

**MADISON COUNTY PLANNING AND ZONING COMMISSION
PUBLIC HEARING MINUTES
JULY 19, 2022 AT 6:00 PM**

MEMBERS PRESENT

Chairman Conolus Scott
Kenneth Bradley
Lee Mitchell
William Smith
Cynthia Fortson

MEMBERS ABSENT

Bruce Gandy
Jeff Hendricks

STAFF PRESENT

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

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.

OLD BUSINESS

None

NEW BUSINESS

1. PUBLIC HEARING ITEMS:

CONSIDER AMENDING THE ZONING ORDINANCE IN SECTIONS 7.1, 7.2, 7.3, 8.5 AND 9.7.

- 1. Consider Amending the Zoning Ordinance, Section 7.1, A-1 Classification Summary**
- 2. Consider Amending the Zoning Ordinance, Section 7.1.1.6, Permitted Uses**
- 3. Consider Amending the Zoning Ordinance, Section 7.1.1.7, Permitted Uses**
- 4. Consider Amending the Zoning Ordinance, Section 7.1.1.17, Permitted Uses**
- 5. Consider Amending the Zoning Ordinance, Section 7.1.1.21, Permitted Uses**
- 6. Consider Amending the Zoning Ordinance, Section 7.1.2, Conditional Uses**
- 7. Consider Amending the Zoning Ordinance, Section 7.1.2.7, Conditional Uses**
- 8. Consider Amending the Zoning Ordinance, Section 7.1.2.10, Conditional Uses**
- 9. Consider Amending the Zoning Ordinance, Section 7.1.2.16, Conditional Uses**
- 10. Consider Amending the Zoning Ordinance, Section 7.1.2.17, Conditional Uses**

The board decided to take public hearing items 1-10 up as one vote.

Chairman Scott opened the public hearing.

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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 to the request.
No one came forward.

After discussion, the public hearing was closed and a vote was taken.

On motion by Lee Mitchell and second by Kenneth Bradley, the board voted to approve all amendments as presented in its entirety for Section 7.1 of the Madison County Zoning Ordinance.

The vote was as follows: William Smith, Lee Mitchell, Kenneth Bradley, and Cynthia Fortson voted YES.
Chairman Scott voted NO.

- 11. Consider Amending the Zoning Ordinance, Section 7.2, A-2 Classification Summary**
- 12. Consider Amending the Zoning Ordinance, Section 7.2.1.5, Permitted Uses**
- 13. Consider Amending the Zoning Ordinance, Section 7.2.1.11, Permitted Uses**
- 14. Consider Amending the Zoning Ordinance, Section 7.2.1.13, Permitted Uses**
- 15. Consider Amending the Zoning Ordinance, Section 7.2.2, Conditional Uses**
- 16. Consider Amending the Zoning Ordinance, Section 7.2.2.7, Conditional Uses**
- 17. Consider Amending the Zoning Ordinance, Section 7.2.2.15, Conditional Uses**
- 18. Consider Amending the Zoning Ordinance, to add Section 7.2.2.17, Conditional Uses**

The board decided to take public hearing items 11-18 up as one vote.

Chairman Scott opened the public hearing.

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 to the request.
No one came forward.

After discussion, the public hearing was closed and a vote was taken.

On motion by Cynthia Fortson and second by William Smith, the board voted to approve all amendments as presented in its entirety for Section 7.2 of the Madison County Zoning Ordinance.

The vote was as follows: William Smith, Lee Mitchell, Chairman Scott, Kenneth Bradley, and Cynthia Fortson voted YES.

- 19. Consider Amending the Zoning Ordinance, Section 7.3, RR, Classification Summary**
- 20. Consider Amending the Zoning Ordinance, Section 7.3.1.4, Permitted Uses**
- 21. Consider Amending the Zoning Ordinance, Section 7.3.1.11, Permitted Uses**
- 22. Consider Amending the Zoning Ordinance, Section 7.3.1.14, Permitted Uses**

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- 23.** Consider Amending the Zoning Ordinance, **Section 7.3.2, Conditional Uses**
- 24.** Consider Amending the Zoning Ordinance, to add **Section 7.3.2.8, Conditional Uses**

The board decided to take public hearing items 19-24 up as one vote.
Chairman Scott opened the public hearing.

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 to the request.
No one came forward.

After discussion, the public hearing was closed and a vote was taken.

On motion by William Smith and second by Kenneth Bradley, the board voted to approve all amendments as presented in its entirety for Section 7.3 of the Madison County Zoning Ordinance.

The vote was as follows: William Smith, Lee Mitchell, Chairman Scott, Kenneth Bradley, and Cynthia Fortson voted YES.

- 25.** Consider Amending the Zoning Ordinance, **Section 8.5.1.1, Accessory Dwelling Units (ADU)**
- 26.** Consider Amending the Zoning Ordinance, **Section 9.7.1.2, Public Cemeteries**

The board decided to take public hearing items 25-26 up as one vote.
Chairman Scott opened the public hearing.

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 to the request.
No one came forward.

After discussion, the public hearing was closed and a vote was taken.

On motion by Lee Mitchell and second by Cynthia Fortson, the board voted to approve all amendments as presented in its entirety for Sections 8.5 and 9.7 of the Madison County Zoning Ordinance.

The vote was as follows: William Smith, Lee Mitchell, Chairman Scott, Kenneth Bradley, and Cynthia Fortson voted YES.

2. ADJOURN

On motion by Kenneth Bradley and second by Lee Mitchell, the board voted unanimously to adjourn at 7:18 PM.