

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

STAFF PRESENT:

Tracy W. Patrick, Zoning Administrator
Christopher Roach, Planning & Zoning Dept. Head

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:

1. The Madison Preserve Preliminary Plat Review (Abe Consulting)

(Postponed from 3/1/22 Meeting to allow more time to review.)

Zoning Administrator Tracy Patrick stated the preliminary plat met all requirements upon review.

Abe Abouhamdan with ABE Consulting, representing Beech Tree Forest, LLC, addressed the board with a follow-up discussion and answered questions regarding the preliminary plat.

After discussion, on motion by Cynthia Fortson and second by Kenneth Bradley, the board voted to approve the preliminary plat review for The Madison Preserve Subdivision.

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

NEW BUSINESS:

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2. PUBLIC HEARING ITEMS:

1. The first public hearing was for **Mark Whitfield**. He is requesting to rezone his five acre property from A2 to RR to cut off two acres with existing home to sell. The remaining three acres will be used for pasture area and it adjoins property that he owns. The property is located at 1399 Neese Commerce Rd on map 0012 parcel 167 in **District 1**.

Zoning Administrator Tracy Patrick explained the rezone request.

Chairman Scott opened the public hearing.

Mark Whitfield 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.
No one came forward.

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

The board discussed the request and asked Mr. Whitfield if he would consider combining the remaining three acres to his adjoining A2 property instead. Mr. Whitfield agreed to the request.

The discussion was closed and a vote was taken.

On motion by Kenneth Bradley and second by William Smith, the board voted to approve the two acre portion of the property to be rezoned from A2 to RR, with the condition that the remaining three acres be combined with Mr. Whitfield's adjoining A2 property.

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

2. The second public hearing was for **Jay and Hunter Pridgen with Capital Resource Management**, they are requesting to rezone their 17.83 acre property from A2 to R1 to subdivide into (11) 1.5 acre lots for a major subdivision. The property is located on Diamond Hill Colbert Rd on map 0058 parcel 047 in **District 5**.

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Zoning Administrator Tracy Patrick explained the rezone request.

Chairman Scott opened the public hearing.

Hunter and Jay Pridgen addressed the board and stated their intentions for the request.

There was discussion.

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

Abe Abouhamdan came forward in support of the request.

Chairman Scott asked if anyone would like to speak in opposition of the request.

David Hazinski came forward and spoke in opposition to the request.

There was discussion between the board and Mr. Pridgen and specific concerns were addressed. The board proposed conditions to Mr. Pridgen and he was in agreement.

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 Lee Mitchell and second by Bruce Gandy, the board voted to approve the request for the property to be rezoned from A2 to R1 with the following conditions:

1. The ongoing drainage issue at the entrance of Kaydence Springs Subdivision, previously developed by Mr. Pridgen, be completed and approved before the Board of Commissioners' Public Hearing meeting on April 4, 2022.
2. For each lot to have a hammerhead turnaround.
3. Recommend adding to the covenants that building standards must be adhered to.
4. Recommend adding to the covenants no overnight street parking.

On amended motion made by Lee Mitchell and second by Bruce Gandy, the board voted to approve the request for the property to be rezoned from A2 to R1 with the condition to include the covenants that apply must be met along with the following conditions:

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1. The ongoing drainage issue at the entrance of Kaydence Springs Subdivision, previously developed by Mr. Pridgen, be completed and approved before the Board of Commissioners' Public Hearing meeting on April 4, 2022.
2. For each lot to have a hammerhead turnaround.
3. Recommend adding to the covenants that building standards must be adhered to.
4. Recommend adding to the covenants no overnight street parking.

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

3. The third public hearing was for **Staci and Tommy Wilson**, they are requesting to rezone a portion of their 5.01 acre property from A2 to RR to cut off two acres with their home and have the remaining three acres be combined with the adjoining property of Staci's brother. The property is located on 1851 Jot Em Down Rd on map 0010 parcel 097 B in **District 1**.

Zoning Administrator Tracy Patrick explained the rezone request.

Chairman Scott opened the public hearing.

Applicant Todd Wood, Staci Wilson's brother, 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.
No one came forward.

The board discussed the request and asked Mr. Wood if he would consider combining the remaining three acres to his adjoining A2 property.

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 Cynthia Fortson and second by Lee Mitchell, the board voted to approve the two acre portion of the property to be rezoned from A2 to RR, with the condition that the remaining three acres be combined with Mr. Wood's adjoining A2 property.

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

4. PRELIMINARY PLAT REVISIONS: (Per Chairman Todd Higdon)

Planning and Zoning Department Head Christopher Roach, addressed the board to discuss amending the Subdivision Regulations to revise the preliminary plat review for subdivisions to allow more discretion for the Planning and Zoning Commission and the Board of Commissioners. After discussion, Mr. Roach stated he would aggregate suggestions for the board to consider.

5. ADJOURN:

On motion by Lee Mitchell and second by Kenneth Bradley, the board voted to adjourn at 8:10 PM.