

**MADISON COUNTY PLANNING AND ZONING COMMISSION  
REGULAR BUSINESS MEETING  
MINUTES  
MARCH 1, 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 (Via Phone)

**OPEN/WELCOME/INTRODUCTIONS:**

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

**ACTION ITEMS & NEW BUSINESS:**

**1. APPROVAL OF MINUTES**

Minutes of the February 1, 2022 Regular Business Meeting  
Minutes of the February 15, 2022 Public Hearing

On motion by Lee Mitchell and second by Bruce Gandy, the board voted to approve the minutes of the February 1, 2022 Regular Business Meeting and the February 15, 2022 Public Hearing. The vote was as follows: William Smith, Lee Mitchell, Chairman Scott, Kenneth Bradley, Bruce Gandy, and Cynthia Fortson voted YES.

**OLD BUSINESS:**

None

**NEW BUSINESS:** (Chairman moved Agenda Item #3 to be discussed first.)

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

1. **Mark Whitfield** is requesting to rezone his five acre property from A2 to RR to cut off two acres with existing home to sell. The remaining two acres will be used

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for pasture area. He owns the adjoining property. The property is located at 1399 Neese Commerce Rd on map 0012 parcel 167 in **District 1**.

2. **Jay and Hunter Pridgen with Capital Resource Management**, 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**.
3. **Staci and Tommy Wilson** 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**.

**3. MADISON PRESERVE PRELIMINARY PLAT REVIEW (ABE CONSULTING)**

Abe Abouhamdan with ABE Consulting, representing Beech Tree Forest, LLC, presented the preliminary plat for review for the major subdivision that was approved by the Board of Commissioners on 9/13/21.

The board decided to delay the vote until their 3/15/22 meeting to allow more time for review.

**4. ADDRESS ZONING ISSUES CONCERNING MOBILE SAWMILLS.**

After discussion, Chairman Scott tabled the item to be further discussed as "Old Business" at the board's next regular business meeting on 4/5/22.

**5. DISCUSS DEFINING THE TERM "GRANDFATHER" STATUS.**

After discussion, Chairman Scott tabled the item to be further discussed as "Old Business" at the board's next regular business meeting on 4/5/22.

**6. ADJOURN**

On motion by Cynthia Fortson and second by William Smith, the board unanimously agreed to adjourn at 7:25 PM.