

**MADISON COUNTY
PLANNING AND ZONING COMMISSION**

Business Meeting Minutes
August 3, 2021
Approved Sept. 7, 2021

MEMBERS PRESENT:

Chairman Lamar Hughston
Conolus Scott
Williams Smith
Duane Bruno
Lee Mitchell
Kenneth Bradley
Cynthia Fortson

MEMBERS ABSENT:

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their regular August business meeting in the public meeting room of the Madison County Government Complex on Tuesday August 3, 2021. Chairman Hughston called the business meeting to order at 6:00 p.m.

Open and Welcome: Chairman welcomed everyone.

Action Items & New Business

Approval of minutes for the following dates, July 6, 2021 and July 20, 2021.

Kenneth Bradley made a motion to approve the minutes.
Conolus Scott seconded the motion.
The minutes were approved and adopted by a vote of 7 to 0.

Chairman Lamar Hughston – yes
Conolus Scott – yes
William Smith – yes
Lee Mitchell - yes
Kenneth Bradley – yes
Cynthia Fortson -yes
Duane Bruno – yes

Chairman Hughston discussed the public hearings from June 15 and August 2 that had gone before the Board of Commissioners.

The following were amendments that went before the BOC on Aug. 2. The amendments that pertained to A-3 were postponed until a new section is added.

1. Section 7.1.2.18 A-1 Conditional Use for Ag. Business.
- ~~2. Section 7.1.1.3 A-1 Poultry houses~~
3. Section 7.2.2.16 A-2 Conditional Use for Ag. Business
- ~~4. Section 7.16 A-3 Commercial Agricultural District~~
- ~~5. Section 8.51 ADU~~
6. Section 11.1 Variances
7. Section 9.16 Deleting of Caretaker
8. Section 6.6.4/6.6.6/6.6.7 RV's , Campers, and Tents
9. Section 4.7.2 Lot size in Subdivision Regs.

ABE Consulting presenting the house designs for the homes of The Madison Reserve. He stated that most of the homes would be 1800 sq. ft. to 2100 sq. ft. Some of the homes will have slabs and crawl space but most will have basements. There will be no vinyl siding. There several house designs presented that would be used. The property to the west that adjoins neighboring lots will have a 25' natural buffer. The lot that is .91 ac. to the north will be unbuildable.

There was no public comment, because the public hearing for the Planning and Zoning Board had held the public hearing July 20, 2021.

The secession was closed and the board the following vote;

Cynthia Fortson made a motion to approve with the conditions that lots 1, 2, and 3, have a backup in their driveways. She also conditioned that the cover letter and the exhibits A thru D, be part of the condition. These exhibits state what their plans are for the subdivision.

Conolus Scott seconded the motion

There was no further discussion.

The vote was as follows to approve; 7 to 0

Chairman Lamar Hughston – yes

Conolus Scott – yes

William Smith – yes

Lee Mitchell - yes

Kenneth Bradley – yes

Cynthia Fortson -yes

Duane Bruno – yes

There was discussion of the upcoming public hearings for August 17, 2021.

Ruben Borza is requesting to rezone a portion of his 91.65 ac. property.

Bobby Duncan is representing his son Shane Duncan's Estate. He would like to rezone to subdivide the property.

I am sorry to say that the meeting ended with Chairman Lamar Hughston giving his notice that he will be leaving the Planning & Zoning Board after 12 years of service. His last meeting will be August 17. He has a bucket list of life things he wants to do. We all wish him the very best in his travels and adventures.

Chairman Lamar Hughston adjourned the meeting.

All were in favor.

The meeting adjourned at 7:05.

Farwell may friend. Lamar it has been a pleasure to work with you over these 12 years. I will miss you helping me with everything it takes to keep this board together. Be safe and have great adventures.

Linda Fortson
Madison County
Zoning Administrator