

(To Be Adopted & Approved 5/6/08)

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes

April 15, 2008

MEMBERS PRESENT:

Chairman Wayne Douglas
Wendell Hanley
Tod Heberton
Steve Ellis
Nick Paski

MEMBERS ABSENT:

John Stuedemann
Gabe Martin

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

Open and Welcome:

The Madison County Planning and Zoning Commission held their regular April public hearing in the courtroom of the Madison County Government Complex on Tuesday April 15, 2008. Chairman Wayne Douglas called the business meeting to order at 7:00 p.m.

Reading of Required Statements

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearing schedule April 15, 2008.

The first scheduled public hearing concerned a request by James Halley request to rezone 4.32 ac. from RR to A1 to combine with adjoining property. The property is located on Blacks Creek Church Rd. on Map 1 Parcel 63 in District 2.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 7:15 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a unanimous vote of 5 to 0.

The second scheduled public hearing concerned a request by Michele Cavanagh requesting a Conditional Use Permit for a caretakers home on 34.24 ac. on Hwy 98 on Map 68 Parcel 29 B in District 4.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 7:35 p.m.

Mr. Wendell Hanley made a motion to recommend denial of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Tod Heberton seconded the motion.

The vote to recommend denial of the request to the Madison County Board of Commissioners was a vote of 3 to 2.

The third scheduled public hearing concerned a request by Freddie and Teresa Howell, request to rezone 2 ac. with an existing home from a 5.5 ac. parcel of A1 to RR. The remaining will be combined with the adjoining parcel. The property is located on Farm Rd. on Map 71 Parcel 45-01 in District 5.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 7:42 p.m.

Mr. Tod Heberton made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 5 to 0.

The fourth scheduled public hearing concerned a request by Freddie and Teresa Howell, request to rezone 2 ac. with an existing home from a 5.35 ac. parcel of A1 to RR. The remaining will be

combined with the adjoining parcel. The property is located on Farm Rd. on Map 71 Parcel 45 in District 5.

Ms. Linda Fortson confirmed that the applicant met all the legal requirements of the Madison County Zoning Ordinance.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 7:42 p.m.

Mr. Tod Hebenton made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Nick Paski seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 5 to 0.

The fifth scheduled public hearing concerned a request by Blane Pace requesting to rezone 2.09 ac. from R3 to B2 for a auto repair garage. The property is located on Hwy 72 on Map 59 Parcel 29 in District 5.

There was public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 7:45 p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 5 to 0.

The sixth scheduled public hearing concerned a request by William Varner requesting to rezone 2 ac. from A2 to RR of his 38.9 ac. parcel to give to his grandson. The property is located on Map 1 Parcel 27 on Blacks Creek Church Rd. in District 1.

There was no public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 7:50 p.m.

Mr. Wendell Hanley made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Tod Hebenton seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 5 to 0.

The seventh scheduled public hearing concerned a request by Callaway Baxter for owner Elridge Baxter requesting to rezone 5 ac. of a 53.59 ac. parcel from A1 to A2 for a Conditional Use

Permit for a Recreational Facility for mud bogging. The property is located on Neese Commerce Rd. on Map 13 Parcel 11 in District 1.

There was public comment. Mr. Baxter agreed to Sunday hours will be 1:00 to 5:30.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 7:55 p.m.

Mr. Nick Paski made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Steve Ellis seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 5 to 0.

The eighth scheduled public hearing concerned a request by Paula Hill for owner Yeon Soo Kim requesting a Conditional Use on 151.4 ac. for a church retreat. The property is located on Drake Woods Rd. on Map 22 Parcel 9 in District 2.

There was public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 8:15 p.m.

Mr. Steve Ellis made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Tod Hebenton seconded the motion.

The vote to recommend approval of the request to the Madison County Board of Commissioners was a vote of 5 to 0.

The ninth scheduled public hearing concerned a request by Bruce Pilon requesting to rezone 1.5 ac. of his 12.10 ac. property from A2 to R3 with a Conditional Use Permit, with an Area Variance for a private well. This is for a group home for men with drug and alcohol abuse problems. The property is located on Madison St. on Map 54 Parcel 71-A in District 4.

There was public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 9:15 p.m.

Mr. Tod Hebenton made a motion to recommend denial of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Nick Paski seconded the motion.

The vote to recommend denial of the request to the Madison County Board of Commissioners was a vote of 5 to 0.

The tenth scheduled public hearing was Planning & Zoning Chairman Wayne Douglas change to the Section 10.9.3; Political Signs in the Zoning Ordinance.

There was no Public comment.

The public hearing was closed and a special session of the Madison County Planning Zoning commission was opened at 9:17 p.m.

Mr. Steve Ellis made a motion to recommend approval of the rezone request as submitted to the Madison County Board of Commissioners.

Mr. Tod Heberton seconded the motion.

The vote to recommend denial of the request to the Madison County Board of Commissioners was a vote of 5 to 0.

Other Items:

Adjournment

Wendell Hanley made a motion to adjourn the meeting.

Steve Ellis seconded the motion.

The motion was approved by a unanimous voice vote.

The meeting adjourned at 9:18 p.m.