

Adopted 8/3/2021
MADISON COUNTY
PLANNING AND ZONING

Public Hearing Minutes
July 20, 2021

MEMBERS PRESENT:

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

MEMBERS ABSENT:

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 20, 2021. Chairman Lamar Hughston called the public hearing to order at 6:00 p.m.

Open and Welcome/Introductions

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearings schedule for July 20, 2021 Public Hearings.

Under New Business:

Public Hearing Items:

The first scheduled public hearing was for *Alex Lord*. He was requesting to rezone 2 ac. of his 13.11 ac. property from A2 to RR. This was for an additional home site. The property is located at 1585 Esco Rd. on map 68 parcel 18 in District 2.

There was no one to speak in opposition of this request.

Duane Bruno made a motion to approve.
Conolus Scott seconded the motion.

The floor was opened for discussion.

The discussion was closed, and a vote was taken.

The vote was 7 to 0 to approve.

The vote was;

Lamar Hughston –yes

Conolus Scott - yes

William Smith – yes

Duane Bruno - yes

Kenneth Bradley – yes

Cynthia Fortson – yes

Lee Mitchell -yes

The second scheduled public hearing was for **Russell Fogg**. He was requesting to rezone his 17.77 ac. property from A1 to A2 so that a portion could be sold to one neighbor, another portion to another neighbor and the remaining would be added to his adjoining A2 property. The property is located at the corner of Hwy 98 and George Edward Rd., on map 68 parcel 86 in District 2.

There was no one to speak in opposition of this request.

Cynthia Fortson made a motion to approve.

Duane Bruno seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 7 to 0 to approve.

The vote was;

Lamar Hughston –yes

Conolus Scott - yes

William Smith – yes

Duane Bruno - yes

Kenneth Bradley – yes

Cynthia Fortson – yes

Lee Mitchell - yes

The third scheduled hearing was for ABE Consulting representing **Beech Tree Forest**. They were requesting to rezone 214.80 ac. from A1 to 58 lots of R1 and 3 lots of A2. This property was rezoned in 2005 for a conservation subdivision with 111 homes. All the infrastructure was put in place and the property was never built out and it reverted to A1. The current owner bought the property in foreclosure, and they now have a buyer for the property. The property is located on Old Kincaid Rd. on map 57 parcels 16, 16-01 and 16-02 in District 5.

After hearing from ABE Consulting, there were several members of the neighborhood that spoke against the rezone request.

There was concern about the size of the home, the exterior of the homes and the traffic. The developers did not give a presentation as to what would be the style of home, but they did say the homes would be around 1800 sf. with hardy plank. They also indicated that they may build on some lots and sell other lots to other builders.

Duane Bruno made a motion to approve
Lamar Hughston seconded the motion.

With a lot of questions unanswered before them, the board discussed postponing the rezone request until August 3. This will allow the developers time to provide additional information to the Planning and Zoning Commission as to what will be built in the proposed subdivision and an outline of the covenants.

After discussion, Duane Bruno withdrew his motion and Lamar Hughston withdrew his second.

Duane Bruno then made a motion to postpone the rezone request until Aug. 3.
Cynthia Fortson seconded the motion.

The vote was 7 to 0 to postpone until Aug 3 so the developer could provide additional information. There will be no public comment at this meeting and the rezone request will not be heard by the Board of Commissioners on the scheduled date of Aug. 2.

The vote was;
Lamar Hughston –yes
Conolus Scott – yes
William Smith – yes
Duane Bruno – yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell – yes

The fourth scheduled public hearing was the following amendments to the Zoning Ordinance.

Section 7.1.2.18 A-1 Conditional Use for Ag. Business
Section 7.2.2.16 A-2 Conditional Use for Ag. Business

These two items were taken up as one vote.

There was no one to speak in opposition of these amendments.

Conolus Scott made a motion to approve.
Lee Mitchell seconded the motion.

The floor was opened for discussion.

The discussion was closed, and a vote was taken.

The vote was 7 to 0 to approve.

The vote was;

Lamar Hughston –yes

Conolus Scott - yes

William Smith – yes

Duane Bruno - yes

Kenneth Bradley – yes

Cynthia Fortson – yes

Lee Mitchell – yes

Section 7.1.1.3 Poultry Houses

There was one person to speak in opposition of the amendment.

Lamar Hughston made a motion to approve.

Conolus Scott seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 5 to 2 to approve.

The vote was;

Lamar Hughston –yes

Conolus Scott - yes

William Smith – no

Duane Bruno - yes

Kenneth Bradley – yes

Cynthia Fortson – yes

Lee Mitchell - no

Section 7.15 A-3 Commercial Agricultural District

This was amended to strike commercial from the title, and to correct a type-o.

There was one person that spoke against the new agricultural classification.

Kenneth Bradley made a motion to approve.

Cynthia Fortson seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 5 to 2 to approve.

The vote was;
Lamar Hughston –yes
Conolus Scott - yes
William Smith – no
Duane Bruno - yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell - no

Section 8.5.1 Add A3 to ADU

There was no one to speak on this item.

Cynthia Fortson made a motion to approve.
Conolus Scott seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 7 to 0 to approve.

The vote was;
Lamar Hughston –yes
Conolus Scott - yes
William Smith – yes
Duane Bruno - yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell - yes

Section 11.1 Special Exception Variances

There was no one to speak on this item.

Lamar Hughston made a motion to approve.
Duane Bruno seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 7 to 0 to approve.

The vote was;
Lamar Hughston –yes
Conolus Scott – yes

William Smith – yes
Duane Bruno - yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell - yes

Section 9.16 Caretaker (Delete from zoning ordinance)

There was no one to speak on this item.

Conolus Scott made a motion to approve.
Kenneth Bradley seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 7 to 0 to approve.

The vote was;
Lamar Hughston –yes
Conolus Scott - yes
William Smith – yes
Duane Bruno - yes
Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell - yes

Section 6.6.4 RV/Camper/Tents

Section 6.6.6 Campers and Rv's must be tagged and titled

Section 6.6.7 Campers /Rv's/Tents cannot be a dwelling

There was no one to speak on this item.

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

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 7 to 0 to approve.

The vote was;
Lamar Hughston –yes
Conolus Scott - yes
William Smith – yes
Duane Bruno – yes

Kenneth Bradley – yes
Cynthia Fortson – yes
Lee Mitchell - yes

The following amendment was for the subdivision regulations.

Section 4.7.2 Lot size

The following sentence was to be added to this section;

This shall also apply to subdivision lots of one (1) acre lots. For subdivision lots with one (1) acre the homes must be at least 2500 square feet and on crawl space.

There was no one to speak on this item.

Conolus Scott made a motion to deny
Duane Bruno seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 6 to 1 to not recommend the amendment be made.

The vote was;
Lamar Hughston –yes
Conolus Scott - yes
William Smith – yes
Duane Bruno - yes
Kenneth Bradley – yes
Cynthia Fortson – no
Lee Mitchell - yes

Adjournment

With no further business Chairman Hughston called for adjournment.
The meeting was adjourned at 9:25.

All were in favor.