

**MADISON COUNTY
PLANNING AND ZONING**

Public Hearing Minutes
May 18, 2021

MEMBERS PRESENT:

Chairman Lamar Hughston
Conolus Scott
William Smith
Duane Bruno (left early)
Kenneth Bradley
Cynthia Fortson
Lee Mitchell (came in late)

MEMBERS ABSENT:

OTHERS PRESENT:

Linda Fortson, Zoning Administrator

The Madison County Planning and Zoning Commission held their May public hearing in the public meeting room of the Madison County Government Complex on Tuesday, May 18, 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 May 18, 2021 Public Hearings.

Under New Business:

Public Hearing Items:

The first scheduled public hearing was for Susan and Michael Holcomb. They were requesting to rezone their 4.09 ac. property from A2 to RR to subdivide 2 ac. for their daughter to have a home site. The property is located on Spratlin Mill Rd. on map 32 parcel 78.

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

Conolus Scott 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 6 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 had not come in at this time.

The second scheduled public hearing was for Joel Pellegrino. He was requesting to rezone his 8.56 ac. property from A1 to RR to subdivide into 4 lots to allow a home for his mother and his two daughters. He already lives on the property. The property is located on Hwy 98 W. on map 11 parcel 104.

Mr. Pellegrino said that he had spoken with GDOT about the drive ways and they stated there would be no problem.

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

Duane Bruno 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 6 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 had not come in at this time.

The third scheduled public hearing was for Shama Mack. She was requesting to rezone her 4.8 ac. property from A2 to RR to allow a home site for her son. The property is located on Shoal Creek Rd. on map 59 parcel 96.

There was only one person that spoke against the request. He stated that there was a pipe that had water runoff from Ms. Mack's property. She was not aware of the problem. His only concern was that there might be more runoff. Chairman Hughston ask that they get with each other after the meeting to work it out, they said they would. The property is located on Shoal Creek Rd. on map 59 parcel 96.

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

The fourth scheduled public hearing was for Diane Caudell, she was represented by her son-in-law, Josh Williams. Ms. Caudell is requesting to rezone her 5 ac. property from A1 to RR so that she can give her daughter 2 ac. for a home site. The property is located on Hwy 191 on map 64 parcel 84-01A.

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

Duane Bruno made a motion to approve.
William Smith 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
Lee Mitchell - yes
Cynthia Fortson – yes
Kenneth Bradley – yes
Duane Bruno – yes

The fifth scheduled public hearing was for Lynn Nix representing her Mother Catherine Wilkes. She is requesting to rezone her 12.63 ac. from A1 to RR to subdivide the three homes on the property. The property is located on Martin Griffeth Rd. on map 16 parcel 78.

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

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

The sixth scheduled public hearing was for Bobby McConnell. He is requesting to rezone his 5.1 ac. from A1 to RR to subdivide 2 ac. to sell to a family member. The property is located on David's Home Church Rd. on map 92 parcel 62-A01.

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

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

The seventh scheduled public hearing was for Michael Price, he is representing his Mother Barbara Price Estate. He is requesting to rezone her 11.25 ac. from A1 to RR so it can be divided into 3 parcels. The property is located on Brickyard Rd. on map 84 parcel 82- A.

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

Lee Mitchell - yes

Cynthia Fortson – yes

Kenneth Bradley – yes

Duane Bruno - yes

The eighth scheduled public hearing was for Tyson McElroy who was representing his father Buddy McElroy. They are requesting to rezone 2 ac. of his 7.11 ac. property from A2 to RR. This is for a home site for Tyson. The property is located on Aderhold Rogers Rd. on map 12 parcel 64-01.

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

Duane Bruno made a motion to approve.

William Smith 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

Lee Mitchell – yes

Cynthia Fortson – yes

Kenneth Bradley – yes

Duane Bruno – yes

The ninth scheduled public hearing was for Zachery Hightower who is requesting to rezone his 3.53 ac. from A1 to B. This is for his poultry house spraying business. The property is located on Neese Commerce Rd. and Cody Fowler Rd. on map 2 parcel 40 .

There were several to speak in opposition of this request.

Lamar Hughston made a motion to approve.

Conolus Scott seconded the motion.

The floor was opened for discussion.

After great discussion Lamar Hughston withdrew his motion and Conolus Scott withdrew his motion to approve.

Conolus Scott made a motion to approve with the conditions that only a agricultural business could go onto the property, and that it has to be landscaped according to the zoning ordinance. Lamar Hughston seconded the motion.

The discussion was closed and a vote was taken.

The vote was 4 to 3 to approve.

The vote was;

Lamar Hughston –yes

Conolus Scott – yes

William Smith – yes

Lee Mitchell - yes

Cynthia Fortson – No

Kenneth Bradley – No

Duane Bruno - No

The tenth scheduled public hearing was for Janet Williams who is requesting to rezone 2 ac. of her 18.4 ac. property from A1 to RR to give to her daughter for a home site. The property is located on Moons Grove Church Rd. on map 42 parcel 82-02.

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

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

The eleventh scheduled public hearing was for Bree Foster Alexander, she is requesting to rezone her 5.63 ac. property from R3 to A2 so her son can have laying chickens. The property is located on Shoal Creek Rd. on map 59 parcel 104.

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

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 6 to 0 to approved.

The vote was;
Lamar Hughston –yes
Conolus Scott – yes
William Smith – yes
Lee Mitchell - yes
Cynthia Fortson – yes
Kenneth Bradley – yes
Duane Bruno – had to leave the meeting early.

The twelfth scheduled public hearing was for Kathy Stamps. She is requesting to rezone her 3.08 ac. from A2 to R1 to subdivide 1.5 ac. for her son a home site. There is a home currently on the property that her parents live in. The property is located on Rogers Mill Rd. on map 27 parcel 37

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

Lee Mitchell 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 6 to 0 to approve.

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

The thirteenth scheduled public hearing was for Josh Arrendale representing his father Stephen Arrendale. He would like to rezone his 3.15 ac. property from A2 to R1 to subdivide 1.5 ac. to give Josh a home site. The property is located on Hardman Morris Rd. on map 59 parcel 63.

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

Cynthia Fortson 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 6 to 0 to approve.

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

The fourteenth scheduled public hearing was for Sara and Herman Cutshall. They are requesting to rezone 2 ac. of their 12 ac. property from A2 to RR. This is for a home site for Ms. Cutshall, they are getting a divorce. The property is located on Dove Drake Rd.

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

Lee Mitchell made a motion to approve.
Lamar Hughston seconded the motion.

The floor was opened for discussion.

The discussion was closed and a vote was taken.

The vote was 6 to 0 to approve.

The vote was;
Lamar Hughston –yes

Conolus Scott – yes
William Smith – yes
Lee Mitchell - yes
Cynthia Fortson – yes
Kenneth Bradley – yes

Adjournment

With no further business Chairman Hughston called for adjournment.
Cynthia Fortson made a motion to adjourn.
Lee Mitchell seconded the motion.
All were in favor.
The meeting was adjourned at 7:40.

