

MADISON COUNTY PLANNING AND ZONING COMMISSION
REGULAR BUSINESS MEETING
MINUTES
APRIL 5, 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, and Code Enforcement Dept. Head

OPEN/WELCOME/INTRODUCTIONS:

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

Chairman Scott discussed the votes and actions taken for the March rezone applications by the Board of Commissioners at their meeting last night.

ACTION ITEMS & NEW BUSINESS:

1. APPROVAL OF MINUTES

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

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

NEW BUSINESS

2. Discussion of Public Hearings for April 2022:

1. **Brenda Escobedo** is requesting to rezone her 5.9 acre property from A2 to RR to allow her to cut out two acres to sell to a family member to live on. The property is located at 0 Neese Commerce Road on map 0015 parcel 143-A03 in **District 1**.

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2. **Steven & Candace Bradley** are requesting to rezone their 15.94 acre property from A1 to A2 to combine .82 acres from adjoining A2 property for a suitable building site to build a home for his disabled brother. Property has unsuitable soil for septic system. The property is located at 1025 Lem Edwards Road on map 0047 parcel 073 in **District 3**.
3. **Jimmy & Judy Bates** are requesting to rezone a portion (.69 ac) of their 13.54 acre property from A2 to RR to combine with adjoining RR property to give a courtesy buffer to neighbor. The property is located at 854 Jack Sharp Road on map 0046 parcel 178 in **District 5**.
4. **Billy Crouch with Cajun Investments, LLC.**, is requesting to rezone his 10 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property may be used for future home sites for him or his children, or possible investment property. The property is located at 0 Jot Em Down Road/0 Thousand Oaks Drive on map 0008 parcel 017 in **District 2**.
5. **Robert & Wendy Toll** are requesting to rezone their 39.22 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 750 Davis Farms Road on map 0008 parcel 026 in **District 2**.
6. **Robert & Donna Kelley** are requesting to rezone their 29.59 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 433 Thousand Oaks Drive on map 0008 parcel 022 in **District 2**.
7. **Randy & Cindy Pethel** are requesting to rezone their 21.17 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 545 Thousand Oaks Drive on map 0008 parcel 023 in **District 2**.
8. **David Robbins** is requesting to rezone his 10.53 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 176 Thousand Oaks Drive on map 0008 parcel 020 in **District 2**.
9. **Billy Norris** is requesting to rezone his three contiguous tracts of land from A1 to A2 to prohibit intensive farming practices on the properties. The properties are located at 0 Davis Farms Road on map 21 parcels 134 (10.13 ac), 135 (33.02 ac), and 136 (29.68 ac) in **District 2** *(Note: There is a fourth contiguous tract located above these and he and his wife, Priscilla Norris, own all four parcels together. However, the fourth tract is listed in Priscilla's name and a separate rezone application has been submitted for it as well and is for the same purpose.)*

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10. **Priscilla B. Norris** is requesting to rezone her 20.45 acre property from A1 to A2 to prohibit intensive farming practices on the property. The property is located at 470 Dunnedden Drive on map 0020 parcel 001 D in **District 2**. *(Note: This is the fourth contiguous parcel of the four owned by Mrs. Norris and her husband, Billy Norris. Mr. Norris has submitted a rezone application for three of the parcels they own together (134, 135, & 136). Mrs. Norris had to submit this separate request because the property was in her name only.)*

3. Discuss Amending Zoning Ordinance to Include Permitting Residential and Agricultural Use Driveways and Culvert Installation on Public Roadways. (Chairman Higdon)

Planning, Zoning, and Code Enforcement Dept. Head Christopher Roach, addressed the board and explained the intent for requiring driveway culvert installation permits.

There was discussion.

Chairman Scott stated the board will review the documentation and will be prepared to vote on this amendment at their next upcoming meeting on 4/19/22.

OLD BUSINESS

4. To Consider Amending the Zoning Ordinance and Subdivision Regulations:

Mr. Roach addressed the board and explained the purpose for each proposed amendment. He also stated that amendment items 1, 2, & 5 were time-sensitive and BOC Chairman Todd Higdon, has requested those items be voted on at the board's next meeting on 4/19/22.

There was discussion.

Chairman Scott stated the board will review amendment items 1, 2, & 5 and will be prepared to vote at their next meeting on 4/19/22. He also moved to table amendment items 3 & 4 to be further discussed at their next regular business meeting on 5/3/22.

The board discussed amendment items 6 & 7 and Chairman Scott recommended that the board go ahead and vote on the items and the board concurred.

On motion by Kenneth Bradley and second by Lee Mitchell, the board voted to approve amendment items 6 & 7, as written, for the Subdivision Regulations. The vote was as follows: William Smith, Lee Mitchell, Chairman Scott, Kenneth Bradley, Bruce Gandy, and Cynthia Fortson voted YES.

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Zoning Ordinance:

1. Discuss permitting all pole barns. We currently only permit enclosed pole barns.
2. Discuss changing the minimum square footage requirements for non-residential building permits. (*Article XII, Section 12.2*)
3. Discuss zoning issues concerning mobile sawmills.
4. Discuss defining the term "grandfather" status.

Subdivision Regulations:

5. Discuss amending the preliminary plat approval criteria to allow the boards more discretion.
6. Discuss lowering the amount of hardcopies required for preliminary plats.
 1. Section 8.4, #3 **Revise fifteen (15) hardcopy requirement to three (3) total copies.**
 2. Section 8.4, 3(b.) **Revise seven (7) hardcopy requirement to one (1) copy for PZC.**
 3. Section 8.4, 3(c.) **Revise six (6) hardcopy requirement to one (1) copy for BOC.**
7. Discuss changing the amount of digital copies required for both preliminary and final plats.
 1. Section 8.4, 3(d.) **Revise one (1) digital copy requirement to two (2) for preliminary plats for the Building and Zoning Department.**
 2. Section 9.0 (g.) **Revise one (1) digital copy requirement to three (3) for final plats.**
(Note: Property Valuation receives one of the copies for mapping.)
 3. Section 9.4 (b.) **Revise to include a two (2) digital copy requirement for final plats for the Zoning Administrator.**

5. Comments from Staff

Zoning Administrator Tracy Patrick, addressed the board to discuss an ongoing issue concerning an item, Tax Maps, that is presently required to be submitted in the zoning application packets she provides to the Planning and Zoning Commission and the Board of Commissioners, to assist in their consideration for upcoming zoning applications. She stated the purpose of the map, which contains the zoning classifications of all properties located on a certain map, is to allow board members the opportunity to see an overall view of surrounding zones around a particular parcel being considered to be rezoned. She added that over time, the Tax Maps have become obsolete because they have not been consistently updated in previous years and do not reflect ongoing changes such as parcel splits, parcel combinations, and parcel rezones. She stated the maps can no longer be reproduced, as they were printed years ago and the Property Valuation Department no longer has the ability to print more. She said without that ability, accurate Tax Maps cannot be provided to the boards. She added that she is presently trying to correct and update the maps as

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best she can, but it is very time consuming and nearly impossible to correct everything due to limited space confinement on maps and the lack of vital information concerning each parcel. Ms. Patrick asked the board for suggestions and their thoughts on other possible replacements.

Chairman Scott suggested to stop including the Tax Maps in the packets.

Lee Mitchell suggested only providing zoning classifications for adjoining properties.

William Smith suggested to ensure the correct zoning classifications are listed on the first page of the rezone application entitled, "Current Zoning Designation of Abutting Properties".

There was no further discussion.

6. Adjourn

On motion by Lee Mitchell and second by Kenneth Bradley, the board unanimously agreed to adjourn at 8:20 PM.