

**MADISON COUNTY  
PLANNING AND ZONING**

Public Hearing Minutes  
July 17, 2018

**MEMBERS PRESENT:**

Chairman Lamar Hughston  
Duane Bruno  
Terry Chandler  
Kenneth Bradley  
Cynthia Fortson

**MEMBERS ABSENT:**

Bob Fowler  
Conolus Scott

**OTHERS PRESENT:**

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their July public hearing in the public meeting room of the Madison County Government Complex on Tuesday, July 17, 2018. Chairman Lamar Hughston called the public hearing to order at 6:00 p.m.

**Open and Welcome/Introductions**

**Reading of Required Statements**

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearings schedule for July 17, 2018 Public Hearings.

The first scheduled public hearing concerned a request by Jeris and Dominick Dove. They were requesting to rezone their 5.77 acre property from A2 to R1. They would like to subdivide the three homes on the property. The property is located on map 45 parcel 78 on Jack Sharp Rd. in District 5.

Ms. Dove explained that they wanted to build a home on the back of the property where the third home is.

There was no one to speak in favor of or against the rezone.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened.

Terry Chandler made a motion to approve the rezone request.  
Kenneth Bradley 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 vote was;

Lamar Hughston – yes  
Duane Bruno - yes  
Terry Chandler – yes  
Kenneth Bradley – yes  
Cynthia Fortson - yes

The second scheduled public hearing was for Paul Simmons who is requesting to rezone his 5 acre property from A1 to RR. The property is located on map 80 parcel 85 on Hwy 191 in District 4.

Mr. Simmons explained he had someone that wanted to buy the house and 2 ac. and that he would eventually rezone the 3 ac. back to A1 to combine with adjoining property. He can't combine it now because of conservation.

There was no one to speak in favor of or against the request.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened.

Duane Bruno made a motion to approve the rezone request.  
Terry Chandler 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 vote was;

Lamar Hughston – yes  
Duane Bruno -yes  
Terry Chandler – yes  
Kenneth Bradley – yes  
Cynthia Fortson - yes

The third scheduled public hearing was for Jay Pridgen who was representing Capital Resource Management LLC. He was requesting to rezone 74.656 from A2 to R1 for Phase 6 of Spratlin Mill Subdivision. The property is located on map 32 parcel 62 in District 3.

Mr. Pridgen explained how this section would be connected through phase 5.

2.

There was no one to speak in favor of or opposition of the request.

Melissa Dooley did have concern with the covenants.

The public hearing was closed and a special session of the Madison County Planning and Zoning Commission was opened.

Lamar Hughston made a motion to approve the rezone request.  
Cynthia Fortson 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 vote was;

Lamar Hughston – yes  
Duane Bruno - yes  
Terry Chandler – yes  
Kenneth Bradley – yes  
Cynthia Fortson - yes

New amendments taken up by the Board were as follows;

1. Section 12.3.3 State and Federal Permits; of the Madison Co. Zoning Ordinance is to read as Follows; It will be the responsibility of the applicant to pull any State or Federal permits that may be required by those agencies pier to pulling any county permits. Such as obtaining an access permit from the Georgia Department of Transportation for any new driveway accessing a state highway. If a permit is not required, you will need to obtain a letter stating a permit is not required.

There was no public comment.

Duane Bruno made a motion to approve.  
Kenneth Bradley seconded the motion.

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

The vote was;

Lamar Hughston – yes  
Duane Bruno - yes  
Terry Chandler – yes  
Kenneth Bradley – yes  
Cynthia Fortson - yes

3.

2. As a unanimous discussion the Board decided to take up the following three sections as one vote.

Section 11.4.1.4 Plat requirement; is hereby added to read as follows:

A recorded plat of the property, which is the last recorded plat of the property.

Section 12.3.1 is hereby amended to read as follows;

A recorded plat of the property, which is the last recorded plat of the property.

Section 14.2.3 shall be added to read as follows;

A recorded plat of the property, which is the last recorded plat of the property.

There was no public comment.

Terry Chandler recommended to approve with the changes.

Duane Bruno seconded the motion.

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

The vote was;

Lamar Hughston – yes

Duane Bruno - yes

Terry Chandler – yes

Kenneth Bradley – yes

Cynthia Fortson - yes

### **Adjournment @ 6:45**

Duane Bruno made a motion to adjourn.

Terry Chandler made a seconded.

All were in favor.

The meeting was adjourned at 6:45.

