

**MADISON COUNTY PLANNING AND ZONING COMMISSION**

**MINUTES**

**REGULAR BUSINESS MEETING**

**February 1, 2022**

**6:00 PM**

**MEMBERS PRESENT:**

Chairman Conolus Scott  
Kenneth Bradley  
Lee Mitchell  
William Smith  
Bruce Gandy  
Cynthia Fortson

**MEMBERS ABSENT:**

Duane Bruno

**STAFF PRESENT:**

Tracy W. Patrick, Zoning Administrator  
Christopher Roach, Planning & Zoning Dept. Head  
Mike Pruett, County Attorney

**OPEN/WELCOME/INTRODUCTIONS:**

Chairman Scott called the meeting to order at 5:55 PM and opened in a word of prayer.

**ACTION ITEMS & NEW BUSINESS:**

**1. APPROVAL OF MINUTES**

Minutes of the January 4, 2022 Regular Business Meeting  
Minutes of the January 18, 2022 Public Hearing

On motion by Kenneth Bradley and second by Lee Mitchell, the Commission voted to approve the minutes of the January 4, 2022 Regular Business Meeting and the January 18, 2022 Public Hearing. The vote was as follows: William Smith, Lee Mitchell, Chairman Conolus Scott, Kenneth Bradley, and Cynthia Fortson voted YES.

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**2. DISCUSSION OF PUBLIC HEARINGS FOR FEBRUARY 2022**

The Zoning Administrator went over the following rezone applications that will be heard at the upcoming February 15, 2022 Public Hearing Meeting.

1. **Amy Coile** is requesting to rezone her 6.54 acre property from A1 to RR to subdivide two existing homes. The property is located at 118 Scogin Road on map 30, parcel 160, in District 3.
2. **Danh Nguyen with Teresa Invest Land, LLC** is requesting to rezone his 178.31acre property from A2 to A1 to build (20) poultry houses. The property is located on Hudson River Church Road and Jot-Em-Down Road on map 21, parcel 12, in District 2.
3. **Daniel Hardigree with Triple M Land Holdings, LLC** is requesting to rezone his 9.3 acre property from A1 to RR to subdivide into four lots to build homes. This property is located at 11626 Wildcat Bridge Road on map 65, parcel 32, in District 4. *(Remanded to Planning & Zoning Commission by BOC.)*
4. **Daniel Hardigree with Triple M Land Holdings, LLC** is requesting to rezone his 5.88 acre property from A2 to RR to take a small portion of the adjoining parcel to combine with this property and rezone to RR to subdivide into three lots to build three homes that will be no less than 1,800 sq. ft. This property is located next door to the one above on map 65, parcel 31, in District 4. *(Remanded to Planning & Zoning Commission by BOC.)*

After discussion of the upcoming rezone applications, Chairman Scott opened the floor to allow the Commission an opportunity to inquire about proper protocol with invited special guest and County Attorney, Mike Pruett.

### 3. ADJOURN

On motion by Bruce Gandy and second by Kenneth Bradley, the Commission unanimously agreed to adjourn at 7:35 PM.