADU)**

**MADISON COUNTY PLANNING AND ZONING COMMISSION
REGULAR BUSINESS MEETING
AMENDED AGENDA
JULY 5, 2022 @ 6:00 PM**

26. Discuss Amending the Zoning Ordinance, **Section 9.7.1.2, Public Cemeteries**

3. PUBLIC HEARING ITEMS

1. PRELIMINARY PLAT REVIEW (Spratlin Creek Farms Subdivision)

Clint Larkin, representing High Point Construction & Development, is presenting the preliminary plat review for Spratlin Creek Farms Subdivision. The subdivision 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.

2. CONSIDER AMENDING THE ZONING ORDINANCE (SECTION 7.2)

A2-Permitted Uses

- **Section 7.2.1.11:** Consider deleting section in its entirety, with nothing in its place.
~~Private Cemetery.~~

3. CONSIDER AMENDING THE ZONING ORDINANCE (SECTION 8.6)

Recreational Vehicles as a Temporary Residence.

- **Section 8.6.2.2:** Consider deleting section in its entirety, with nothing substituted in its place.
~~A permit may be granted in an R-1 zone only if the lot has a minimum of 1.5 acres, in an RR zone only if the lot has a minimum of 4 acres, and in an A-1 or A2 zone only if the lot has a minimum of 10 acres.~~
- **Section 8.6.2.7:** Consider revising section as follows:
The requirements of this section 8.6.2 do not apply if the RV is occupied for less than ~~30~~ 15 total days in a ~~12 month~~ 60 day period.

4. CONSIDER AMENDING THE SUBDIVISION REGULATIONS (SECTION 8.4)

Preparation of Preliminary Plat and Distribution Copies.

- **Section 8.4, #3** Consider revising the number of hardcopies required for the preliminary plat from ~~fifteen (15)~~ to ~~four (4) copies~~ submitted to the Building and Zoning Department.
- **Section 8.4, #3(b)** of the Subdivision Regulations: Consider revising the number of hardcopies required for the preliminary plat from ~~seven (7)~~ to ~~one (1) copy~~ for the Planning and Zoning Commission.
- **Section 8.4, #3(c)** of the Subdivision Regulations: Consider revising the number of hardcopies required for the preliminary plat from ~~six (6)~~ to ~~one (1) copy~~ for the Board of Commissioners.

4. OLD BUSINESS

None

5. ADJOURN