

MADISON COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING MINUTES
February 15, 2022
6:00 PM

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

Duane Bruno (Resigned)

STAFF PRESENT:

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

MEDIA PRESENT:

Zach Mitcham, Madison County Journal

The public hearing was held in the courtroom.

OPEN/WELCOME/INTRODUCTIONS:

Chairman Scott called the meeting to order at 6:00 PM and opened in a word of prayer.

REQUIRED STATEMENTS

No member of the Planning and Zoning Commission indicated any conflict of interest for the public hearings scheduled for tonight.

ACTION ITEMS

1. **PUBLIC HEARING ITEMS:**

1. The first scheduled public hearing was for **Amy Coile**. She 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.

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Zoning Administrator Tracy Patrick explained the rezone request.

Chairman Scott opened the public hearing.

Amy Coile addressed the board and stated her intentions for the request.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition of the request.
No one came forward.

Chairman Scott closed the public hearing and the floor was opened for discussion.

The discussion was closed and a vote was taken.

On motion by Kenneth Bradley and second by Cynthia Fortson the board voted to approve the property be rezoned from A1 to RR. The vote was as follows: William Smith, Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson and Bruce Gandy voted YES.

Items 2 and 3 were taken as one vote.

(Both items were previously remanded back to the Planning and Zoning Commission by the Board of Commissioners at their public hearing on 1/3/22.)

2. The second public hearing was for **Daniel Hardigree with Triple M Land Holdings, LLC**. He 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.
3. The third public hearing was for **Daniel Hardigree with Triple M Land Holdings, LLC**. He 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.

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Zoning Administrator Tracy Patrick explained the rezone requests.

Chairman Scott opened the public hearing.

Daniel Hardigree addressed the board and stated his intentions for the requests. Mr. Hardigree stated he had come to an agreement with the adjoining property owners that were previously opposing the request. He discussed the revisions made on revised site plan.

Chairman Scott asked if anyone would like to speak in favor of the requests.

Two adjoining property owners came forward. Both stated they were now in agreement with the requests, providing Mr. Hardigree will plant a large tree buffer along the property line and Mr. Hardigree concurred.

Chairman Scott asked if anyone would like to speak in opposition of the requests. No one came forward.

Chairman Scott closed the public hearing and the floor was opened for discussion.

The discussion was closed and a vote was taken.

A motion to approve by Bruce Gandy failed due to lack of second.

A second motion made by Chairman Scott and second by Kenneth Bradley to approve both properties with conditions that Mr. Hardigree plant a tree buffer to separate the properties for privacy. The board voted to approve both properties to be rezoned to RR. The vote was as follows: Lee Mitchell, Chairman Scott, Kenneth Bradley, Cynthia Fortson and Bruce Gandy voted YES. William Smith voted NO.

4. The fourth public hearing was for **Danh Nguyen with Teresa Invest Land, LLC**. He is requesting to rezone his 178.31 acre 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.

Zoning Administrator Tracy Patrick explained the rezone request.

Chairman Scott opened the public hearing.

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Mr. Nguyen addressed the board and stated his intentions for the request.

Chairman Scott asked if anyone would like to speak in favor of the request.
No one came forward.

Chairman Scott asked if anyone would like to speak in opposition of the request.
Several people representing a large group came forward.

Chairman Scott asked Mr. Nguyen to come back up to allow him the opportunity to respond to any comments made.

Mr. Nguyen came forward and responded to comments and answered questions from the board.

Chairman Scott closed the public hearing and the floor was opened for discussion.

Chairman Scott asked Planning and Zoning Department Head, Christopher Roach to inform the board of the county's perspective regarding the matter and to answer any specific questions from the board.

There was discussion.

The discussion was closed and a vote was taken.

A motion by Lee Mitchell to approve the property to be rezoned from A2 to A1 with four conditions.

1. To set a maximum limit of ten poultry houses on the tract.
2. To leave an undisturbed 400' buffer around the property and add any needed additional vegetation at county's discretion.
3. The poultry houses be placed with exhaust blowing towards center of property.
4. All waste material must be removed from the property, including dead birds, and no burial pits allowed. The motion failed due to lack of a second.

A second motion made by Chairman Scott and second by Kenneth Bradley, the board voted to deny the rezone. The vote was as follows: William Smith, Chairman Scott, Kenneth Bradley, Cynthia Fortson and Bruce Gandy voted YES. Lee Mitchell voted NO.

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2. ADJOURN:

The meeting adjourned at 7:30 PM.