

**MADISON COUNTY
PLANNING AND ZONING COMMISSION**

Business Meeting Minutes
June 1, 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 May business meeting in the public meeting room of the Madison County Government Complex on Tuesday June 1, 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, May 4th and May 18th.

Duane Bruno made a motion to approve the minutes.
Kenneth Bradley seconded the motion.
The minutes were approved and adopted.

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

Zoning Administrator Linda Fortson went over the upcoming public hearings for June that included rezone request for:

Banister Sexton is requesting to rezone 1.36 ac. of his 20.68 ac. property from A2 to RR to combine with his adjoining property. The property is located on Wesley Chapel Rd. on map 23 parcel 104-A.

Manuel Robledo is requesting to rezone his 12.43ac. property from A1 to RR to subdivide into 4 parcels for home sites. The property is located at the corner of Sanford Rd. and Helican Springs Rd.

Zoning Administrator Linda Fortson went over the following amendments to the Zoning Ordinance that she thought need to be look at.

- Create an AB zone for Ag. Business.
- Create an A-3 zone for poultry houses of more than 6 houses. This would be a commercial Ag. zone for large poultry farms.
 - To increase the setbacks from creeks and rivers for poultry houses.
- Delete Section 9.16 Caretaker or Employee Dwelling. This is for farm help and this section is no longer needed. The county now allows two homes on a farms that are at least 10 ac. or more.
- Pole barns and storage buildings need to be permitted. This is for tax reason and people living in storage buildings.
- To require any structure be built 100 sq. ft. or larger to require a building permit.
- Amending the request for a variance.

After discussion of the upcoming amendments, the board agreed that there needed to be a moratorium placed on the poultry houses to give them time to talk about these amendments more. The board requested that the Zoning Administrator Linda Fortson and Chairman Lamar Hughston would talk with Chairman Higdon, to request the moratorium. They said they would.

There was no further request.

Chairman Lamar Hughston called to adjourn the meeting.

All were in favor.

The meeting adjourned at 7:55.